



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

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COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

MEMORANDUM

**To:** Zoning Board of Adjustments  
**From:** April Limburg, Planner  
**Date:** June 7, 2022  
**Re:** Variance Appeal No. 55

**INTRODUCTION:** Variance Appeal No. 55, to allow a construction of a 1,600 sq. ft. garage located at 6730 Wellington Dr.

**BACKGROUND:** Jason and Ashley Loveless to allow a construction of a 1,600 sq. ft. garage located at 6730 Wellington Dr. The property currently has two garages consisting of 1,416 sq. ft. The proposed garage would cause the property to exceed, 516 square feet, the 2,500 maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (B)(1) of City Code. The variance requesting to allow for change in setback of the garage. For every 25 ft., that an accessory build exceeds 1,440 sq. ft. in size an additional 1-foot setback is required. The structure will not meet the setback requirements by Section 10-20-3 (F) of City Code.

The proposed garage would cause the property to exceed, 516 square feet, the 2,500 maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (B)(1) of City Code.

The variance requesting to allow for change in setback of the garage. For every 25 ft., that an accessory build exceeds 1,440 sq. ft. in size an additional 1-foot setback is required. The structure will not meet the setback requirements by Section 10-20-3 (F) of City Code.

The garage will be used for storage of classic cars that have been inherited.

Site plan is attached.







# APPEAL FOR VARIANCE APPLICATION

Community Development Department • Planning and Zoning • Zoning Board of Adjustment

215 Sycamore St Muscatine, IA 52761 • PH 563.262.4141 • FAX 563.262.4142

www.muscatineiowa.gov/26/Community-Development

## PROPERTY INFORMATION

Property Address: 6730 Wellington Dr., Muscatine

Owner Name: Jason & Ashley Lardess Business Name: N/A

Address: 6730 Wellington Dr., Muscatine

Phone: 563-554-9894 Email: ashlwardess23@gmail.com

## APPEAL INFORMATION

Proposed Variance Description for Appeal: We would like to build a 40x40 Pole building in the back corner of our property for personal storage. We currently have a detached garage but need more space for storing classic cars that we inherited from the passing of our father to ensure the are kept in good condition. The building will be a very nicely finished shop that will match our home.

## SUBMISSION REQUIREMENTS

**APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE MEETING FOR ACTION TO BE TAKEN.**

Application must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.

If applicable, a Site Plan must be submitted with the application.

**FILING FEE IS \$150.00**

## SIGNATURE

I hereby certify all the information submitted above is correct, I acknowledge that I reviewed this application and provided all required documents if necessitated.

Appellant Signature: Ashley Lardess Date: 5/20/22

## OFFICE USE ONLY

Date Filed: \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_ Receipt No.: \_\_\_\_\_

Appeal Case No.: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Property is located on Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_ in the \_\_\_\_\_ Zoning District.

Appeal for Variance Requirement Explanation: \_\_\_\_\_

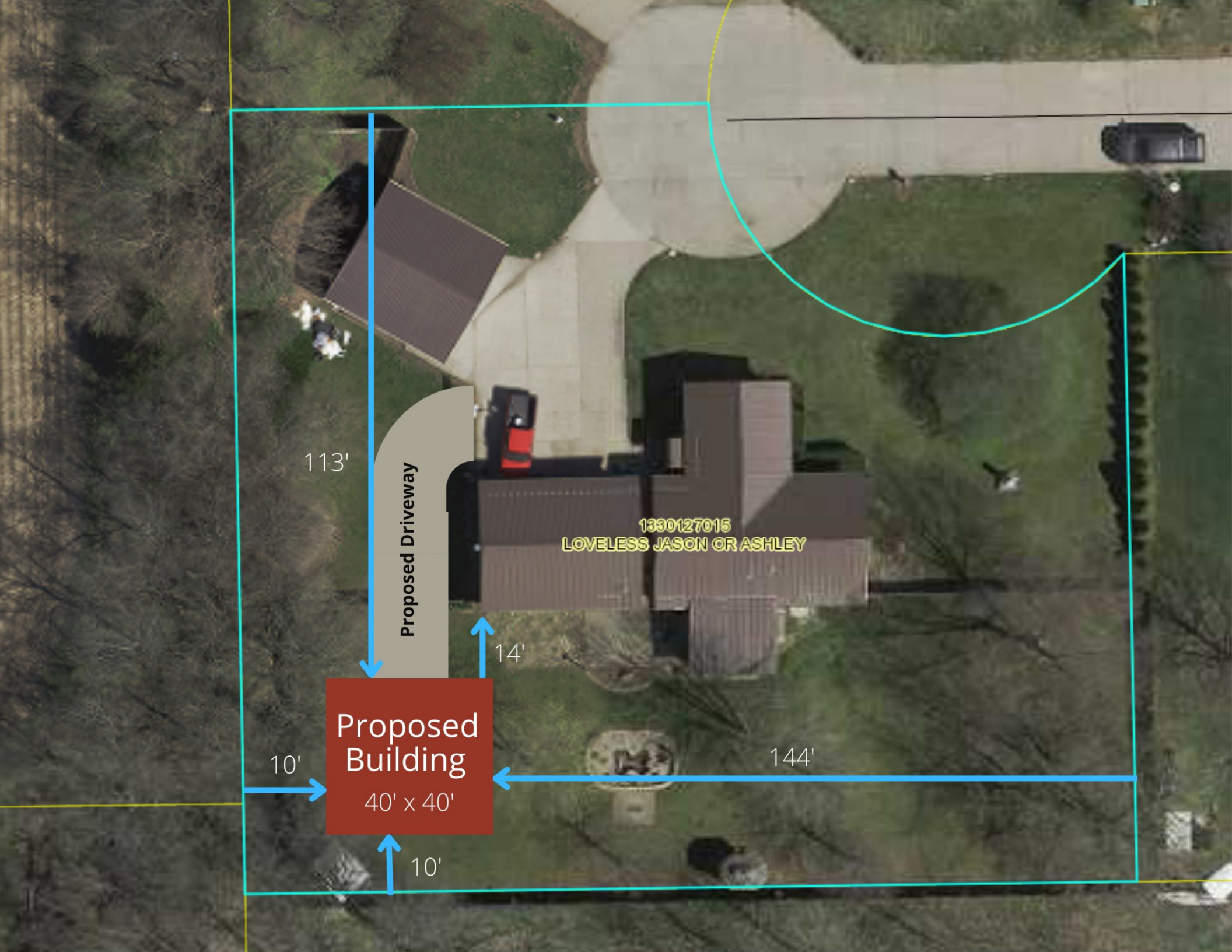
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Approved by: \_\_\_\_\_ Date Approved: \_\_\_\_\_ Date Notice Sent: \_\_\_\_\_





113'

Proposed Driveway

1330127015  
LOVELESS JASON OR ASHLEY

14'

10'

Proposed Building

40' x 40'

10'

144'