

MINUTES
June 7, 2022 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – City Council Chambers

Present: Jodi Hansen, Nancy Jensen, Robert McFadden and Julie Wolf

Excused: Larry Murray

Staff: April Limburg, Planner, Community Development
Christa Bailey, Office Coordinator, Community Development

Vice Chairperson Julie Wolf opened the meeting at 5:34 p.m. and read the mission statement.

Minutes:

Robert McFadden motioned to approve the minutes submitted for the February 1, 2022 and April 5, 2022 meetings; seconded by Nancy Jensen with a correction to George Granberg's name for the April 5, 2022 minutes. All ayes, motion carried.

Variance Appeal Cases:

Variance Appeal No. 54 was filed by Jacob Niles to allow construction of a 2560 sq. ft. garage located at 413 W Fulliam Ave. The new building will replace an existing garage, which will be demolished. The proposed garage would cause the property to exceed, 60 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.

Jacob Niles, 413 W Fulliam Ave, was present to discuss the appeal request stating that he is renovating the property and would like to demolish the current garage to be able to build a new, larger garage for personal use and storage.

April Limburg explained that the neighbors were notified of the appeal request but she did not receive any comments from the neighbors. Ms. Limburg shared that Mr. Niles has also been working with the City Building Inspectors to ensure the proposed garage construction meets all the required building codes.

Jodi Hansen motioned to approve the variance appeal; seconded by Robert McFadden. All ayes, motion carried.

Variance Appeal No. 55 was filed by Jason and Ashley Loveless to allow 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.

Jason Loveless, 6730 Wellington Dr, was present to discuss the appeal request stating that he inherited vehicles from his father which he wants to store within a structure but his current garages do not have the space so he intends to use the new proposed garage as storage for those vehicles.

April Limburg explained that the neighbors were notified of the appeal request but she did not receive any comments from the neighbors. Ms. Limburg shared that Mr. Loveless has also been working with the City Building Inspectors to ensure the proposed garage construction meets all the required building codes.

Robert McFadden motioned to approve the variance appeal; seconded by Nancy Jensen. All ayes, motion carried.

Variance Appeal No. 56 was filed by Werner Properties to allow the placement of a mobile home with a front deck, a back stoop and a detached garage located on Lot 43 of Woodland Village SD Phase II (3119 Peartree Ln). The current setbacks for an R-4 zoning are 15 feet for the front yard, 6 feet for the side yard, and 10 feet for the rear yard. The proposed mobile home is 79 feet in length and with the size of the front deck will not meet the setback requirements per Section 10-7-1(H)(6d) of City Code. The applicant would like to change the setback to 13 feet for the front yard and 8 feet for the rear yard. As well as change the setback to 5 feet for the side yard.

Lisa Werner, 2715 Birdie Dr, was present on behalf of Werner Properties to discuss the appeal request stating that Werner Properties owns lots 41-43 on Peartree Ln and a duplex mobile home is currently on lots 41 and 42 but lot 43 is vacant so they would like to place a mobile home on lot 43 to provide more housing for the Muscatine community.

April Limburg explained that the neighbors were notified of the appeal request but she did not receive any comments from the neighbors.

Robert McFadden motioned to approve the variance appeal; seconded by Nancy Jensen. All ayes, motion carried.

Meeting adjourned at 5:54 p.m.

ATTEST:

Respectfully Submitted,

Julie Wolf, Vice Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner I