
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 21, 2022
Re: Variance Appeal No. 57

INTRODUCTION: Variance Appeal No. 57, to allow for an alteration of the number of hard surfaced parking spots required to be on a property for duplexes.

BACKGROUND: Natividad and Carmen Santana would like to convert an existing single-family home located at 710 Lombard St into a duplex which is permitted per City Code Section 10-7-1 as the property is located within the R-4 Residential Zoning District. The property currently only has on street parking yet in order to convert the single-family home into a duplex a total of 4 parking spots are required to be on the property per City Code Section 10-27-2.

Due to the 48'x60' lot size the applicants filed the variance appeal request to alter the number of parking spots required to be on the property for the proposed duplex conversion.

The applicants have discussed having 2 parking spots on the street. The applicants have also discussed moving or removing the shed on the property to create 2 additional parking spots, which will need to be hard surfaced in order to be on the property per City Code 10-27-8(A).

The applicants plan to convert the two-story 1,056 sq. ft. current home into a stacked duplex with one unit per floor, which will include alterations such as having the utilities divided, adding an electric water heater for upstairs, adding electric base boards upstairs and downstairs, and repairing the foundation as well as adding an exterior entrance for the upstairs to downstairs outside. The alterations for the downstairs unit will also include converting a door into a window, adding 2 walls to make another bedroom, and repairing the kitchen floor.

The applicants have briefly discussed the plans with the Building Department; however, plans have not been submitted.



ZBAV000057-06033



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.muscataineiowa.gov/26/Community-Development

PROPERTY INFORMATION

Property Address: 710 Lombard St.
Owner Name: Natividad + Carmen C. Santana Business Name: Natividad Santana
Address: 409 Liberty St.
Phone: 563-316-0190 Email: _____

APPEAL INFORMATION

Proposed Variance Description for Appeal: _____
I want to turn 710 Lombard into Duplex, Have Utilities diveded, add electric water Heater for upstairs, electric Baseboards upstairs + downstairs; Repair Foundation; add Exterior entrance for upstairs to downstairs outside; Convert a door into a window downstairs; add 2 walls to make another bedroom downstairs. Repair Floor (kitchen)

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: Carmen C. Santana Date: _____

OFFICE USE ONLY

Date Filed: _____ Date Fee Paid: _____ Receipt No.: _____

Appeal Case No.: _____ Meeting Date: July 5, 2022

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

Appeal for Variance Requirement Explanation: _____

Approved by: _____ Date Approved: _____ Date Notice Sent: _____