

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

**Present:** Jodi Hansen, Larry Murray and Julie Wolf

**Excused:** Nancy Jensen and Robert McFadden

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

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

**Minutes:**

Jodi Hansen motioned to approve the minutes submitted for the June 7, 2022 meeting; seconded by Larry Murray. All ayes, motion carried.

**Variance Appeal Cases:**

**Variance Appeal No. 57 was filed by Natividad and Carmen Santana to allow for an alteration of the number of hard surfaced parking spots required to be on the property located at 710 Lombard St for the proposed conversion of the existing single-family home into a duplex. 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, which must be hard surfaced per City Code Section 10-27-8(A).**

Carmen Santana, 409 Liberty St, was present to discuss the appeal request explaining that there is a shortage of available one and two bedroom apartments so she thinks it would be a good idea to convert the property into a duplex to fill this need. Ms. Santana's son-in-law Jose Torres-Oliva, 1505 Hershey Ave, stated they plan to move the shed that is currently on the property to a different location to put two parking spots in its place and then put the other two parking spots along the side of the house next to the alley.

There was some discussion as to whether two parking spots would be able to be put along the side of the house as it is unknown if there is enough room to accommodate the required size of 9.5ft x 18ft for each parking spot or if there is a utility easement in that location. With the two parking spots along the side of the house depending on these two unknown factors it was decided to table the appeal so the appellants could investigate those two factors and present their findings to the Board members at the next meeting.

Larry Murray motioned to table the variance appeal; seconded by Julie Wolf All ayes, motion carried.

Meeting adjourned at 5:57 p.m.

ATTEST:

Respectfully Submitted,

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Jodi Hansen, Chairperson  
Zoning Board of Adjustment

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April Limburg, Secretary  
Planner I