



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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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: July 20, 2022
Re: Variance Appeal No. 01-2022

INTRODUCTION: Variance Appeal No. 01-2022, to allow a construction of a 1,872 sf ft. garage addition located at 1411 Buell St.

BACKGROUND: An appeal was filed by Muscatine Plaza Properties to allow Muscatine Plaza Properties applied to allow a construction of a 1,872 sq. ft. garage addition located at 1411 Buell St. The property currently has a two garage consisting of 936 sq. ft. There is a metal lean to on the current building which will be removed to allow for the construction of the addition to both sides of the existing structure. The property is a non-conforming property as there is no residence located in it. The proposed garage would cause the property to exceed, 1,368 square feet, the 1,440 maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (A) 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 two garage additions would be 26x36 on each side of the existing garage

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

284V 0001-2022

PROPERTY INFORMATION

Property Address: 1411 Buell Street, Muscatine
Owner Name: Muscatine Plaza Properties Business Name: _____
Address: 1500 Plaza Place, Muscatine, IA 52761
Phone: 563-299-1310 Email: mike@rentmuscatine.com

APPEAL INFORMATION

Proposed Variance Description for Appeal: Current property has a garage at 936 SQR Ft. storage and two car garage. Addition would add to existing structure. Non-conforming property - no residence. Addition would be (2) 26' x 30' Attachments to existing building total SQR Ft for new 1,560 SQR Ft. Total New + Existing building SQR Ft. 2,496

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: Michael Stuebel Date: 7/14/2022

OFFICE USE ONLY

Date Filed: _____ Date Fee Paid: 07/14/22 Receipt No.: _____
Appeal Case No.: _____ Meeting Date: _____
Property is located on Lot _____ Block _____ Addition _____ in the _____ Zoning District.
Appeal for Variance Requirement Explanation: _____

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

Layer List Legend

Quick Links:
Property Search
View Map

Layers:

- ☒ Corporate Limits
- ☒ Political Townships
- ☒ Dimension Leader
- ☐ Land Hook
- ☐ Pin Leader
- ☒ Lot Dimensions
- ☐ Sub Block Numbers
- ☐ Railroad Names
- ☐ Road Dimensions
- ☐ Railroad Dimensions
- ☒ Parcels
- ☐ Mobile Homes
- ☐ Map Name
- ☐ Parcel Dimensions
- ☐ PLSS Sections
- ☐ Subdivision Names
- ☐ Condominiums
- ☐ Buildings on Leased Land
- ☐ Subdivisions
- ☐ Lots
- ☒ Roads
- ☐ Streams That Split Parcels
- ☐ Zoning
- ☐ Townships Background
- ☒ 2019 Imagery
- ☐ 2014 Imagery

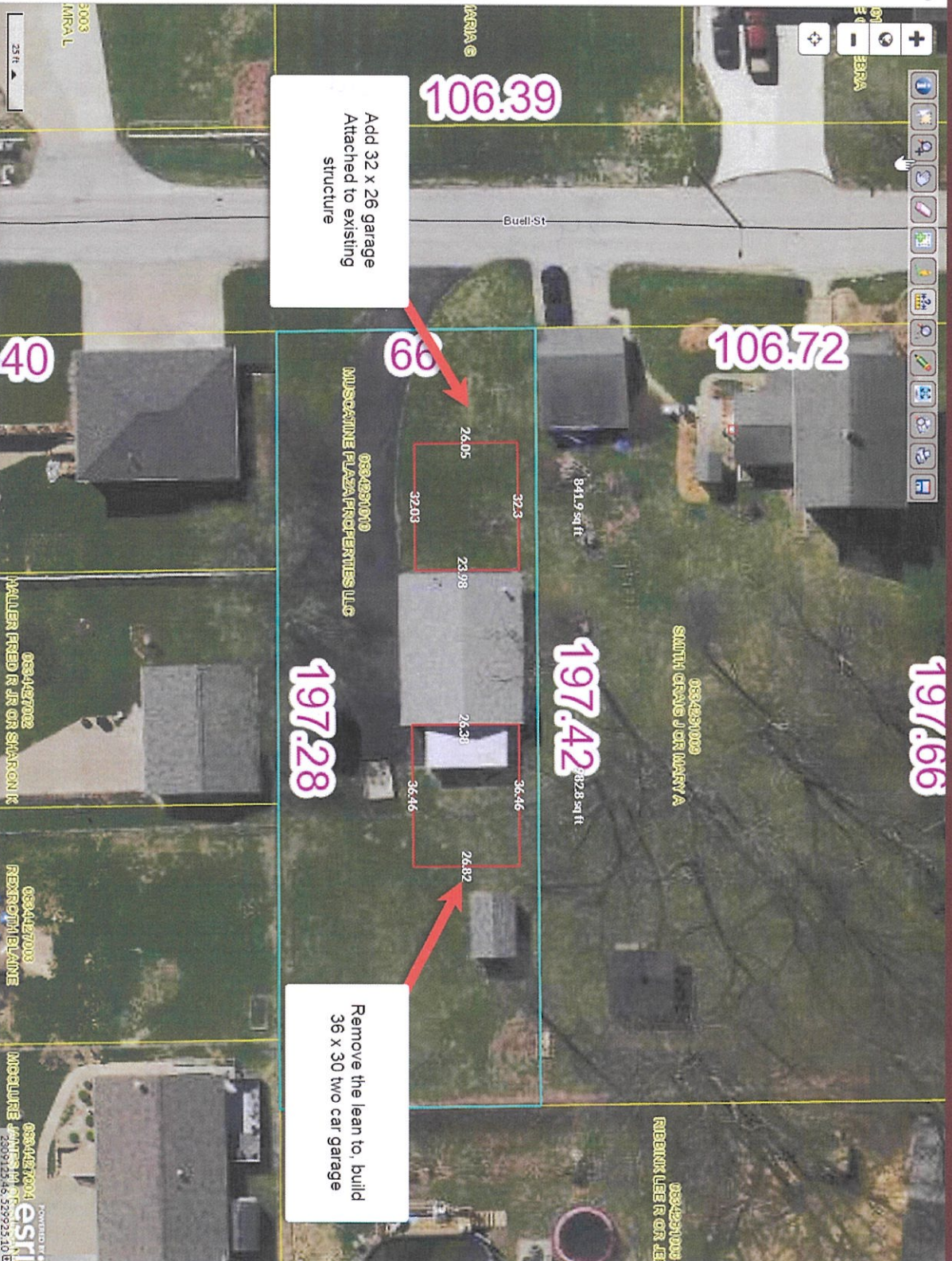
Restore Layer Defaults

Parcel ID 0834281010
Sec/Twp/Rng n/a
Property Address 1411 BUELL ST
MUSCATINE

District
Brief Tax Description
MCMU
34-77-2W LOT 3 SCHWAB'S ADD
(Note: Not to be used on legal documents)

Alternate ID: RMCMU-0834281010
Class R
Acreage n/a

Owner Address: MUSCATINE PLAZA PROPERTIES LLC
1500 PLAZA PL
MUSCATINE, IA 52761-5315



Results:

Parcel ID - 0834281010
Alt ID - RMCMU-
0834281010
Address - 1411 BUELL ST
Owner - MUSCATINE PLAZA
PROPERTIES LLC (D44)
View Parcel Record | Soil
Select | Restore Map to Defaults |