

CITY OF MUSCATINE

APPEAL UNDER THE ZONING ORDINANCE

NOTE: This appeal must be typewritten and filed within thirty (30) days of the decision or refusal of the Zoning Administrator, from which this appeal is taken.

Board of Adjustment Case No.: 915

Filed: October 22, 2013

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On Oct. 22, 2013, the undersigned applied for (a building/an occupancy) permit to construct a new Jefferson Elementary school building for the Muscatine Community School District.

Located on Lot _____ Block _____ Addition _____
Address 1000 Mulberry Avenue in the R-4 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator):

The proposed school would be located nearer than 25 feet from the property line as required for the R-4 Zoning District. A variance is required for the setbacks adjacent to Mulberry Avenue and 9th Street.

The above decision of the Zoning Administrator is hereby appealed on the grounds that

See attached narrative and site plan.

Very truly yours,

APPELLANT SIGNATURE

Jerry Riibe

PRINT NAME

2900 Mulberry Ave., Muscatine

ADDRESS

563-263-7223

PHONE

Fee Paid: 10/22/13

Receipt No.: 92725

Date of Hearing: 11/05/13

Notice Sent: 10/29/13

Approved by Steve Boka: Yes

Filing fee is \$150.00.



October 23, 2013

On behalf of Muscatine Community School District:

RE: Variance of building setback for Jefferson Elementary

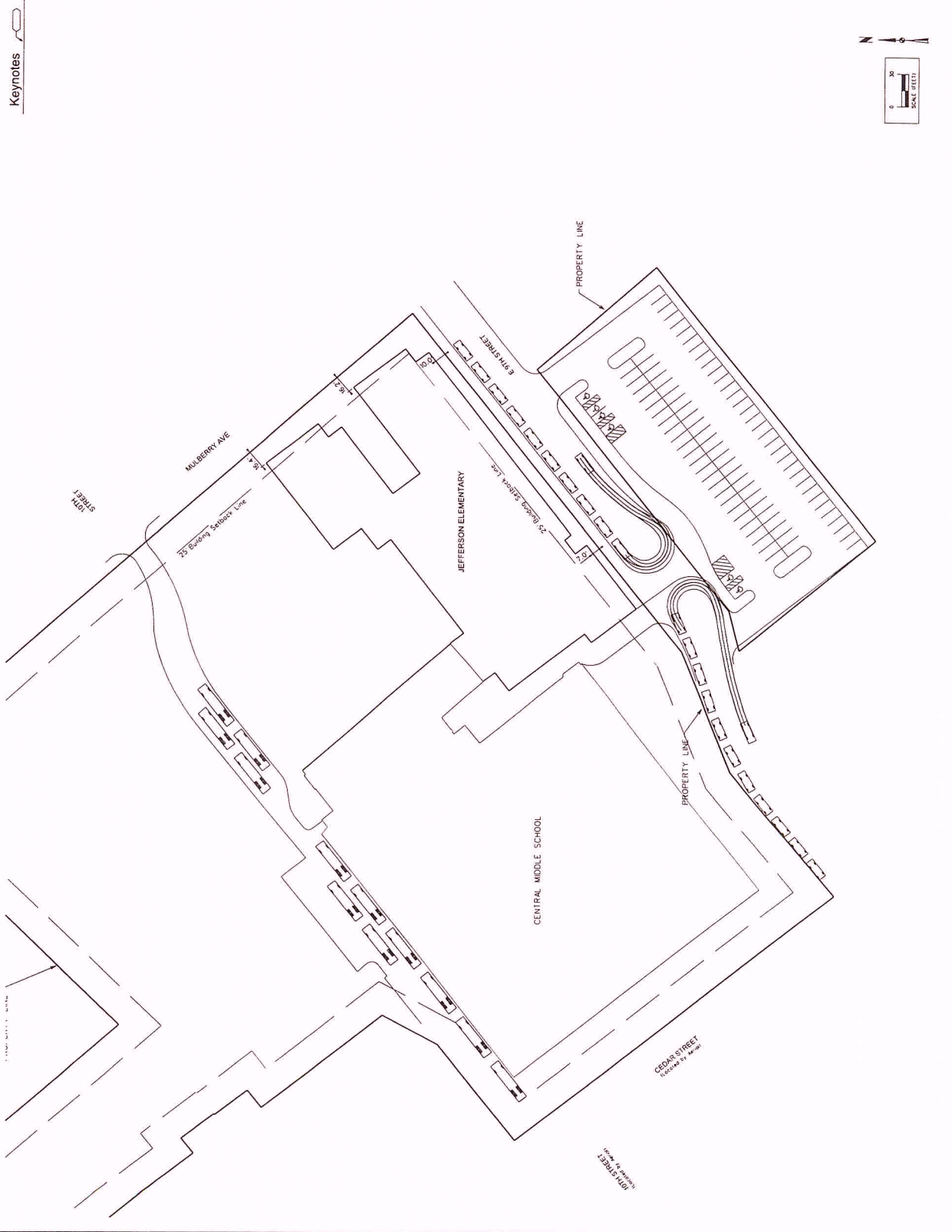
The School District and Design Team for the new Jefferson Elementary are seeking a setback variance for the building to be able to locate the building fifteen feet from the property line along Mulberry Avenue in lieu of the twenty-five feet per the zoning requirements. This variance allows the new building construction to fit onto the site while the existing Jefferson Elementary is in use for school. The new building construction also is within the setback requirements of East 9th Street, between Mulberry Avenue and Cedar Street, however this setback requirement is expected to be eliminated by the potential vacation of property of the street, vacated to the School District. This also allows for a larger parking lot for school staff and after school activities by the public that will reduce the on-street parking demand on the side streets as well as Mulberry Avenue and Cedar Street.

By allowing the setback variance along Mulberry Avenue and vacation of the street, the vehicular traffic for both Central Middle School and Jefferson Elementary will be greatly reduced by creating dedicated parent pick-up locations for both schools, a new larger parking lot for staff and creating a dedicated bus lane on the north side of the schools. This will help to significantly reduce the vehicular presence, parking and congestion on both Mulberry Avenue and Cedar Street.

Thank you for your consideration.

Tyler Riley, AIA

FEH Associates Inc.



Keynotes

