

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: 258

Filed: December 19, 2011

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen,

On December 19, 2011, the undersigned applied for a Conditional Use Permit to operate a bed and breakfast at 417 West 3rd Street and to install business signs as indicated in the attached drawings.

Located on lot: 1 Block: 52 Address: 417 West 3rd Street in the R-4 Zoning District.

This constitutes a Conditional Use as a bed and breakfast with signage.

Very truly yours,

Michael and Susan Stensland
7990 Liley Avenue
Frederick, CO 80530
303-503-5731 or 303-888-6322

Fee Paid: \$200.00
Receipt No.: 77326
Date of Hearing: 01/03/12
Notice Sent: 12/27/11
Approved by Steve Boka: Yes

City of Muscatine
Zoning Board of Adjustment

Proposal for Conditional Use for Bed & Breakfast

Tuesday, January 3rd, 2012 Hearing

Property
The Maharry House
417 West 3rd Street
Muscatine, IA

Applicants

Michael & Susan Stensland

With the Support of
The Current Owners, Dr. & Mrs. Maharry

To: Muscatine Zoning Board of Adjustment
From: Michael & Susan Stensland

Re: Conditional Use Request for the Maharry House
Located at 417 West 3rd Street

Dear Board Members,

We would like to take this opportunity to introduce ourselves and to thank you for your time and consideration. It has been a long time dream of Michael and me to own and operate a Guest House Bed & Breakfast. After many years of searching for the right home and location, with your approval our dream can come to fruition.

Personal Introduction

Michael has been in the building and construction industry his entire adult life. He has spent the past 30 years as a Chief Building Official, serving in the Cities of Glenwood Springs, Erie and the City & County of Broomfield, Colorado. He is very familiar with the many challenges each of you face when reviewing and considering requests such as ours. Growing up in Humboldt, IA Michael's family owned and operated a small motel, The Kozy Korner Motel. As a young adult he assisted his father with property management and construction jobs. While operating our two room Bed & Breakfast Michael will also work in the property management support field.

My career path has been in the hospitality industry for over 20 years. Starting with hotel sales & marketing and then promoting to hotel operations General Manager. As General Manager of hotels ranging from 65 to 305 rooms, I was responsible for creating hotel budgets, marketing strategies and the day to day operations. I now work remotely from our home for Marriott International. My role is to support new opening hotels by creating training and support tools that indoctrinate new leadership and front line associates to the Marriott culture and standards of operations. I will continue to work for Marriott while operating the Guest House.

Our Local Muscatine Connection

Our daughter, son-in-law and grand daughter live in Muscatine and will only be 5 blocks from our new residence at 417 W 3rd Street. Hannah works for All Steel and Brian works for the Muscatine School District. We also have great family friends there, Mark & Kay Flanders.

What Our Guests can Expect

Our goal is to preserve the historic nature of the home and the neighborhood by providing our guests with a unique hospitality experience that reflects the charm and beauty of the area and leaves them with a lasting impression of Muscatine.

Our Guest House Bed & Breakfast home will offer 2 guest suites; one Suite will be the master suite with its own en-suite bath; and the second will be a large suite that will include an adjacent sitting room or parlor. Our guests will have full access to the kitchen and laundry facilities for their convenience.

Our guests will enjoy a freshly prepared breakfast daily using some of our own family recipes. Michael and I will also encourage our visitors to experience the local flavors, restaurants and shops along with all of the wonderful amenities the community has to offer within walking distance from the Bed & Breakfast.

Off-street parking will be provided for our guests behind the home with the driveway off the alley. The existing garage will be replaced with a beautiful new carriage house that will compliment the home's appearance.

What Our Neighbors can Expect

Although we will miss our current neighbors in Colorado, we hope to build the same kind of relationships with our new neighbors. We have always extended ourselves and our home to support the needs of the neighborhood. Some examples of this are; in 2008 two couples from our community church stayed in our home for four months as they helped the church with a local mission, Michael voluntarily painted the exteriors of two of our neighbor's homes who were physically unable to do it themselves, we have also provided transportation for another neighbor in need for over a year.

We have enjoyed our quiet neighborhood and have maintained a manicured yard and exterior, with lots of flowers in the summer. It will be our intention to add beautiful landscaping to the new home and preserve its historic charm.

Response from New Neighbors

As the new neighbors were informed of our intentions for the property, we received all positive responses including many well wishes and offers to assist in supporting our dream of the Bed & Breakfast.

Investments to be completed prior to Opening

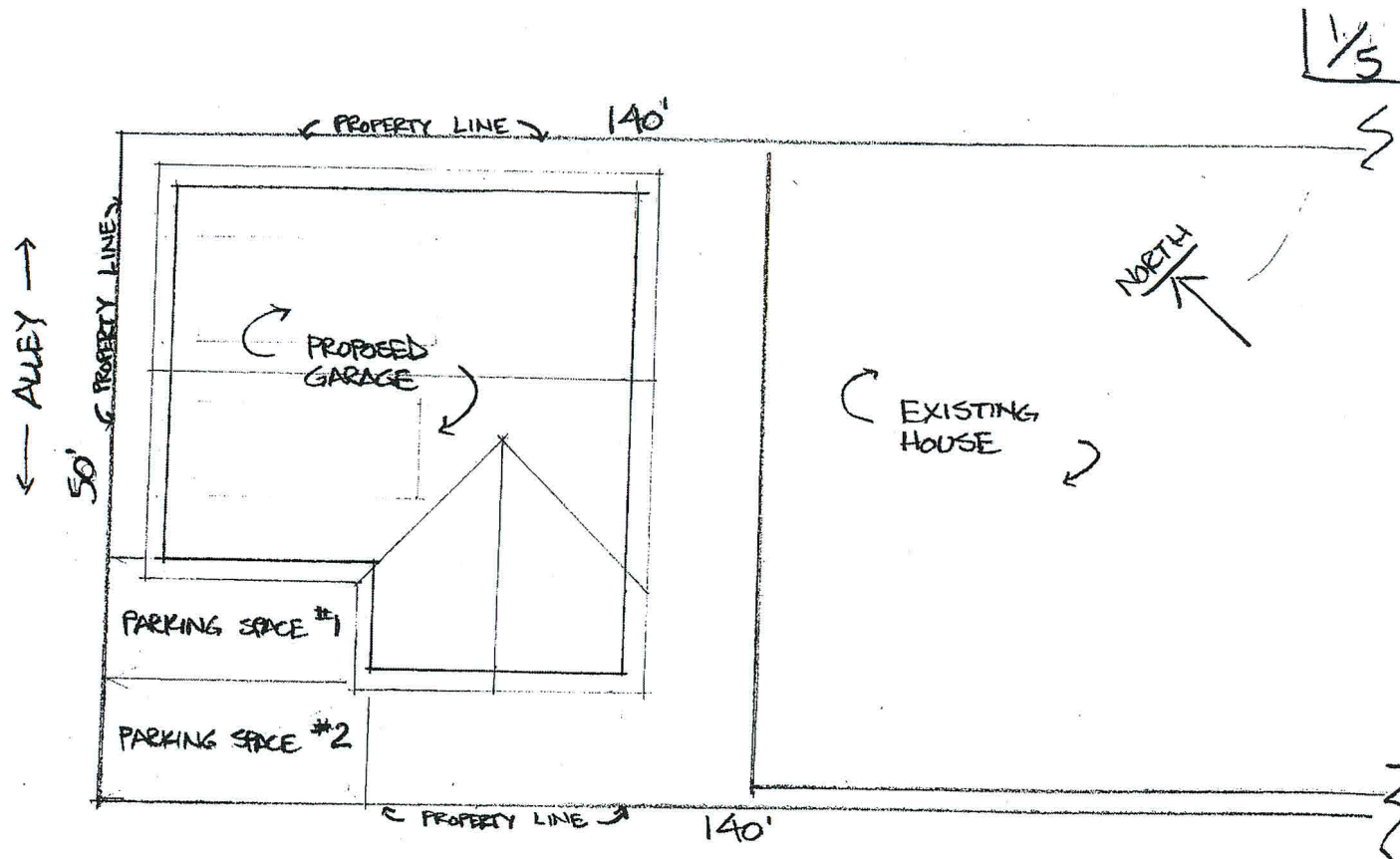
- New Carriage House (proposed 2 car garage with workspace)
- Off Street Parking
- Patio
- Landscaping
- Hand Crafted Signage
- Porch Railing Completed to extend to Rear Walk
- Era Furnishing and Décor

Estimated Opening Date, with your approval and weather permitting is June 15th, 2012

A sincere thank you for your consideration. We truly wish to be a welcomed addition to the community and neighborhood. Michael and I intend to preserve the historic nature of the neighborhood and the home as we prepare and operate our Guest House. You will see as you review our plans that we have carefully taken this into account.

Respectfully,

Michael & Susan Stensland



417 W. 3RD STREET

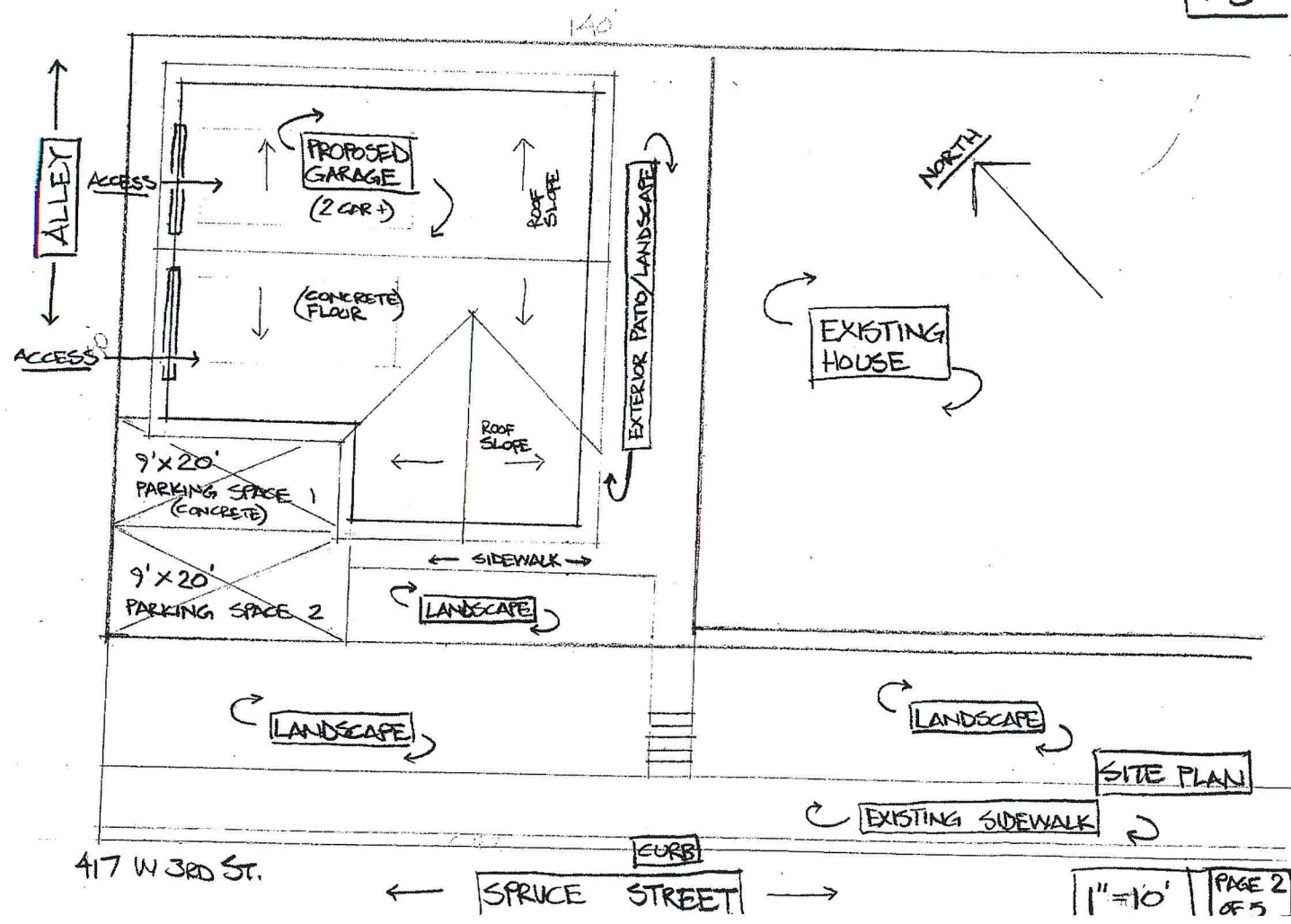
← SPRUCE STREET →

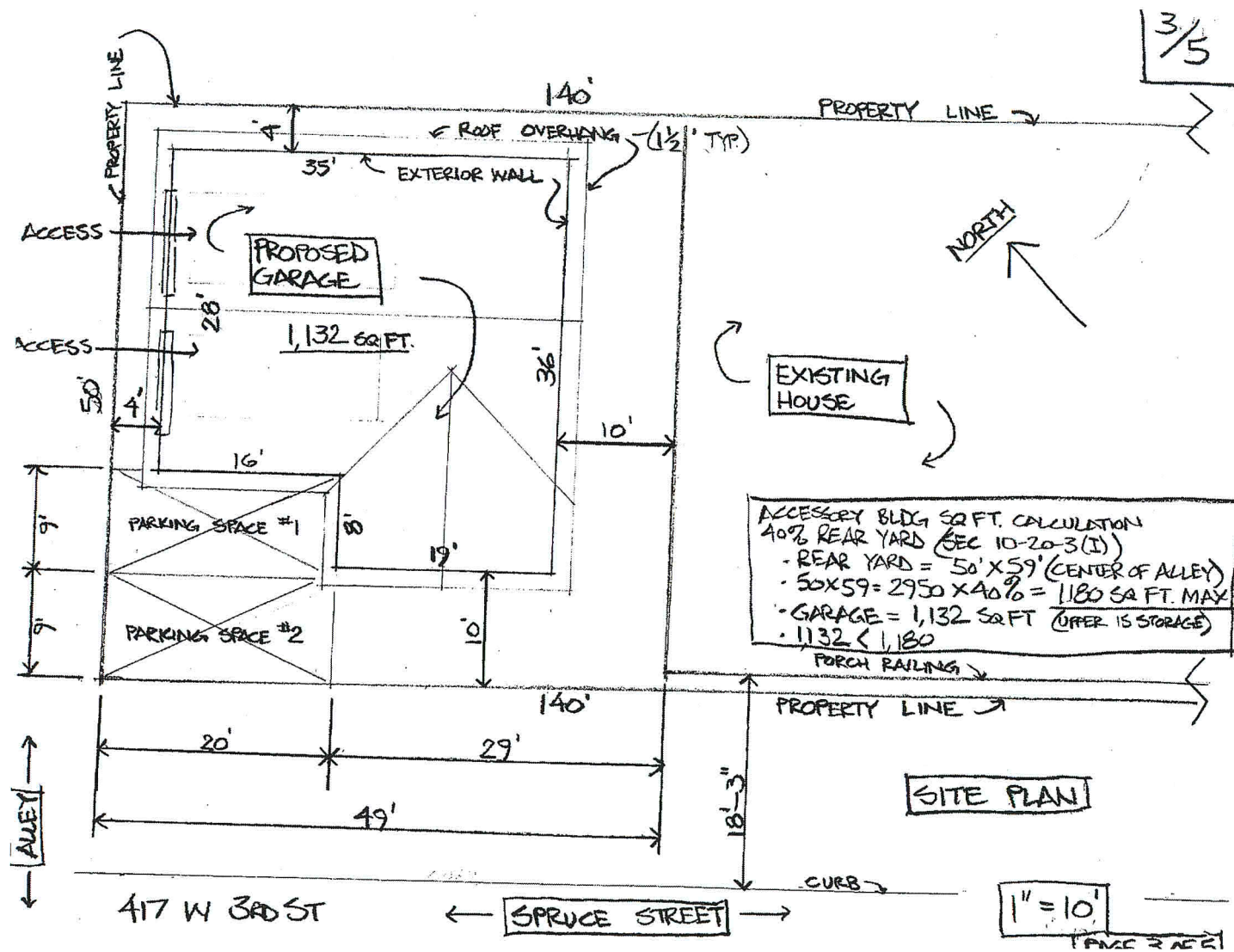
SITE PLAN

1" = 10'

PAGE 1 OF 5

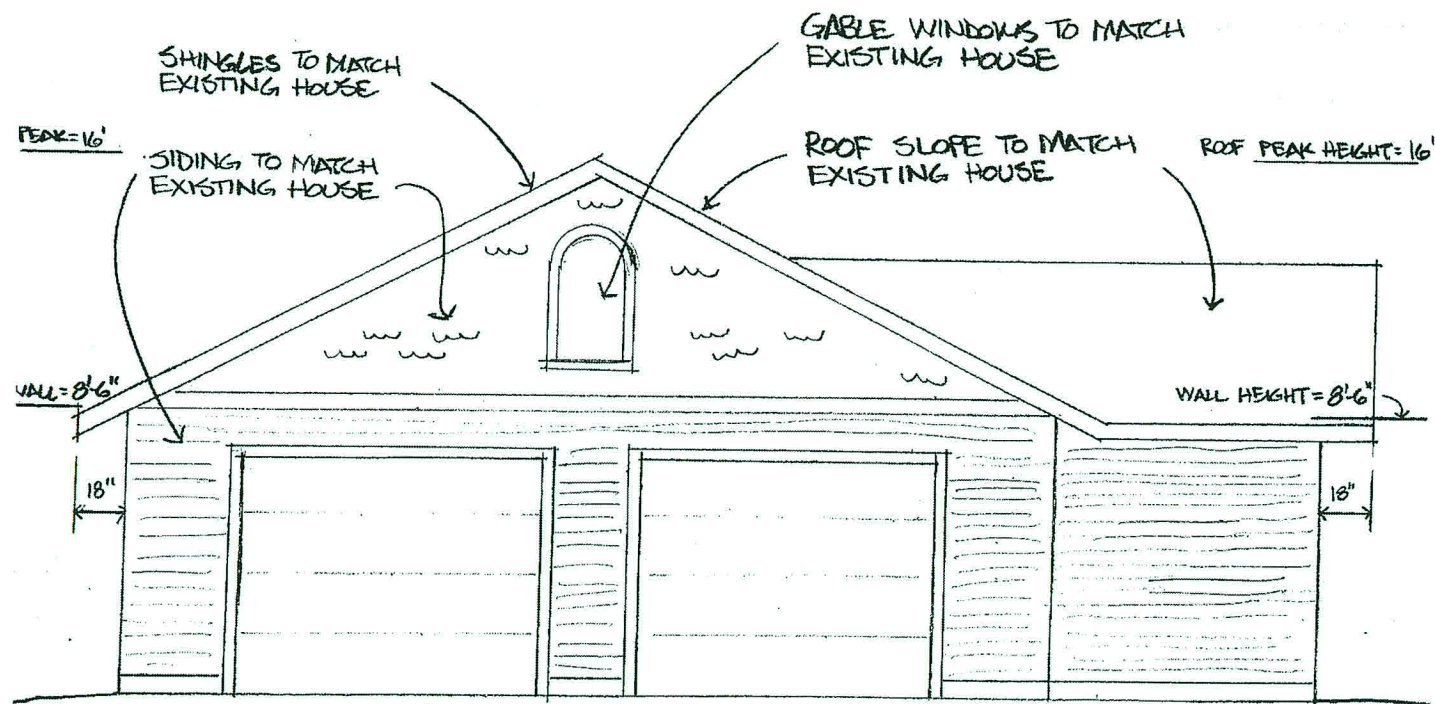
2/5





CARRIAGE HOUSE

4/5



417 W. 3RD ST.
VIEW FROM ALLEY

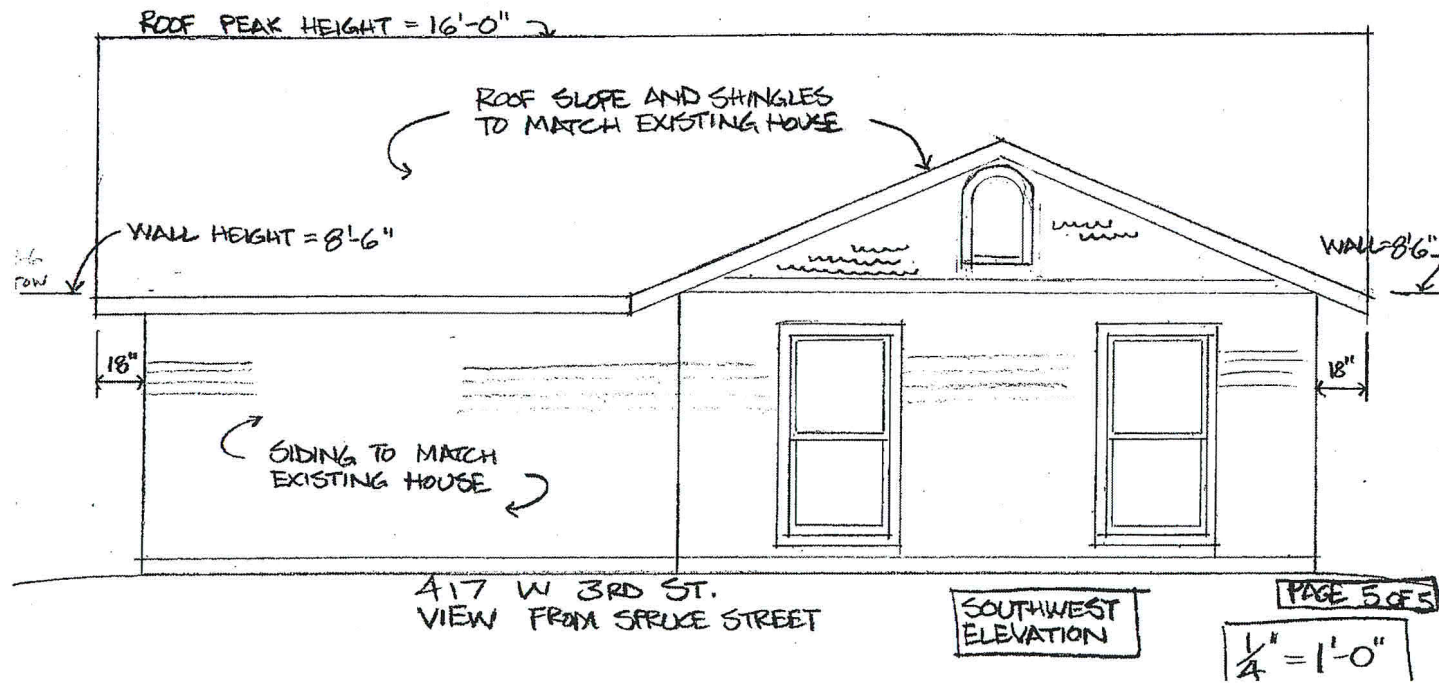
NORTHWEST
ELEVATION

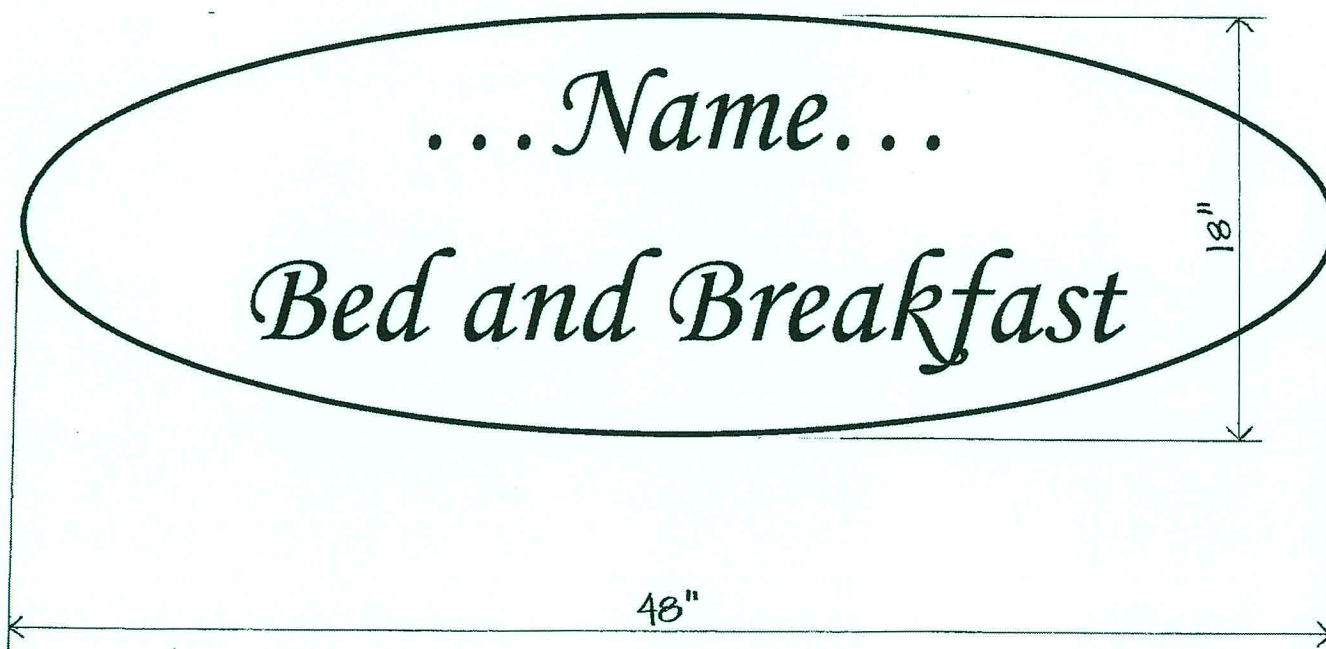
$\frac{1}{4}'' = 1'-0''$

PAGE
4 OF 5

5/5

CARRIAGE HOUSE





417 W 3RD ST.



The oval handcrafted signs will be externally lit



The oval handcrafted signs will be externally lit