

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.: 889

Filed: December 20, 2011

BOARD OF ADJUSTMENT  
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On December 19, 2011, the undersigned applied for (a building/an occupancy) permit to build a garage 4' from the rear property line with the garage doors located for perpendicular entrance into the garage from the alley.

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Located on Lot 1 Block 52 Addition        Address 417 West 3<sup>rd</sup> Street in the R-4 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator): When a garage is entered perpendicular to the alley (90°) a 10-foot setback is required off the rear property line adjacent to the alley. See Section 10-20-3 (L).

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

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Very truly yours,

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APPELLANT SIGNATURE  
Michael and Susan Stensland

PRINT NAME

7990 Liley Av, Frederick, CO 80530

ADDRESS

303-503-5731 or 303-888-6322

PHONE

Fee Paid: 12/20/11

Receipt No.: 77338

Date of Hearing: 01/03/12

Notice Sent: 12/27/11

Approved by Steve Boka: Yes

*Filing fee is \$150.00.*

City of Muscatine  
Zoning Board of Adjustment

Request for Reduced Rear Yard Setback at Adjacent Alley from 10'  
to 4' For Construction of Garage

Tuesday, January 3<sup>rd</sup>, 2012 Hearing

Property  
The Maharry House  
417 West 3<sup>rd</sup> Street  
Muscatine, IA

Applicants

Michael & Susan Stensland

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

Re: Request for Reduction of Rear Yard Alley Setback for Proposed Garage to be Located at 417 West 3<sup>rd</sup> Street

Dear Board Members,

Thank you for your time and consideration concerning our request for a reduced rear yard setback for replacement of the dilapidated garage that currently exists on this property. If our request for Conditional Use for a proposed Bed and Breakfast is approved, the available space for the garage will be reduced due to the need for off street parking spaces in the rear yard.

Our request for this variance is based on the following:

- Off-street parking will be necessary for the Bed and Breakfast to avoid a negative impact on the neighborhood. This will reduce the available space in the rear yard for replacement of the garage that would otherwise be there.
- A 10' separation is required and will be provided between the house and the garage. In addition, a 10' setback is required from Spruce Street and a 4' setback is required from the interior property line located on the northeast side of the property. Both will be provided as required. There is only one interior property line that is common with another homeowner and will not be affected with this request.
- Our proposal will be in compliance with the maximum 40% rear yard coverage requirement.
- Garage square footage will need to be maximized to provide parking for our own vehicles and for storage of tools needed in the operation of my general construction work apart from the bed and breakfast. It will benefit the neighborhood to store all equipment within the building to keep the exterior in the best appearance possible. Operation of the bed and breakfast will supplement our income somewhat; however it is not anticipated to completely supply all of our needs. Most likely both of us will need to continue to work with jobs outside the bed and breakfast.
- It appears that there are several existing garages along the alley in the area that are located less than 10' from the alley. Evidently they are functioning satisfactorily. It does not appear that granting of this variance request will have a negative impact on the neighborhood.
- We believe that the proposed design of the garage with multiple roof lines in proportion to the size will have a better appearance than if it is reduced. Roof slopes and exterior finishes are proposed to match the existing house.

Again, thank you for your consideration. We truly wish to be a welcomed addition to the community and neighborhood. Susan 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

