

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.: 891

Filed: January 24, 2012

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On January 20, 2012, the undersigned applied for a building permit to build a 40,732 square foot two-story medical office building too near the front property line. The building will initially be built 50 feet tall, but may be expanded two additional floors to a height of 80 feet above Cedar Street.

Located on Lots 1 and 2 Block Addition RM Meyer Home Addition
Address Cedar Street in the R-3 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator): The construction would require a variance in the setback in front (see City Code Section 10-6-2 (C)) and for the height requirements. (see City Code Section 10-6-3(A))

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

Very truly yours,

APPELLANT SIGNATURE

Kevin Koellner

PRINT NAME

1805 State Street Suite 101

ADDRESS

Bettendorf, IA 52722

PHONE

Fee Paid: 01/24/12

Receipt No.: 78111

Date of Hearing: 02/07/12

Notice Sent: 01/31/12

Approved by Steve Boka: Yes

Filing fee is \$150.00.

City Of Muscatine
Zoning Board of Adjustment

Hearing date: February 7, 2012

Request for a reduction of the front yard setback requirement (10-6-2C) and a waiver for building height requirement (10-6-3A)

Property: Lots 1 & 2 of RM Meyer Home Addition

Applicants: Pearl City Physicians, LLC

Thank you for the opportunity to present our proposal to you for the construction services of your new medical offices.

Attached is a scope of work for the turnkey construction of your project.

The investment for the attached scope of work and services would be as follows:

If there are any questions please feel free to contact me at 355-2022.

Respectfully yours,



Kevin Koellner

KK/bms

To: Muscatine Zoning Board of Adjustment
From: Pearl City Physicians, LLC

Re: Request for reduction of the front yard setback requirement (10-6-2C) and a waiver for building height requirement (10-6-3A)

Dear Board Members,

Thank you for your time and consideration concerning our request.

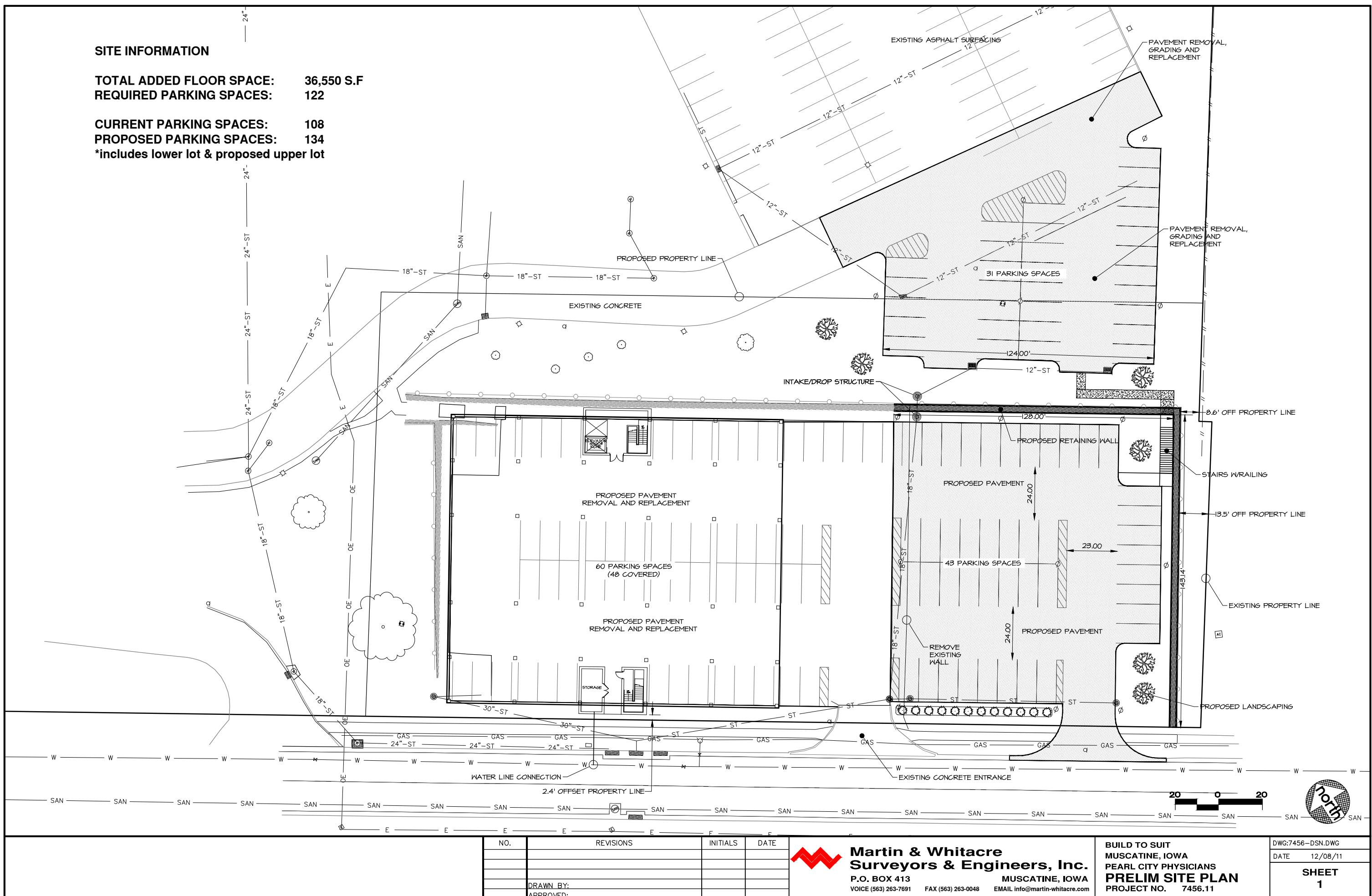
Our request for this variance is based on the following:

1. Due to the existing grade conditions of the areas adjacent to the hospital, the parking lot site was selected. In order to optimize the area of the building and to retain as many parking stalls as possible, locating the building as near to the property line is requested.
2. The future occupants of this building are hospital employees, patients, and related personnel who currently work with the clinic portion of the hospital, which is across the drive from the proposed site. Therefore, the proximity of this location is highly valued and functional.
3. While the initial height to be fifty feet above Cedar Street, the building will be designed to be expanded two additional floors or totaling approximately eighty feet. As a result, the variance for a building height of eighty is requested.
4. Because of the significant grade change and existing height of the portions of the hospital, this proposed building height will not appear out of nature with the adjacent medical buildings.
5. It does not appear that granting of this variance request will have a negative impact on the neighborhood.

SITE INFORMATION

TOTAL ADDED FLOOR SPACE: 36,550 S.F
REQUIRED PARKING SPACES: 122

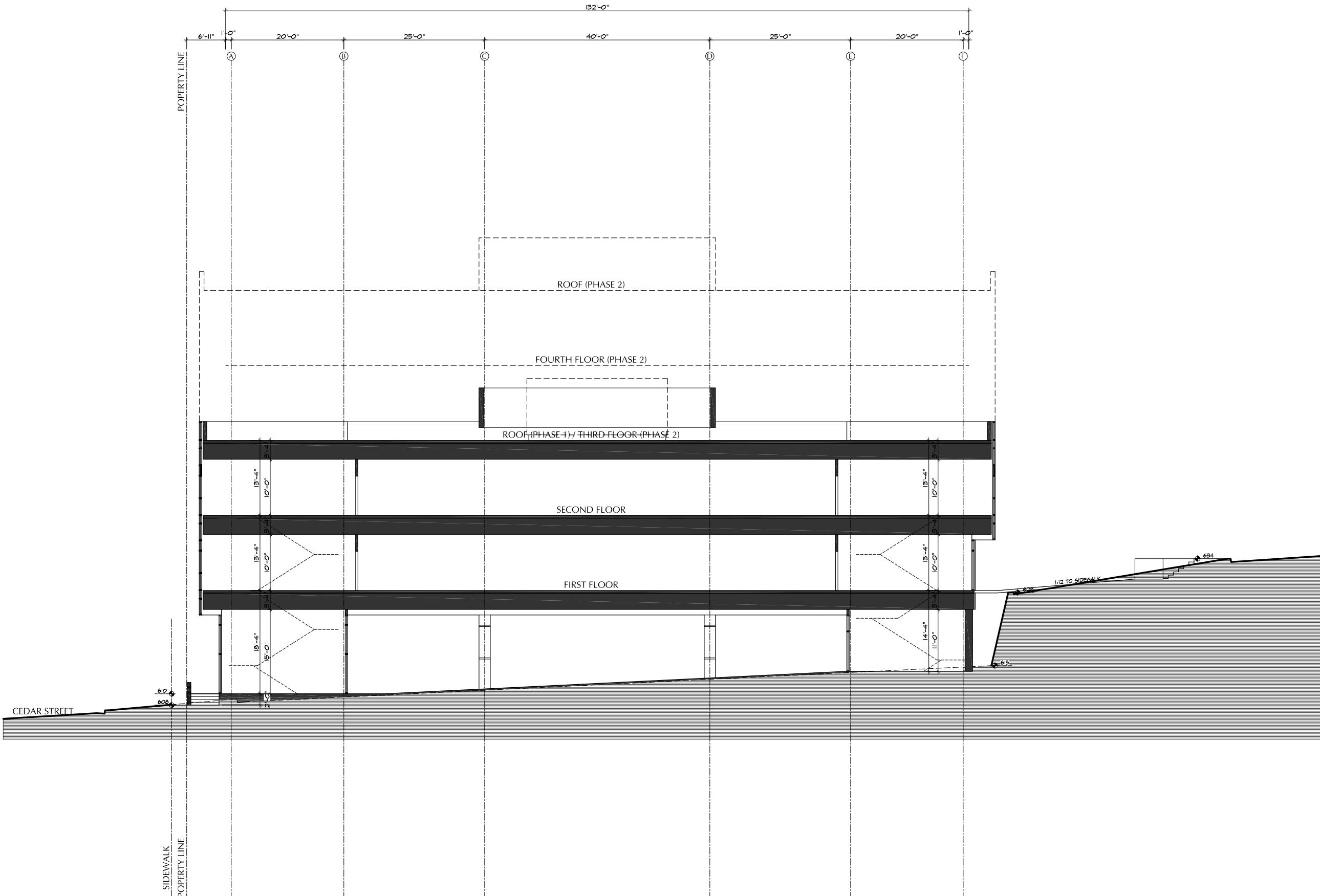
CURRENT PARKING SPACES: 108
PROPOSED PARKING SPACES: 134
*includes lower lot & proposed upper lot



**Martin & Whitacre
Surveyors & Engineers, Inc.**
P.O. BOX 413
MUSCATINE, IOWA
VOICE (563) 263-7691 FAX (563) 263-0048 EMAIL info@martin-whitacre.com

BUILD TO SUIT
MUSCATINE, IOWA
PEARL CITY PHYSICIANS
PRELIM SITE PLAN
PROJECT NO. 7456.11

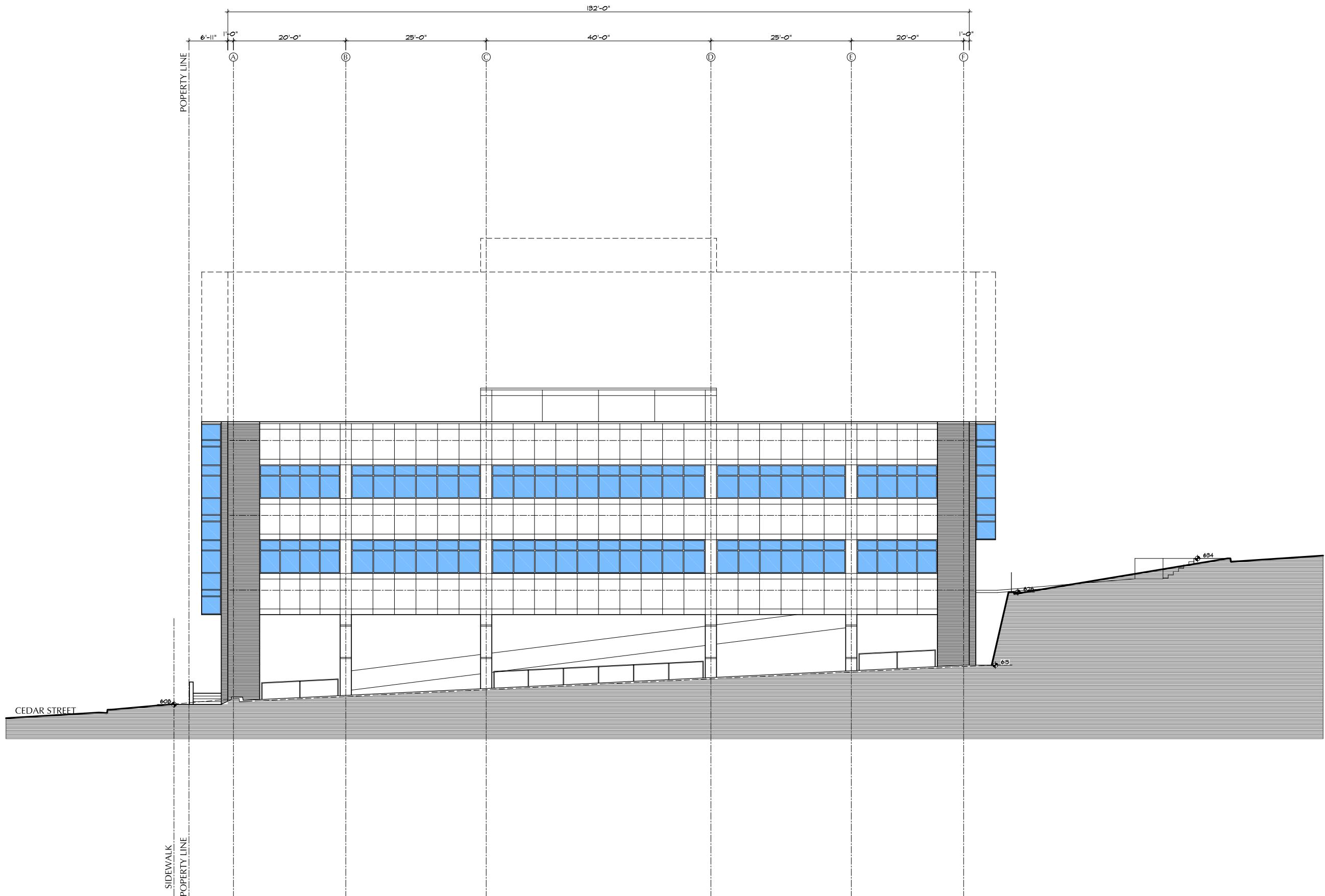
DWG:7456-DSN.DWG
DATE 12/08/11
SHEET
1



BUILDING SECTION (S-to-N)

SCALE: 1/8" = 1'-0"

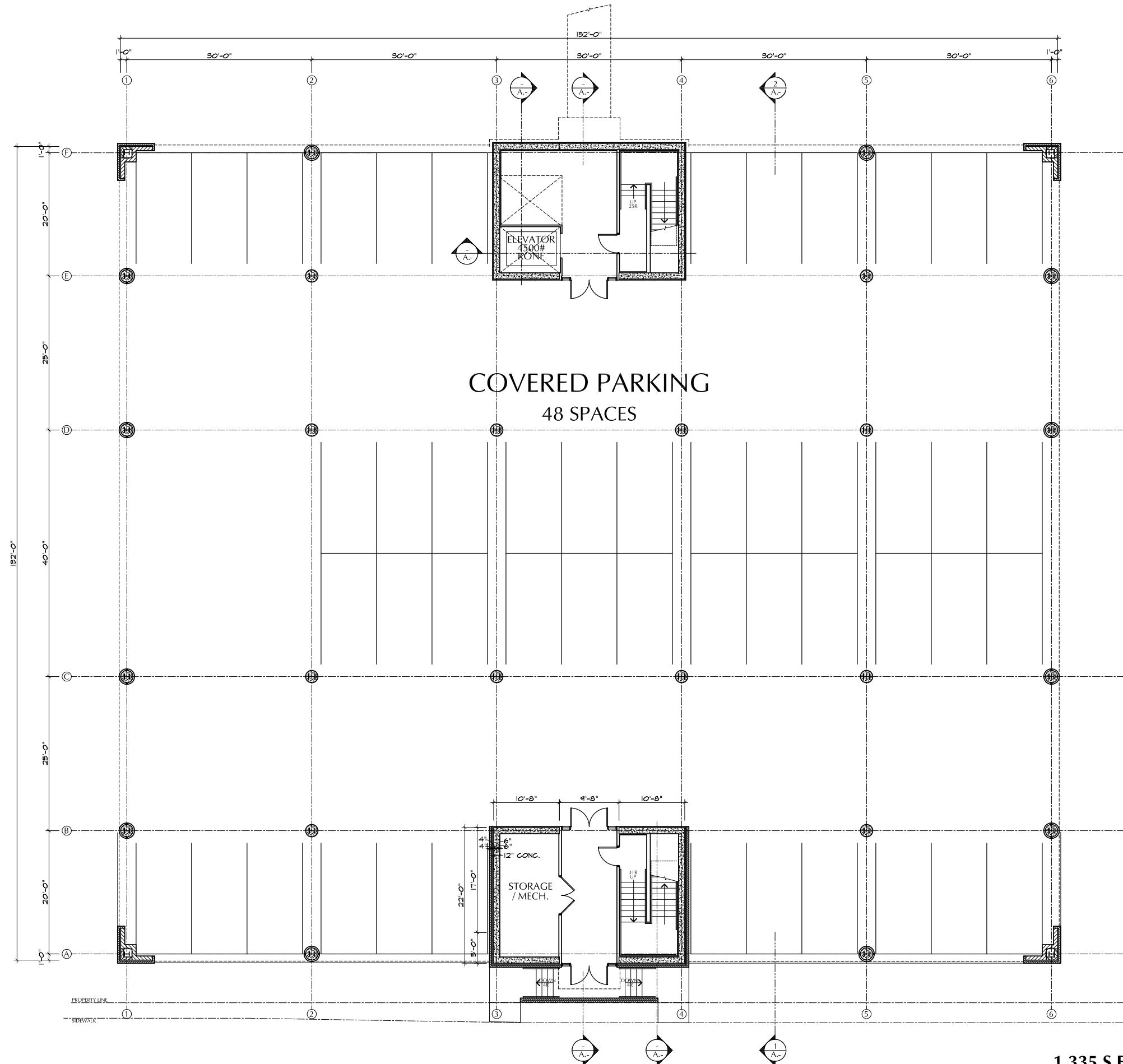
1/13/2012



EAST ELEVATION

SCALE: 1/8" = 1'-0"

1/13/2012

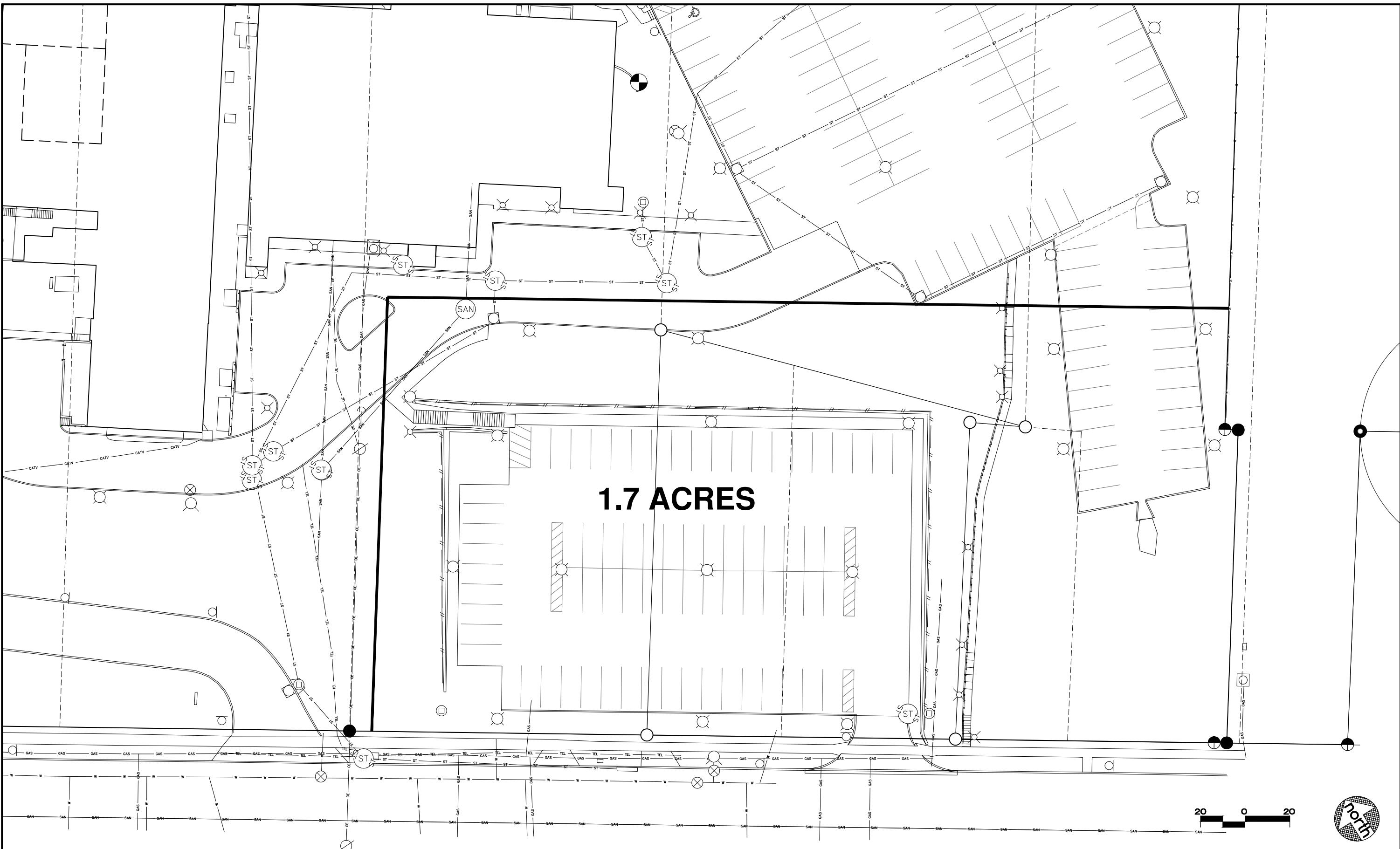


1,335 S.F. (GROSS)
GROUND FLOOR



SCALE: 1/8" = 1'-0"

1/13/2012



NO.	REVISIONS	INITIALS	DATE
DRAWN BY: _____			
APPROVED: _____			

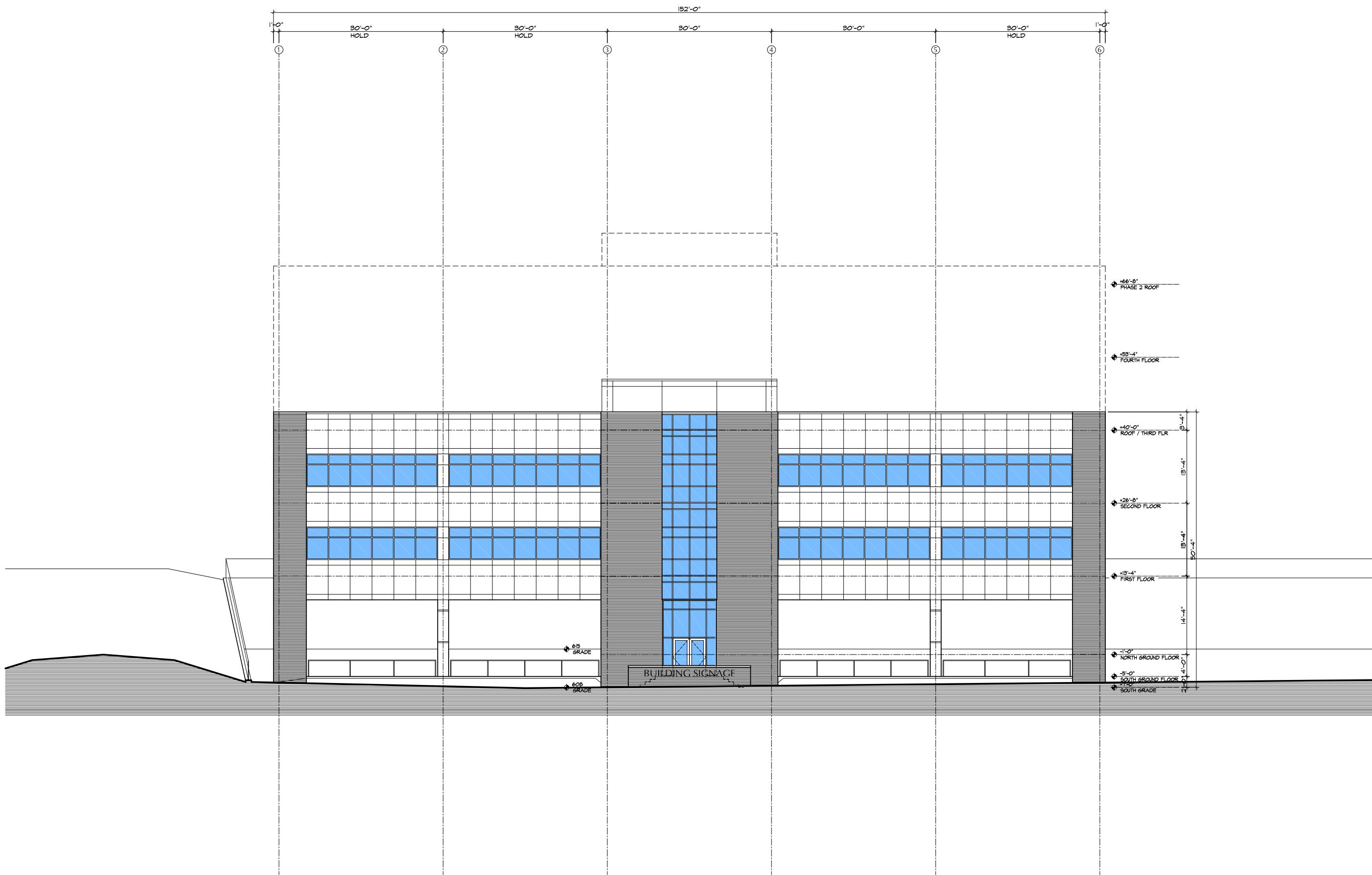
NO.	REVISIONS	INITIALS	DATE
DRAWN BY: _____			
APPROVED: _____			



**Martin & Whitacre
Surveyors & Engineers, Inc.**
P.O. BOX 413
MUSCATINE, IOWA
VOICE (563) 263-7691 FAX (563) 263-0048
EMAIL info@martin-whitacre.com

BUILD TO SUIT
MUSCATINE, IOWA
PEARL CITY PHYSICIANS
PRELIM SKETCH
PROJECT NO. 7456.11

DWG:PROP-SKETCH.DWG
DATE 11/11/11
SHEET 1



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

1/13/2012