

AGENDA
ZONING BOARD OF ADJUSTMENT
TUESDAY, AUGUST 2, 2016 – 5:30 P.M.
CITY HALL COUNCIL CHAMBERS

1. Roll Call
2. Approval of minutes from the May 3 and July 5, 2016, meetings.
3. Appeal Case No. 957, filed by John Fox of Sign Pro, to erect a ground sign at 2107 Cedar Street. Ground signs are not permitted in the R-3 Zoning District per City Code Section 10-19-2 (B)(3).
4. Appeal Case No. 958, filed by Randy Curry, to construct a 24'x24' garage in the backyard with one wall on or nearly on the property line with maybe a roof overhang if permitted. Per City Code Section 10-20-3(K), the garage must be set back a minimum of four feet from the side property line.
5. Adjourn.

Variance # 451

Grace Lutheran Church
2107 Cedar St



proposed
LSI
sign
actual
size
TO
proposed
sign



size
22"
44"





Grace Church

Cedar St

Cedar St

Existing Sign

Proposed Driveway Sign

The proposed sign would be approximately the same size, in the same location, and of the same design as this temporary sign



Forest Pkwy

Subject Parcel

Approximate Location of Proposed Ground Sign

Cedar St

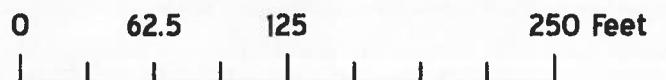
Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: July 25, 2016

Muscatine County Auditor, Muscatine County Assessor, MAGIC



An appeal to install a ground sign at 2017 Cedar Street (R-3 Zoning District). Ground signs are not permitted in the R-3 Zoning District.

Appeal Case #957 2107 Cedar Street



CITY OF MUSCATINE

APPEAL UNDER THE ZONING ORDINANCE

NOTE: This appeal must be 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.: 958

Filed: 7/14/16

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On _____, the undersigned applied for (a building/an occupancy) permit to build garage
in backyard with one wall on or nearly on property
line (Lee/Curry) with maybe an over-hang roof if permitted
The boundary is diagonal which is causing trouble lining up with
adjoining

24'x24'

Located on Lot _____ Block _____ Addition _____ Address 709 Climer Street
in the _____ Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator): 10-20-3(K)
must be a minimum of 4' back from side property line

The above decision of the Zoning Administrator is hereby appealed on the grounds that to build to
the left I would have to make a sharp left turn to enter
garage even when it's on the boundary I still have to cut
left to enter, all neighbors can enter straight on except me

Very truly yours,

Randy L. Curry
APPELLANT SIGNATURE

Randy L. Curry
PRINT NAME

709 Climer St.
ADDRESS

563-262-8078
PHONE

Fee Paid: \$150.00 7/14/16
Receipt No.: 31918
Date of Hearing: 8/2/16
Notice Sent: _____
Approved by Andrew Fangman: yes

Filing fee is \$150.00.

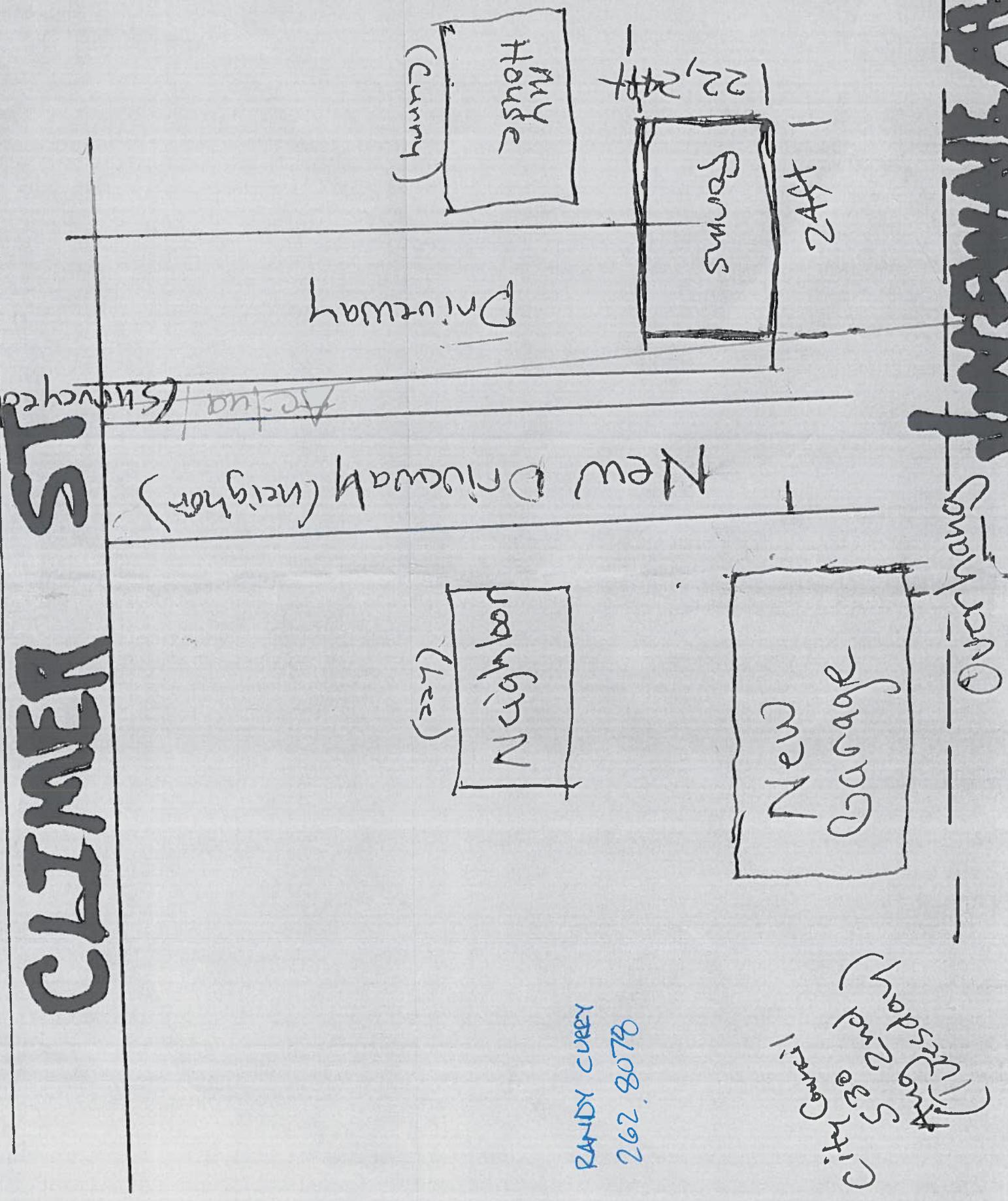
APPLICANT, OR REPRESENTATIVE FOR, MUST BE PRESENT AT MEETING FOR ACTION TO BE TAKEN.

CHECK LIST

- Request must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.
- Letter of explanation for request.
- Site plan.
- Names & addresses of property owners within 200 feet of property lines.

CLIMER ST

JEWELL AVE



RANDY CUREY
262.8078

City Council
2nd Tuesday
11:00 AM

Newell Ave

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: July 26, 2016

Location of proposed 24' by 24' detached garage, would be located on the property line.

Subject Parcel
(709 Climer Street)

Climer St



Appeal Case #958 709 Climer Street

An appeal to encroach into the required 4' side yard setback as per City Code Section 10-20-3(K).

