

MINUTES
August 7, 2018 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Monica Gonzalez, Jodi Hansen, Robert McFadden, and Seth Munier

Excused: Larry Wolf

Staff: Andrew Fangman, City Planner, Community Development
Lindsay Whitson, Community Development Coordinator, Community Development

Acting Chairperson Jodi Hansen opened the meeting at 5:30 p.m.

Minutes: Seth Munier motioned to approve the minutes submitted for the June 5, 2018 meeting; seconded by Monica Gonzalez. All ayes, motion carried.

Appeal Case #ZBAV-12, has been filed by John Deason, to construct a new detached garage, at 24 Colony Drive, in front of the front building line, in contradiction to City Code Section 10-20-3(B) which requires that all accessory building to be located behind the front building line of the main structure; and within the required front yard setback as required by City Code Section 10-6-3(B).

John Deason of 501 Fairview Avenue was present to discuss the construction of a new detached garage at 24 Colony Drive, in front of the building line. Mr. Deason recently purchased the property at 24 Colony Drive and is requesting a variance for the contradiction of City Code Section 10-20-3(B) and City Code Section 10-6-3(B). The detached garage is projected to be 20' by 38' and located on the northeast sector of the property. Mr. Deason's property is surrounded on three sides of the property, therefore the request to build the detached garage behind a front building line. Mr. Deason explained that he cannot build further back on the property because there is a large tree and sewer line in the way, which would not be conducive for the structure. Members of the audience were asked to provide any comment on the requested variance. Matt Conrad of 27 Colony Drive stated that the location and size of the detached garage would pose as a large safety concern for the children and additional pedestrians in the neighborhood. He believes that the garage will obstruct views for pedestrians and vehicular traffic. Furthermore, he states that the aesthetics of the garage would not relate to the appearance of the neighborhood's houses and accompanying structures, which may result in the decrease of property values. Mike Zorich of 23 Colony Drive presented to the Board that he believes that the building will provide a blind spot for children in the neighborhood while playing in the neighborhood. Mr. Zorich also believes that that the property will devalue the surrounding properties. Andrew Fangman explained that the building is being proposed to be built with the required setback of at least 25 feet from the front yard line. Next, Ken Larue, resident of 45 Colony Drive, continued to state the concern for safety and the blind spot that may be present if the garage is constructed. Rich Phillips of 35 Colony Drive stated that if the garage is constructed, visibility to the top of the hill will not be available. Mr. Phillips indicated that the rest of the newly constructed garage would not meet the appearance of the neighboring houses. In addition, Mr. Phillips is not convinced that the garage may not serve as a commercial property. Ms. Davenport of 19 Colony Drive specified that she and her family had recently purchased their property because of the aesthetics and openness of the neighborhood. Ms. Davenport shared her concern that the construction of the garage may result in a blocked view for playing children and will result in parents not being able to keep an eye on their playing children. The last member of the public to present was Dave Crosley of 34 Colony Drive. Mr. Crosley had similar concerns including a safety concern due to a potential blind spot, and a concern that the garage will not meet the mold of the surrounding properties. Mr. Deason responded to the public by withdrawing his application. He is still wanting to pursue the construction of a detached garage but does not want to do so by upsetting all of his neighbors. Mr. Fangman stated that unless the structure is attached to the house, future proposals will more than likely require a variance. Following the discussion of the appeals case, Mr. Fangman introduced Lindsay Whitson as the new Community Development Coordinator for the City of Muscatine.

Meeting adjourned at approximately 6:03 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner