

MINUTES
ZONING BOARD OF ADJUSTMENT
JANUARY 3, 2012
5:30 P.M.
CITY HALL COUNCIL CHAMBERS

Present: George Fisher, Larry Wolf, Jane Reischauer, and Rochelle Conway.

Excused: Jim Edgmond.

Staff Present: Steve Boka, Director of Community Development
Andrew Fangman, City Planner, Community Development
Stephanie Oien, Office Coordinator, Community Development.

Chairperson Fisher called the meeting to order at 5:30 p.m. Fisher read the Mission Statement. He informed the appellants that there were only four members present and they could choose to table their case until January when more members may be present.

Conditional Use Case No. 258, filed by Michael and Susan Stensland, to operate a bed and breakfast at 417 West 3rd Street and to install business signs. Michael and Susan Stensland were present to discuss their request. They noted that the property was a four-bedroom home and they would like to use two of those bedrooms as guest rooms for a bed and breakfast. They intend to live on-site while operating the bed and breakfast. Both will keep outside employment as well. Breakfast will be the only meal served. Reischauer acknowledged that a bed and breakfast would be complimentary to the historic district. She asked what the off-street parking requirements were. Boka responded that one stall per full bath is required. Conway asked if there were any plans to expand. Ms. Stensland replied that they have no intentions of expanding on the property. Ms. Stensland explained that the signs they were proposing would be hand crafted and designed to accent the porches. The signs would be hung above the entries on the Third Street and Spruce Street sides of the house. The signs will be consistent with the color scheme of the house. Wolf made motion to approve the request as submitted, seconded by Reischauer. All ayes, motion carried.

Appeal Case No. 889, filed by Michael and Susan Stensland, to build a garage 4 foot from the rear property line with the garage doors located for perpendicular entrance into the garage from the alley. Mr. Stensland indicated that they wanted the garage for storing their vehicles and tools and equipment. He stated that they are sensitive to the area and would like these items to be stored inside and out of sight. The carriage house they propose to build would replicate the style of the home. As a contractor, Mr. Stensland would also have workspace in the garage. Mr. Stensland noted that they could build the garage taller and meet the setback requirements while retaining the storage space. However, they do not like the looks of the reconfigured structure. They don't believe that it fits with the house. He passed out drawings to show the changes. Boka informed the Board that this appeal also includes an increase in the allowed garage space. Mr. Stensland pointed out that there are numerous garages along the alley that are closer than what they are proposing and those seem to be working without issues. He passed out some photos that he had taken to demonstrate this. Reischauer questioned what types of vehicles they would store in the garage.

Ms. Stensland replied a Buick and Chevy pickup. Boka advised the Board that the garage would include a partial, not a full second story. Ms. Stensland noted that it was intended to be an attic and used for interior storage only. Reischauer expressed concerns about traffic entering and exiting the garage safely. Ms. Stensland replied that there are no visibility obstructions on the Spruce Street side. Looking down the alley the opposite direction (toward Linn Street) the existing garages are already obstructing the visibility that their carriage house would. Fisher asked who would be using the garage. Ms. Stensland responded that the garage would be for their use only. Guests would not have access to the garage. Boka explained to the Board that if the garage was setback 10 feet there would be a significant reduction in the lawn. He continued that there are some exceptions in the Zoning ordinance for historic preservation. Cody Erbes of 2301 University Drive asked if the utility pole near the northwest corner near Lot 2 could be moved. Boka replied that would have to be determined by Muscatine Power & Water. He stated that such moves are typically at the owner's expense. Conway made a motion to approve the request as submitted, seconded by Wolf. All ayes, motion carried.

Minutes: Wolf motioned to approve the minutes from the December 6, 2011, meeting; seconded by Reischauer. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

Steve Boka, Secretary
Director of Community Development

ATTEST:

George Fisher
Chairperson