

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.: 919

Filed: May 15, 2014

BOARD OF ADJUSTMENT  
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On May 15, 2014, the undersigned applied for (a building/an occupancy) permit to build a 18'x24' metal garage anchored on a 4" cement slab.

Located on Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_  
Address 214 Cook Street in the R-3 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator):

The combined accessory building space will exceed the 1,440 square foot allowed by City Code 10-19-1 (B).

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

See attached letter, site plan drawing, and neighbor letters.

Very truly yours,

\_\_\_\_\_  
APPELLANT SIGNATURE

Mike and Susan Stalkfleet

\_\_\_\_\_  
PRINT NAME

214 Cook Street, Muscatine

\_\_\_\_\_  
ADDRESS

263-0222

\_\_\_\_\_  
PHONE

Fee Paid: 05/15/14

Receipt No.: 5769

Date of Hearing: 06/03/14

Notice Sent: 05/28/14

Approved by Steve Boka: Yes

*Filing fee is \$150.00.*

Mike W. and Susan Stalkfleet  
214 Cook St, Muscatine, IA 52761  
563-263-0222 or 563-299-3294

May 15<sup>th</sup>, 2014

City Of Muscatine  
Zoning Board of Adjustment  
215 Sycamore St  
Muscatine IA 52761

RE: Appeal under the Zoning Ordinance  
For Accessory Building at 214 Cook St

Zoning Board of Adjustment:

We are requesting a special exception to the zoning ordinance 10-19-1 B2 to build an 18ft x 24ft metal garage on/anchored to a 4 inch concrete slab in the rear yard of our property at 214 Cook Street to store a vintage car and use as an enclosed workshop. When applying for the building permit, we were informed by the Zoning Office that in building the above mentioned metal garage, we would exceed the allowed 1,440 square footage for accessory buildings on a residential property.

We would like to build this metal garage to store our vintage car and have room for a workshop as well. We need an enclosed, weatherproof and secure building for these.

Our lot size is 0.83 acres or 36,047 square feet. From the street view, it would be built 4 feet behind our existing pole shed and in front of our row of pine trees. It would not block the view for any neighbor. The approximate location from property lines on all four sides is marked on the attached site plan drawing.

Right now we have a three car pole shed 24'x42' (1008SF) that came with the property. It has a gravel floor and is open in the front. There were two small sheds that also came with the property that we kept intact. The first is a very small 4'x4' (16SF) wooden smokehouse and the other is a small 6.5'x10.5' (68.25SF) wooden/vinyl sided potting/garden shed.

We also have a 10'x10' (100SF) plastic storage shed used for bicycles/sporting equipment and a snow blower. We also have a 6.5'x 8' (52SF) three sided metal lean to for firewood storage.

All together the total square footage of our accessory buildings is 1176.25. With the addition of the requested 18'x 24' new metal garage it would put the total to 1680.25 square feet. Only 168.25 square feet over the maximum square footage allowed.

Please consider making a special exception to the zoning ordinance in our case.

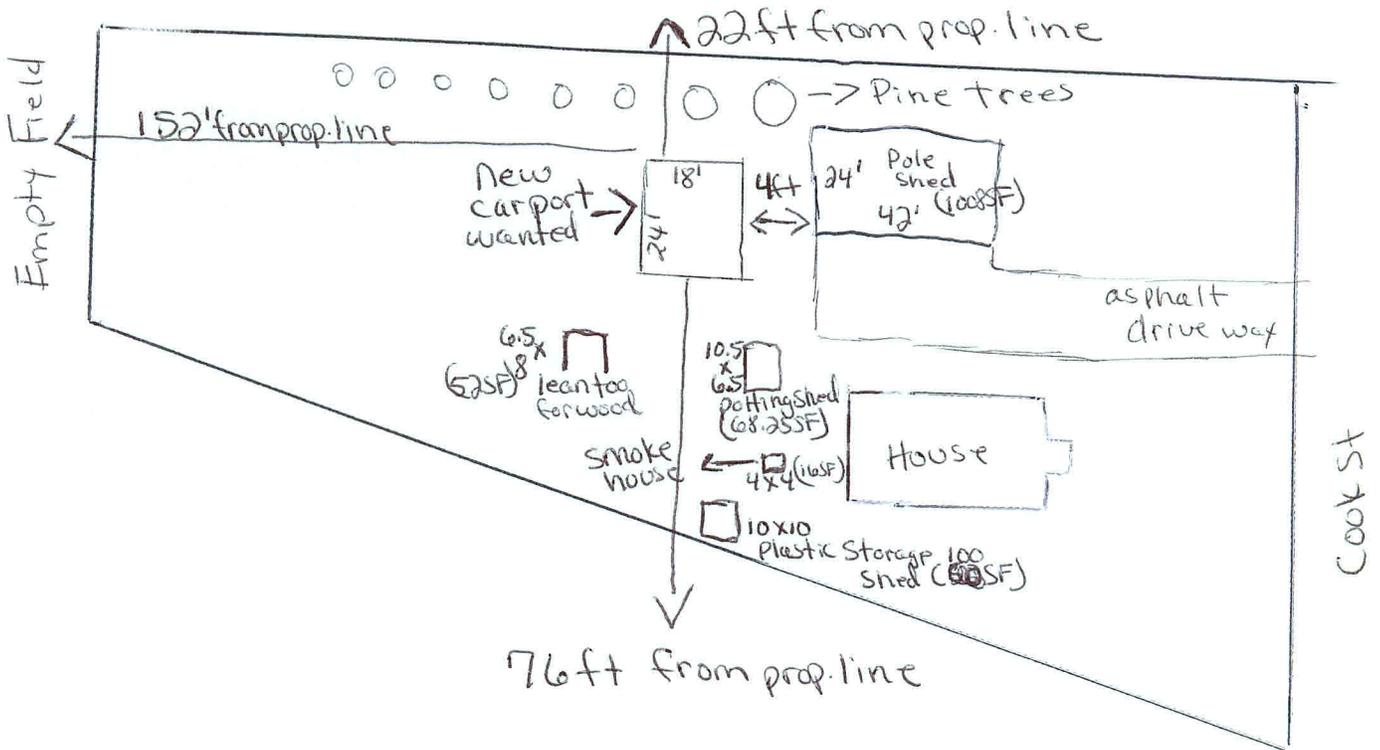
Thank you,

Sincerely,

  
Mike W. and Susan Stalkfleet

# 214 Cook St Mike + Susan Stalkfleet

Wanting New 18' x 24' Carport  
4 ft Behind existing Pole Shed  
121 ft from street



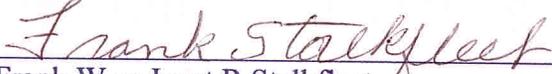
City Of Muscatine  
Zoning Board of Adjustment  
215 Sycamore St  
Muscatine IA 52761

May 8<sup>th</sup>, 2014

To Whom It May Concern:

We are neighbors of Mike & Susan Stalkfleet who live at 214 Cook St.  
We live next to them at 210 Cook St. We have no objection to them building an enclosed  
carport to in their backyard.

Sincerely,

  
\_\_\_\_\_  
Frank W or Janet R Stalkfleet

City Of Muscatine  
Zoning Board of Adjustment  
215 Sycamore St  
Muscatine IA 52761

May 8<sup>th</sup>, 2014

To Whom It May Concern:

We are neighbors of Mike & Susan Stalkfleet who live at 214 Cook St.  
We live across the street at 213 Cook St. We have no objection to them building an  
enclosed carport in their backyard.

Sincerely,

  
\_\_\_\_\_  
Jeff or Julie Brown