

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.: 925

Filed: August 19, 2014

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On August 19, 2014, the undersigned applied for (a building/an occupancy) permit to construct a 2,000 sq. ft. post frame building and hard surface eight parking spaces.

Located on Lot _____ Block _____ Addition _____
Address 1115 Musser Street in the M-2 Zoning District.

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

Two variances are required for this proposal. First, there is an insufficient side yard setback per City Code 10-14-1 (A). Second, there is insufficient parking proposed per City Code 10-14-3 (B)(4).

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

See attached.

Very truly yours,

APPELLANT SIGNATURE

Jeff Kokemuller

PRINT NAME

2712 Mulberry Avenue, Muscatine

ADDRESS

563-506-0283

PHONE

Fee Paid: 08/19/14

Receipt No.: 9106

Date of Hearing: 09/02/14

Notice Sent: 08/27/14

Approved by Andrew Fangman: Yes

Filing fee is \$150.00.

Request for Variance at 1115 Musser St

Jeff Kokemuller is requesting a variance to build a 2000 sq ft post frame building on property that he owns at 1115 Musser St. The property is currently zoned industrial which requires a 30' side setback. The proposed building would only have an 11' setback. This issue has been addressed with the adjoining affected property owner, Musco. Musco's representative, Brett Nelson, is in agreement that the location of proposed building would not adversely affect Musco's property.

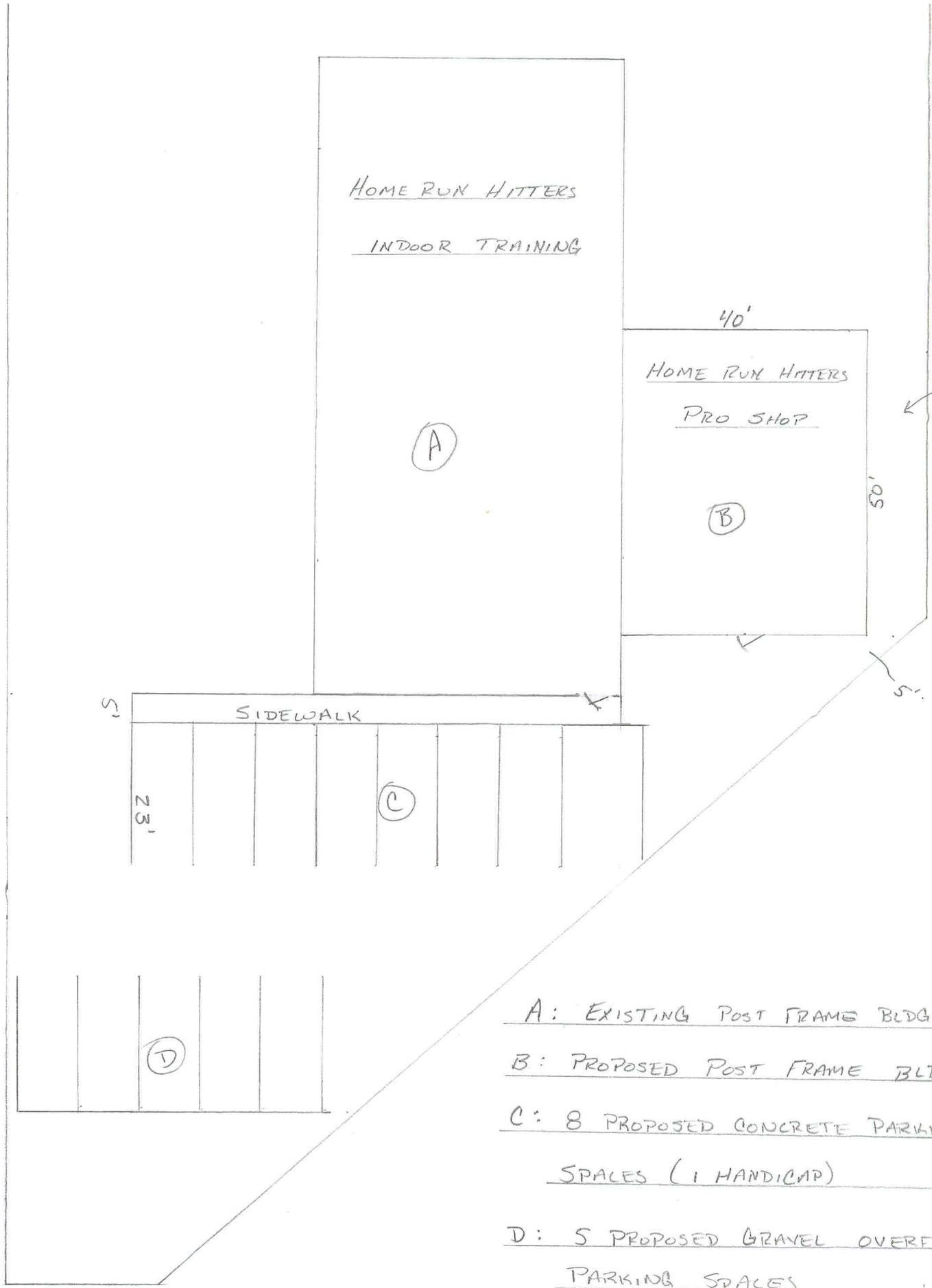
The existing building at 1115 Musser will be converted into an indoor baseball and softball training facility called Home Run Hitters. The proposed building will be utilized as a Pro Shop for Home Run Hitters.

We are also requesting a variance regarding the amount of parking spaces. Under the current ordinance we would be required to hard surface approximately 18 spaces. According to Muscatine City Planner, Andrew Fangman, the city is in the process of reviewing and possibly rewriting said ordinance. Under the possible new ordinance, Home Run Hitters would need to hard surface 5 parking spaces. We are proposing to hard surface 8 parking spaces with one of those being handicap compliant. If after a period of time it is necessary to pave more spaces because of volume, we would be willing to do so.

Thank you for your consideration,



Jeff Kokemuller



- A: EXISTING POST FRAME BLDG
- B: PROPOSED POST FRAME BLDG
- C: 8 PROPOSED CONCRETE PARKING SPACES (1 HANDICAP)
- D: 5 PROPOSED GRAVEL OVERFLOW PARKING SPACES