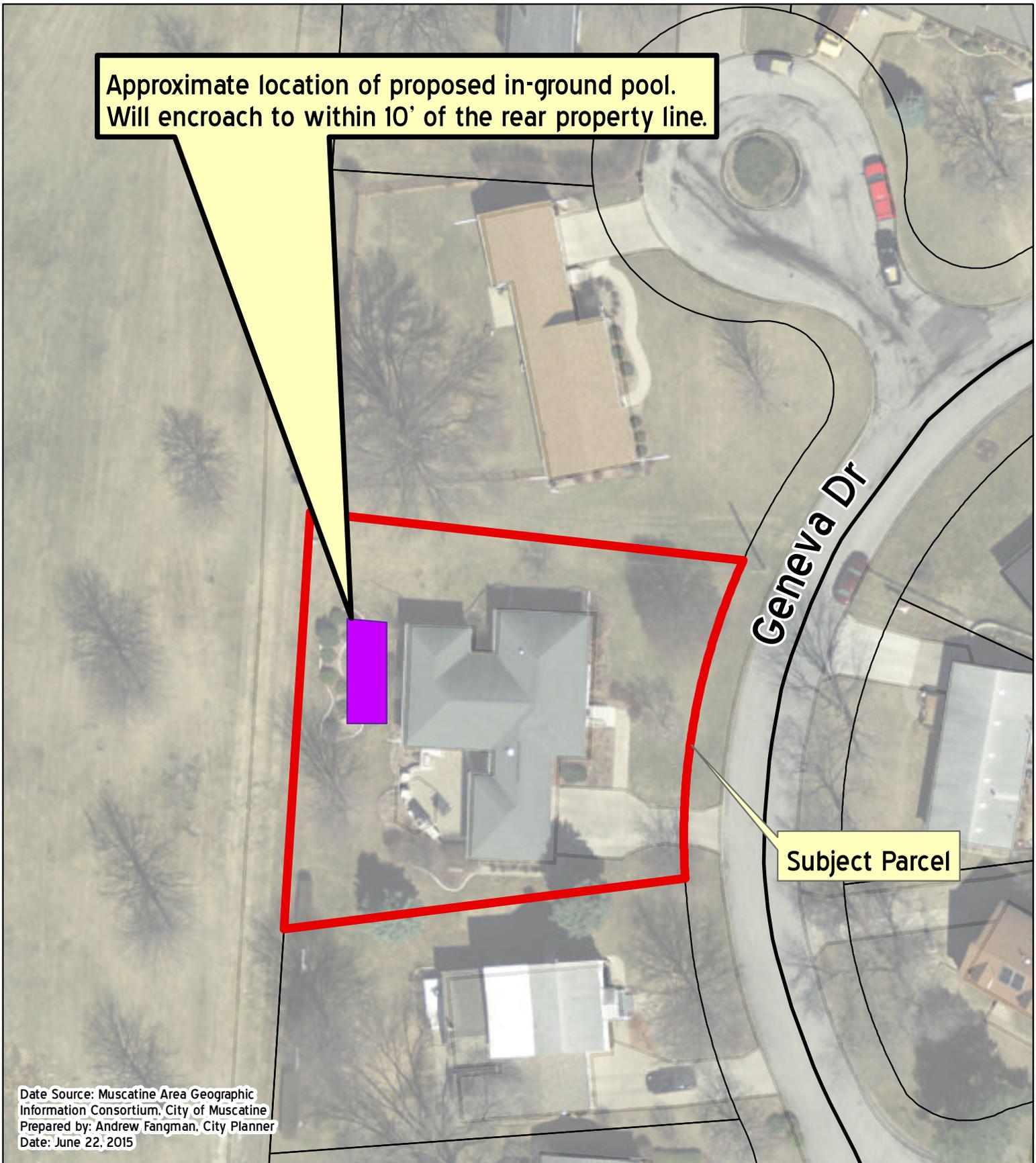


Approximate location of proposed in-ground pool.
Will encroach to within 10' of the rear property line.



Subject Parcel

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: June 22, 2015



An appeal to encroach into the 25' rear yard setback required in the R-3 Zoning District.
City Code Section 10-6-3(A).

Appeal Case #943 11 Geneva Drive



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.: 943

Filed: June 22, 2015

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On June 22, 2015, the undersigned applied for (a building/an occupancy) permit to install an in-ground swimming pool with the water's edge less than 10' from the house and with a back lot line set back requirement of 10' instead of the 25' requirement (please see attached letter of explanation).

Located on Lot 6 & 7 Block _____ Addition Country Club Hills Address 11 Geneva Drive _____ in the R-3 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator):
The proposed location encroaches into the required rear yard setback as defined in City Code Section 10-6-3 (A).

The above decision of the Zoning Administrator is hereby appealed on the grounds that
Please see attached letter of explanation.

Very truly yours,

APPELLANT SIGNATURE
Ardyth Orr and Gary Slight

PRINT NAME
11 Geneva Drive, Muscatine

ADDRESS
563-299-3286

PHONE

Fee Paid: \$150.00 6/22/15
Receipt No.: 19281
Date of Hearing: 07/07/15
Notice Sent: 06/30/15
Approved by Andrew Fangman: Yes

Filing fee is \$150.00.

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

- | |
|---|
| <p>CHECK LIST</p> <ul style="list-style-type: none"> • 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. |
|---|

June 15, 2015

City of Muscatine
Board of Adjustment

Ladies and Gentlemen:

This request for an adjustment relates to our plan to install an in-ground swimming pool in our back yard.

As it has been explained to us, if the waters edge of the pool closest to our house (east side of the pool) is 10' or more from the house, the back lot line set back requirement is 4'. If the waters edge of the pool closest to the house is less than 10', the back lot line set back requirement increases to 25'.

We would like to build our pool with the waters edge closest to the house approximately 7' feet from the house. This would require a 25' set back from the west lot line. We are asking to have that requirement adjusted. As an aside, the property owner west of our house is Geneva Golf & Country Club. It is the teeing area and 15th fairway of the golf course. There are no residences behind us.

We plan on keeping the waters edge of the pool on the west side 10' from the back lot line. This is required from Muscatine Power & Water as they have an overhead power line running across our back lot line.

We have included a site plan that shows the proposed location of the pool in relation to the house and the lot lines.

Thank you for your time and consideration of this matter. We ask that you look favorably on our request and give us the approval that will allow us to install the pool.

Sincerely,



Ardyth Orr and Gary Slight
11 Geneva Drive
Muscatine, IA 52761

June 19, 2015

Board of Adjustment
City of Muscatine
Muscatine, IA 52761

Re: Gary Slight and Ardyth Orr appeal under the zoning ordinance

To Whom It May Concern:

This letter is to inform you that Geneva Golf & Country Club is the adjoining property owner west of the residence at 11 Geneva Drive owned by Gary Slight and Ardyth Orr. We are aware of their plans to install an in-ground pool in their back yard.

Geneva Golf & Country Club has no objection to their request for an appeal (as described in their application to the Board of Adjustment) to install the pool.

If you have any questions regarding this letter, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Lee".

Brian Lee
General Manager
Geneva Golf & Country Club

0826152002

0826152011

0826152012

Gene