



# Variance #ZBAV-25



- Subdivision Boundary
- Existing 25' Deep Front Yard Setback
- Existing 25' Deep Rear Yard Setback
- Right of Way Lines
- Proposed 13' Deep Front Yard Setback
- Proposed 20' Deep Rear Yard Setback
- New Sidewalks
- Proposed 14.5' Deep Front Yard Setback
- Proposed 18' Deep Rear Yard Setback
- New Streets
- Proposed 18' Deep Front Yard Setback

To allow for a reduction to the front and rear yard setbacks required by Section 10-18-5, of City Code upon the approval of a final plat for the Arbor Commons Subdivision, as depicted on the preliminary plat approved by the Muscatine City Council on January, 17 2019, fully described as:

Parcel I, per Plat of Survey Recorded as Document No. 2001-01851, In the Muscatine County Recorder's Office, located in the Northeast Quarter of Section 33, Township 77 North, Range 2 West Of The 5th P.M., in Muscatine County, Iowa, except the Reuben and Sarah Baker Addition Phase IV, to the City of Muscatine, Iowa.

The required front and rear yard setback are be requested to be reduced as follows.

- A. The required rear yard setback be reduced from 25' to 17', for lots in which the rear property line is also one of the westerly lines of the Arbor Commons Subdivision, said lots also identified as Lots 1, 2, and 9 through 19 on the approved preliminary plat.
- B. The required rear yard setback be reduced from 25' to 17', for lots, in which the rear property line is also the northerly line of the Arbor Commons Subdivision, except where said northerly line adjoins the Reuben and Sarah Baker Addition Phase IV, to the City of Muscatine, Iowa, said lots also identified as Lots 2, 5, 6, 7, 8, and 9 on the approved preliminary plat.
- C. The required rear yard setback be reduced from 25' to 17', for lots in which the rear property line is also the southerly line of the Arbor Commons Subdivision, said lots also identified as Lots 19 through 27 on the approved preliminary plat.
- D. The required rear yard setback for lots be reduced from 25' to 20', for lots in which the rear property line is also the easterly line of the Arbor Commons Subdivision, said also identified as Lots 27 through 38 on the approved preliminary plat.
- E. The required rear yard setback be reduced from 25' to 17', for Lots 3 and 4 on the approved preliminary plat of the Arbor Commons Subdivision.
- F. The required front yard setback be reduced from 25' to 13', for lots in which the front property line is also the northerly right of way line of Ginkgo Lane as depicted in approved preliminary plat, said lots also identified as Lots 3 through 9, on the approved preliminary plat.
- G. The required front yard setback be reduced from 25' to 18', for lots in which the front property line is also the westerly right of way line of Redwood Drive as depicted in approved preliminary plat, said lots also identified as Lots 10 through 18, on the approved preliminary plat.
- H. The required front yard setback be reduced from 25' to 13', for lots in which the front property line is also the southerly right of way line of Linden Lane as depicted in approved preliminary plat, said also identified as Lots 19 through 26.
- I. The required front yard setback be reduced from 25' to 18', for lots in which the front property line is also the easterly right of way line of Duncan Drive when located south of Ginkgo Lane as depicted in approved preliminary plat, said lots also identified as Lots 27 through 36, on the approved preliminary plat.
- J. The required front yard setback be reduced from 25' to 14.5 ', for lots , in which the front property line is also the easterly or westerly right of way line of Duncan Drive, when located north of Ginkgo Lane as depicted in approved preliminary plat, said lots also identified as Lots 1, 2, 3, 37, and 38, on the approved preliminary plat.