

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.: 895

Filed: April 18, 2012

BOARD OF ADJUSTMENT  
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On April 18, 2012, the undersigned applied for a building permit to construct remove old garage and build new.

Located on Lot 6 and West 20 feet of Lot 9 Block 54 at 317 Pine Street. in the R-5 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator): The garage would exceed the maximum allowed area of 1,440 square feet (City Code 10-19-1 (B)2). Also, two-story garages are not allowed in residential areas. Lastly, the proposed structure would be built closer to the alley than the required setback (City Code 10-20-3 (K, L))

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

Very truly yours,

APPELLANT SIGNATURE

William J. Leddy III

PRINT NAME

317 Pine Street

Muscatine, IA 52761

ADDRESS

563-506-3932

PHONE

Fee Paid: 04/18/12

Receipt No.: 80142

Date of Hearing: 05/01/12

Notice Sent: 04/24/12

Approved by Steve Boka: Yes

**Filing fee is \$150.00.**

Board of Adjustment  
City of Muscatine

Ladies and Gentleman,

RE: Appeal for zoning rule variance for proposed garage at 317 Pine Street.

The proposal is to replace an existing brick garage with a new structure. The new structure will be situated behind the existing structure with the garage doors facing Pine street.

The variances requested are to maintain the same line as the existing building along the alley and to include an upper level that is accessible from the back yard. The upper level will make the roof inaccessible to children, which has been a problem with the existing structure due to the slope of the back yard. Maintaining the building line will help preserve the character of the neighborhood and maximize the utilization of the property.

The upper floor would be used as a workshop and storage for yard maintenance equipment.

No plumbing or water utilities are planned for the structure.

Thank you for your consideration.

Bill Leddy

# Muscatine Area Geographic Information Consortium (MAGIC)



Date Created: 4/19/2012



Overview



Legend

- Corporate Limits
- Political Townships
- Parcels

Roads

- Not Classified
- Airport Runway
- County Road
- City Street
- Neighbor County
- Private Dr
- State Highway
- US Highway
- US Hwy - Divided
- Major Roads

**Parcel ID** 0835462002  
**Sec/Twp/Rng** n/a  
**Property Address** 317 PINE ST  
 MUSCATINE

**Alternate ID** n/a  
**Class** R - RESIDENTIAL  
**Acreage** n/a

**Owner Address** LEDDY WILLIAM J  
 RAMER MIRTA  
 317 PINE ST  
 MUSCATINE IA 52761

**District** MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE  
**Brief Tax Description** LOT 10 & W 20' LOT 9 BLK 54  
 (Note: Not to be used on legal documents)

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