

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.: 899

Filed: November 9, 2012

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On October 26, 2012, the undersigned applied for a building permit to construct an unattached garage forward of the house; construct prior to construction of the house; and allow a larger garage than permitted.

Located on Lot A & B Block 2100 Addition Butlerfield Address 1007 W. Fulliam Avenue in the R-3 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator): A variance is needed to construct in front of the house per City Code 10-19-1(D-2). A variance is also needed to construct the accessory building prior to the house per City Code 10-19-1(D-1). Lastly, a variance is needed to exceed the maximum area allowed for accessory buildings per City Code 10-19-1(B-2).

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

Very truly yours,

APPELLANT SIGNATURE
Marie and Mark Latta
PRINT NAME
907 Maurer St., Wilton, IA 52778
ADDRESS
563-506-0755 or 563-732-3389
PHONE

Fee Paid: 11/09/12
Receipt No.: 84983
Date of Hearing: 12/04/12
Notice Sent: 11/27/12
Approved by Steve Boka: Yes

Filing fee is \$150.00.

We are applying for a variance to construct a noncompliant garage at the property known as 1007 W. Fulliam, Muscatine, IA. The approximately 14 acre parcel consist of 10 wooded acres on the north with a nearly 4 acre meadow measuring 180' x 700' approx with access off W. Fulliam. Our building variance request is as follows.

1. To construct an unattached garage with 10' sidewalls and 16' peak that has a 2560 Sq. Ft. footprint with an additional attached garage 24' x 24' built with the house.
2. With access only from Fulliam the unattached garage will sit in front of our home to be built in the woods.
3. We ask that we be allowed to construct the garage before the home is built.

Support for these three requests are as follows:

1. With the size of this property we feel that the larger garage will not look 'out of place' for us or our neighbors. Since the house will be in the woods we want to disturb the woods as little as possible so plan a fairly small 2-car attached garage. All the mowing, snow removal and other grounds maintaining equipment as well as 'toys' would be securely housed in the unattached garage. Since the property is fairly large we feel that anything valuable needs to be stored inside for security reasons. We have no plans now or in the future to use this for anything more than storing our personal toys and to have a place to work on them. We are planning to plant these 4 acres with numerous trees, to landscape, and to place a flagpole with the American Flag as you approach the garage.
2. Building the unattached garage in front of the house is dictated by the property. We'd rather have the garage in back too but the house needs to be in the woods and the garage will be easier to use and maintain in the meadow.
3. Security concerns as well as the schedule of our house contractor leads us to ask for the scheduling variance to build the garage first. Since the property is not easily visable and we live in Wilton now we need a secure place to store the building materials for the house as well as grounds maintenance and construction tools. We are aware of some of the 'issues' in the neighborhood. Our house contractor has assured us and he knows of our scheduling issues that he can break ground for the house no later than October 2013.

In conclusion we assure that our intentions are sincere. This property is to be our dream home. Something that we and the City of Muscatine will be proud of. If you would visit our current residence at 907 Maurer St., Wilton and talk to our neighbors you will know that we will do as we've asked and will be an asset to this community ... our new hometown.

Sincerely,
Marie & Mark Latta



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Garage

15'

700' ±

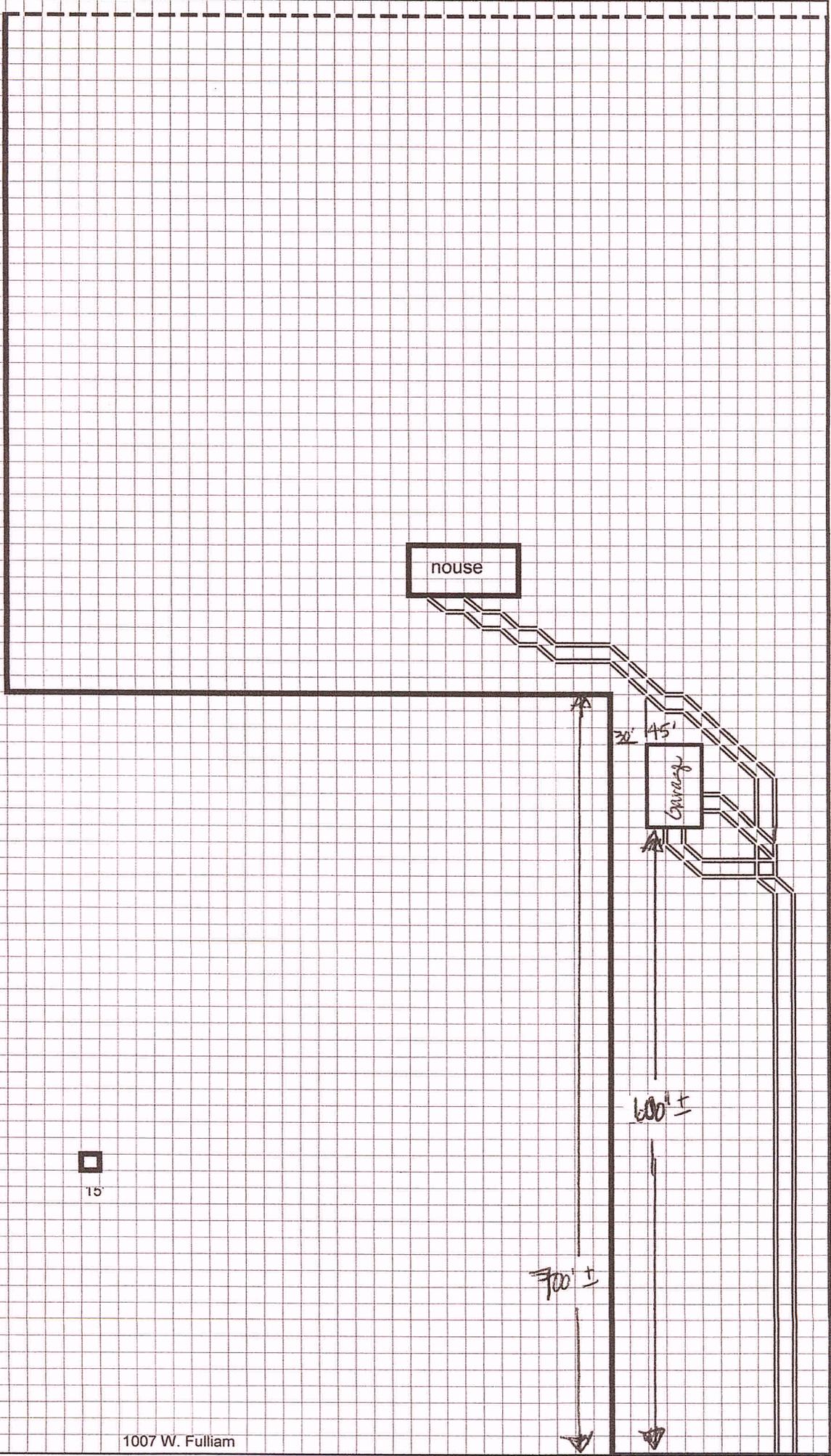
600' ±

30' 45'

1007 W. Fulliam

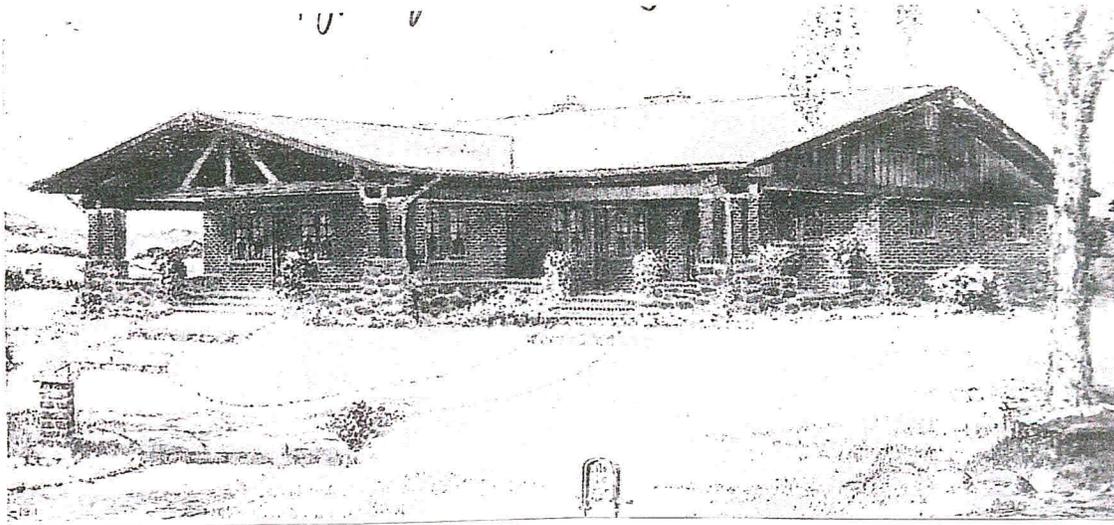
180'

Fulliam





style of
apart



style of house



house site, about 150' from Mark
into woods





fullam looking to site



from site looking to fullam



power site



mechanicals stubbed in