

MINUTES
May 7, 2019 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, Monica Gonzalez, Robert McFadden, Jeff Armstrong

Excused: Seth Munier

Staff: Andrew Fangman, City Planner, Community Development
Lindsay Whitson, Community Development Coordinator, Community Development
Christa Bailey, Office Coordinator, Community Development

Acting Chairperson Jodi Hansen opened the meeting at 5:30 p.m.

Minutes: Monica Gonzalez motioned to approve the minutes submitted for the January 2, 2019 meeting; seconded by Robert McFadden. All ayes, motion carried.

Appeal Case No. #ZBAV13-040519, filed by Michael Schubick of 902 E 6th St, to construct an enclosed 16' by 14' building addition in the front of his residence. The proposed structure encroaches on the minimum front yard setback of 25 feet in the R-5 Residential District, as allowed per City Code Section 10-8-3(B).

Michael Schubick, 902 E 6th St, was present to discuss the request. Schubick explained that he wanted to add the addition to enlarge the front enclosed porch and that all his neighbors have porches and decks farther out than his. Robert McFadden commented that he had driven by the residence and he agreed that several neighboring properties did have porches and deck extending farther into the front yard than Schubick's.

Robert McFadden motioned to approve the appeal case; seconded by Monica Gonzalez. All ayes, motion carried.

Appeal Case No. #ZBAV14-042219, filed by Scott MacGregor of 3305 Grandview Avenue, to construct a 32' by 42' garage. The proposed structure encroaches on the minimum front yard setback of 30 feet in the M-1 Light Industrial District, as allowed per City Code Section 10-14-3(B).

Scott MacGregor, 3305 Grandview Avenue, was present to discuss the request. MacGregor explained that he needs to move the placement of the garage towards the front property line close than the allowed 30 feet because of the location of his septic tank.

Robert McFadden motioned to approve the appeal case; seconded by Jeff Armstrong. All ayes, motion carried.

Appeal Case No. #ZBAV15-042319, filed by Jake Gray of 1611 Lincoln Blvd, to construct an addition to the garage that would extend to the property line. The structure would encroach on the minimum side yard setback of 6 feet in the R-3 Residential District, as allowed per City Code Section 10-6-3(C).

Jake Gray, 1611 Lincoln Blvd, was present to discuss the request. Gray explained that he wants to build an addition onto the garage that would extend to the property line for more storage space. Gray brought a letter of approval and recommendation from the neighbor, Michael Conklin of 1609 Lincoln Blvd, who would be affected the most by the addition. Jodi Hansen asked for staff comments. Lindsay Whitson stated that staff recommends approval of the appeal case but wants to inform Gray of potential issues if the property lines and/or pins are not found to ensure Gray is one hundred percent on his own property. Such as if the property lines and/or pins are not found and the current neighbor moves and a new neighbor discovers the garage addition is built on their property it could become an issue.

Robert McFadden motioned to approve the appeal case; seconded by Monica Gonzalez. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner