

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.: 927

Filed: October 21, 2014

BOARD OF ADJUSTMENT  
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On October 21, 2014, the undersigned applied for (a building/an occupancy) permit to  
Construct a single family residence.

Located on Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_  
Address 1836 Hershey Avenue in the R-3 Zoning District.

This permit was refused because (this is to be completed by the Zoning  
Administrator):

The location of the house does not meet the required front yard setbacks per City  
Code sections 10-6-3 (A) and 10-20-2 (D).

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

See attached.

Very truly yours,

\_\_\_\_\_  
APPELLANT SIGNATURE

Savannah Sutton and Jimmy Guevara

\_\_\_\_\_  
PRINT NAME

2116 W. Fulliam Avenue, Muscatine, IA 52761

\_\_\_\_\_  
ADDRESS

563-607-4642

\_\_\_\_\_  
PHONE

Fee Paid: 10/22/14

Receipt No.: 11411

Date of Hearing: 11/04/14

Notice Sent: 10/28/14

Approved by Andrew Fangman: Yes

***Filing fee is \$150.00.***

Jimmy J. Guevara

1836 Hershey Ave.

16 October, 2014

Muscatine, IA 52761

I, Jimmy J. Guevara, am requesting a variance for 1836 Hershey Avenue, on the corner of Hershey Avenue and Clinton Street. The house that was on this lot previously burned down and was completely demolished. I purchased the land in April of 2011, and I have owned it ever since. I would like to build a home for my family on this land, the house being 22' x 32' and having a basement and upper level.

I am asking for a variance of 5 feet towards Hershey Avenue, so I can build a house with those dimensions (22' x 32'). The lot is 49' x 102', so I could only build a house that is 17' deep, rather than 22' deep, because of the Muscatine building restriction stating you cannot build closer than 25' from the property line (facing a city street) or 6' from any property line neighboring another lot. Without this variance, I am required to build at least 25' from the property line bordering Hershey Avenue, 25' from the property line bordering Clinton Ave, and 6' from the property line neighboring the lot directly behind (109 Clinton St.).

The front entrance of the house will face Hershey Avenue, just as the other houses on the street do. The house will be 20' from (the property line that borders) Hershey Avenue, 25' from (the property line that borders) Clinton Street, 6' from the property line neighboring the lot directly behind (109 Clinton St.), and 72' from the alley on the left side of the lot.

I know that building this home would profit Muscatine in many ways. Getting rid of such an eyesore would definitely be a great outcome. If you drive down Hershey Avenue, you

see a house on every lot until you pass by my land. Building a house would solve that issue. Another benefit is that taxes would go up on the land. Also, I plan on hiring help to build the house, which will create more work for local contractors in Muscatine.

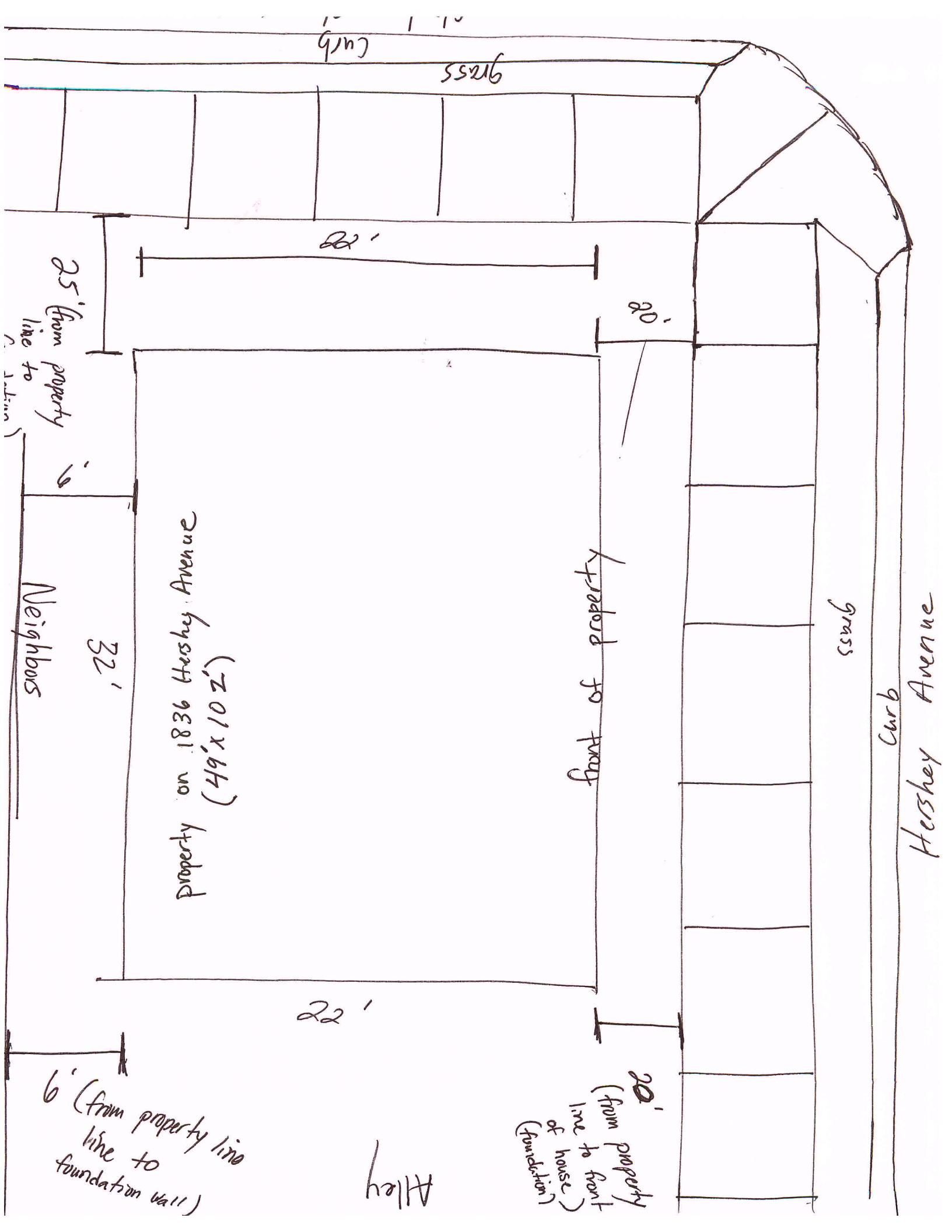
Since I was 17 years old, it has been my dream to build my own home. I was born and raised in Muscatine and I love this city. I graduated high school here, and started my journey in carpentry, which led me to join the Union of Carpenters. I now only have 6 credits to earn until I receive my associates degree. I don't ever plan on leaving this town, and I would love to have a place in Muscatine that I can call my own.

I hope that you understand my reasons for requesting a variance, and grant me these 5 extra feet that I would need to build this house. If any of the plans I have made are not up to your standards, or you would like to change anything, I am more than willing to work with the City of Muscatine to build this house to your satisfaction.

Thank you for your time.

Sincerely,

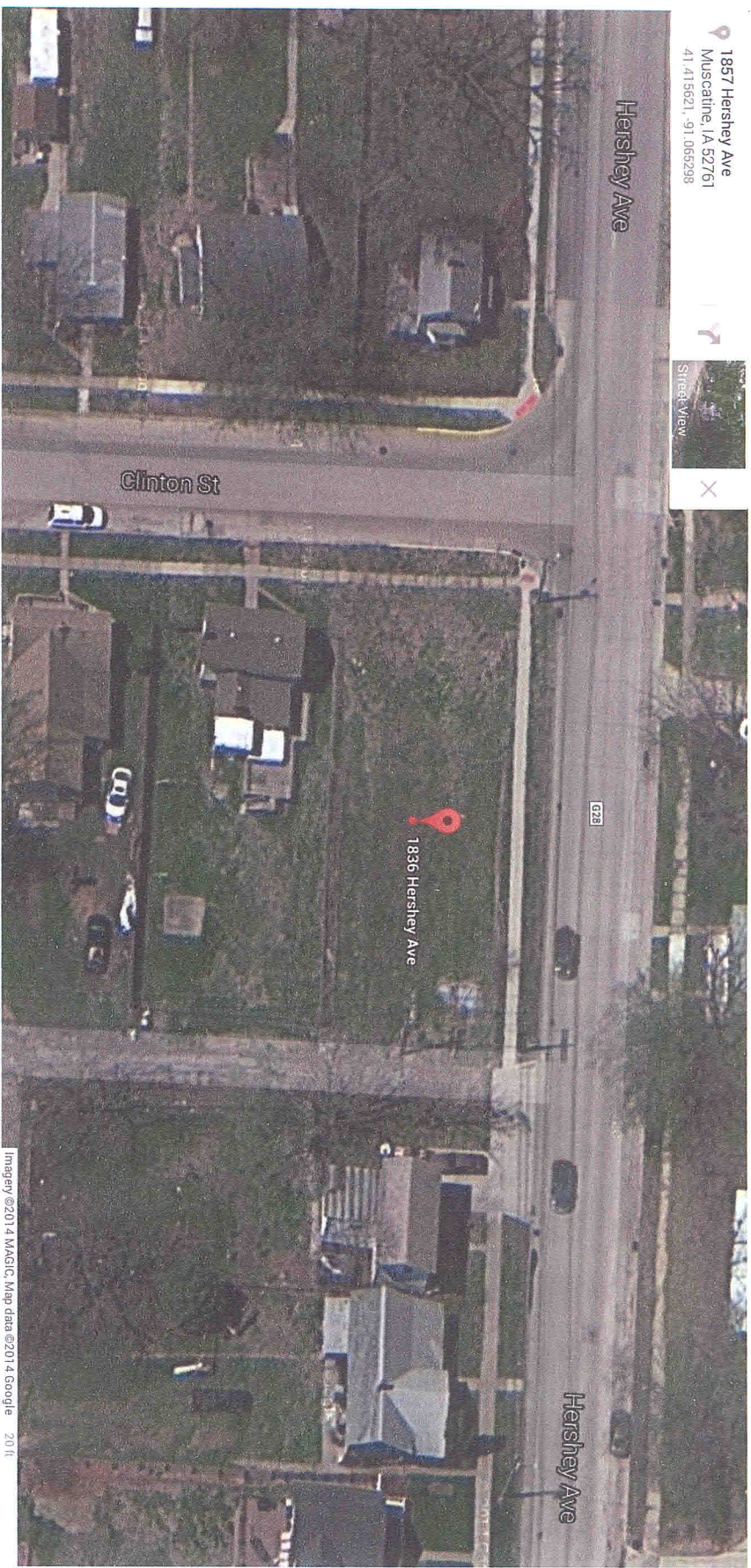
Jimmy J. Guevara





1836 Hershey Ave - Google Maps

### Street View





front view

Architectural Shingled roof

opening for fire code  
windproof  
pre-finish

Use 1/2" plywood  
8' x 11' x 1/2" concrete block

grass

Hershey Avenue

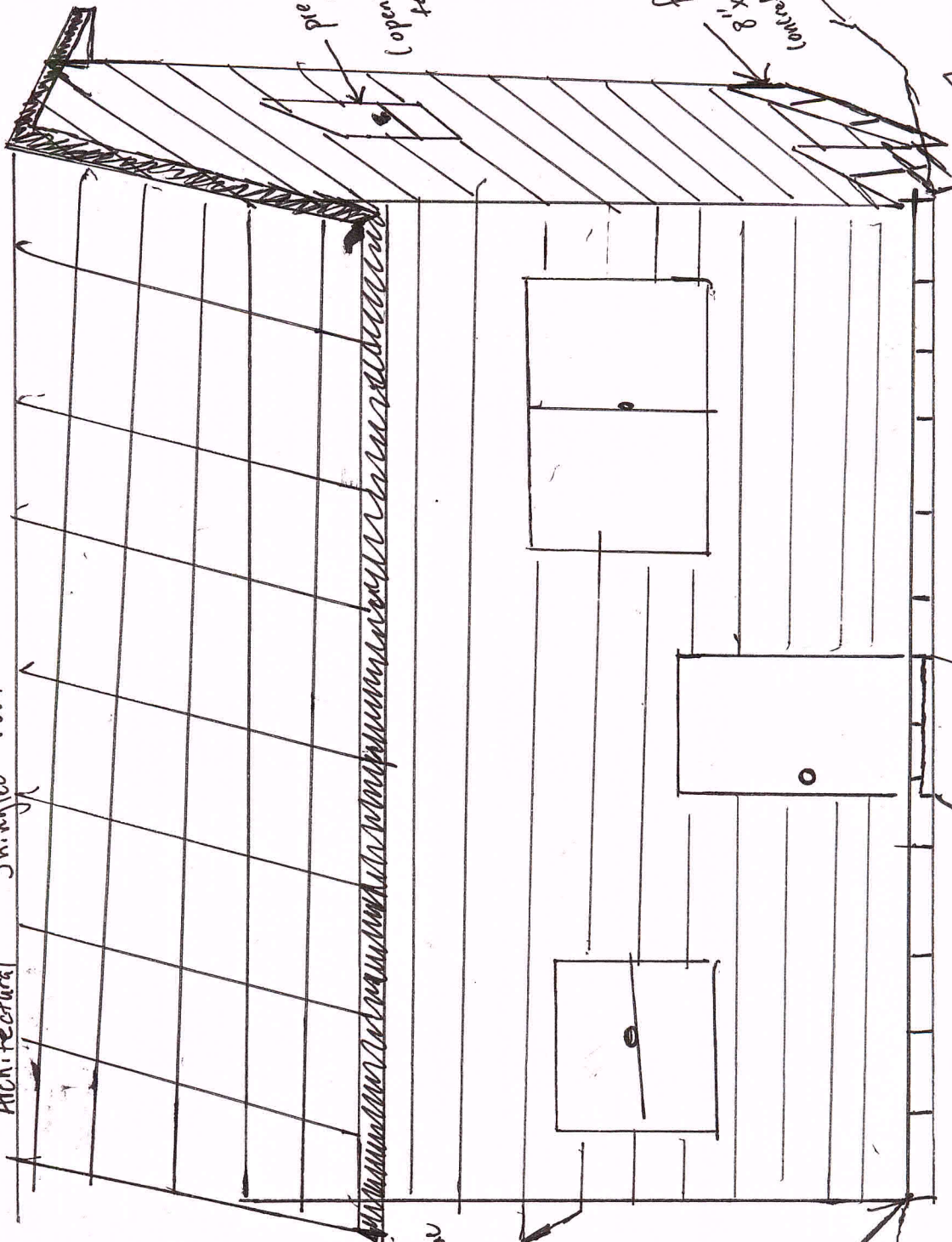
Side walk on

Foundation

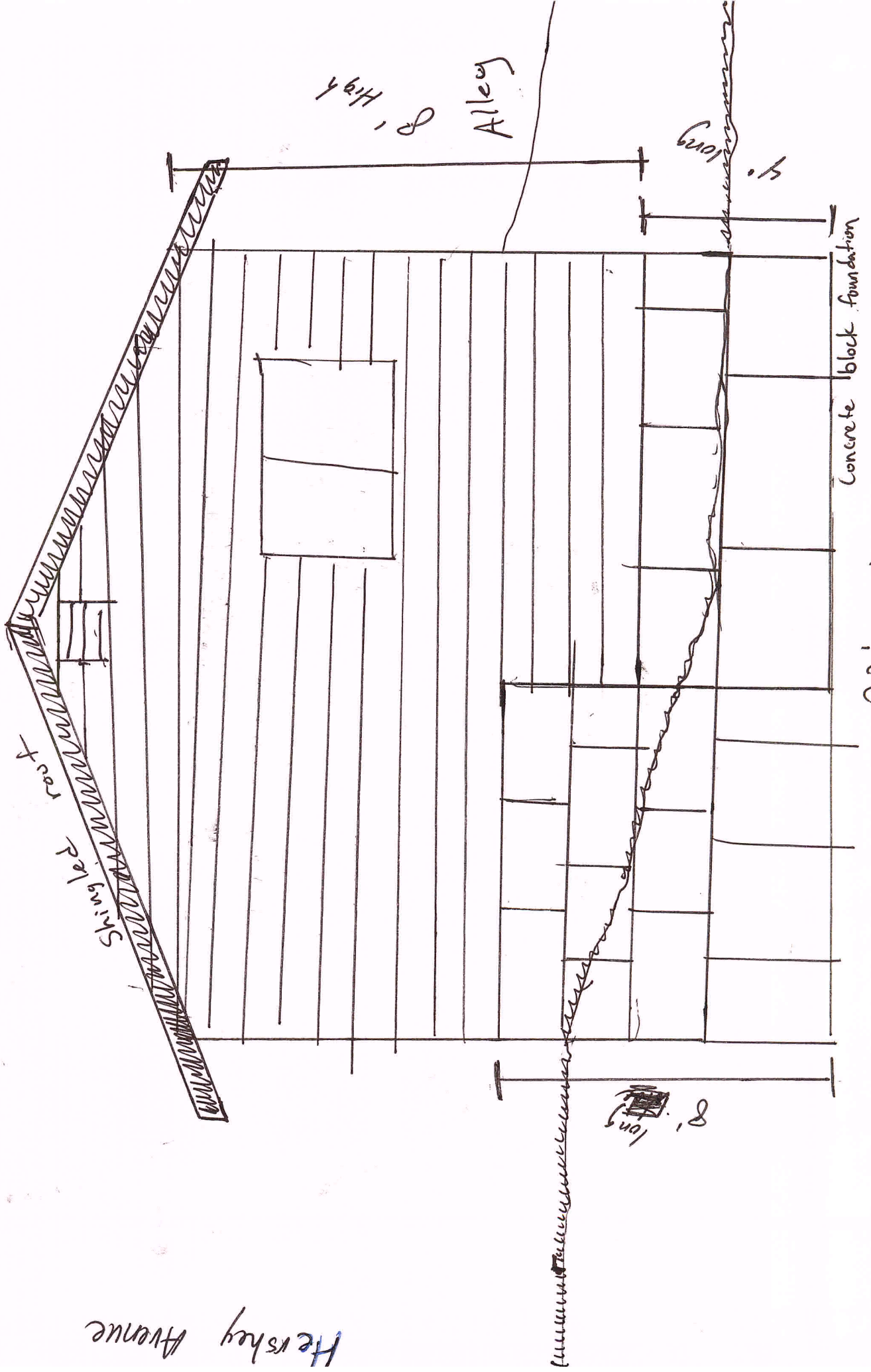
Siding light blue  
4" double

Alley

grass



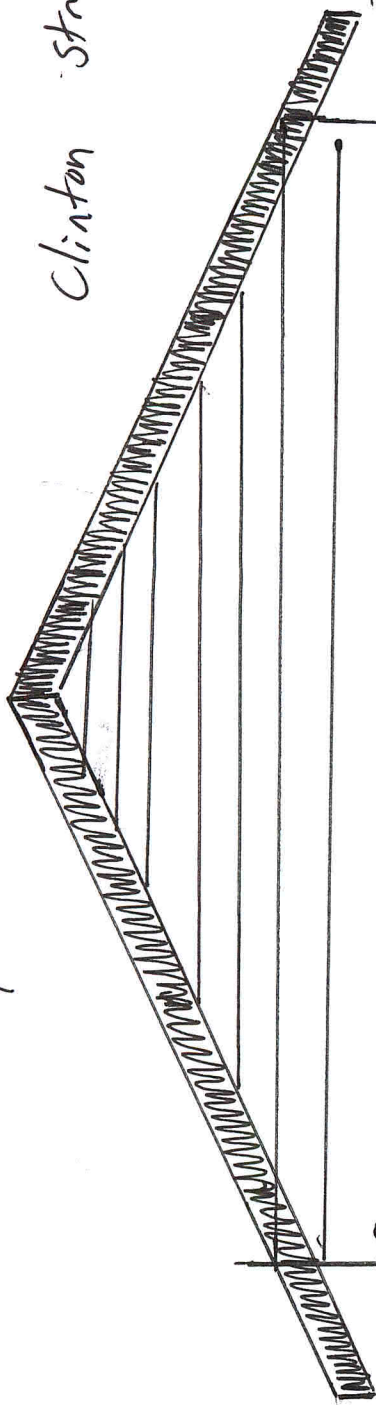
Side view



Hershey Avenue

Side view from alley of house

Clinton Street



Curb

Neighbors  
grass

Curb

grass

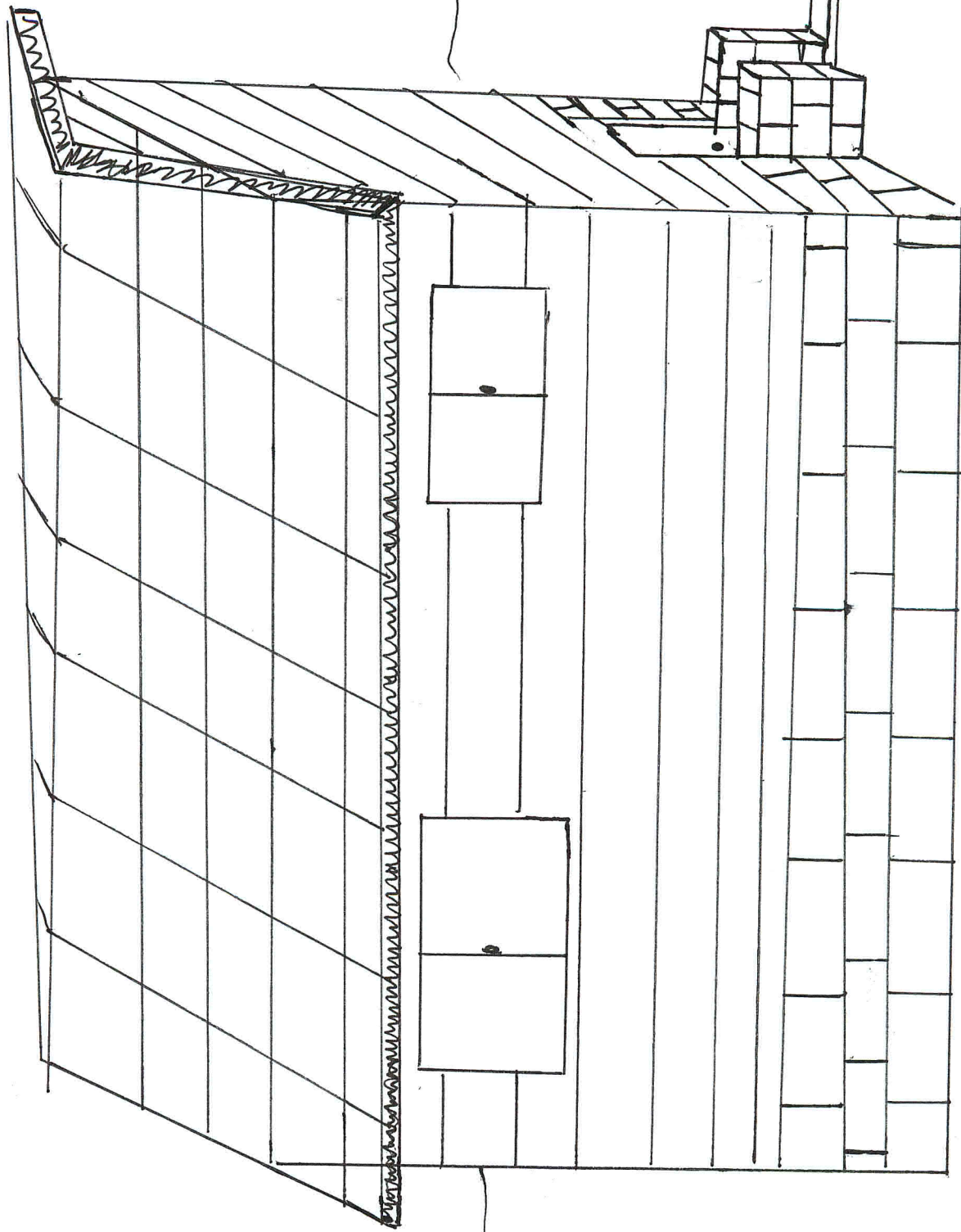
Hill will Taper  
down to side of  
retaining wall

8'8" x 16"  
(concrete block)



Back View

Hershey Avenue



Clinton Street

Alley

32' feet

Neighbors

Hersey Avenue

4641, 8

18' wide

46.44.15

4, High  
(ax6 wood studs  
finish the rest of basement  
outside by 4x8's on basement  
12" O.K.)

16" x 12" deep footing

22' wide