

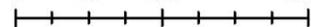
Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, Ast. Comm Dev. Director
Date: December 31, 2019



Appeal Case #ZBAV-22, filed by Priscilla Lane, to allow for the conversion of an existing building previously used as office space into a dwelling unit, at 305 Grandview Avenue. This new dwelling unit would be in addition to an existing dwelling unit on the property which would remain. Multiple dwelling units are not a permitted use in the M-1 Light Industrial Zoning District as per City Code Section 10-14-1.

Variance #ZBAV-22

0 50 100 200 Feet



Ladies and Gentlemen,

I am a 60 year old widow. My house has four bedrooms and two bathrooms. I am an IT Business Analyst for HNI and work remotely. The street in front of my house use to be a dead-end and there was absolutely no traffic.

I quickly realized my house was way too big for me. My son, who manages the business, has three children so it made sense for him and his wife to move in. I have a little over 2.5 acres so was contemplating where I might build a small 'retirement' home on the property.

I work remotely for HNI IT as a Business Analyst. I'm out in the office every day from 7-4 and on call 24/7. I also have RiverCity Excavating books after HNI time. The 'office' has two private offices and a huge reception area. The Monsanto crew used to meet in the office every morning. They now meet right at Monsanto. It didn't make sense to heat and air condition this huge office any longer and I realized it was the perfect layout for a 'retirement' home.

I believe it was three years ago, the DOT built a new location using the previous dead-end street for their entrance. Right away there were construction crews and sightseeing people all the time, day and night. Now that the facility is complete and being used, truckers sometimes sleep there all night, as something on their truck didn't pass inspection, so they must park. They are basically stranded and have come to my house to ask the closest place to get coffee. This makes me a little nervous being the only person home.

Please approve changing the property, (previous office), next to my house a home for me.

Kind Regards,

Priscilla Lane