

**MINUTES**  
**November 2, 2021 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Jodi Hansen, Nancy Jensen and Julie Wolf

**Excused:** Robert McFadden and Larry Murray

**Staff:** April Limburg, Planner, Community Development  
Christa Bailey, Office Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

**Minutes:**

Julie Wolf motioned to approve the minutes submitted for the August 3, 2021 and September 7, 2021 meetings; seconded by Nancy Jensen. All ayes, motion carried.

**Appeal Cases:**

**Appeal Case No. 49, filed by Curtis and Kayla Bendorf to allow changing the setbacks from 25 feet to 10.5 feet for the expansion of the garage. The final development plan has a front and rear setback of 25 feet along with a side setback at 6 feet. The structure will require a building permit in accordance with State and local codes, regulations and ordinances for buildings and structures covered by the approved final development plan by Section 10-10-11(B) of City Code.**

Kayla Bendorf, 2920 Provence Ln, was present to discuss the appeal. Ms. Bendorf stated that they live on a corner lot with the garage currently accessed off of Normandy Ct which cause the driveway to be very steep with a tight curve. Ms. Bendorf explained that the proposed setback change would allow them to construct an addition to extend the garage and alter its access to lessen the steepness of the driveway. Ms. Bendorf added that there is currently also a drop off due to the driveway location and they have a small child so they want to remove the danger the drop off proposes by altering the garage access and driveway location.

Jodi Hansen questioned April Limburg if any adjacent property owners had contacted her about the appeal request, to which Ms. Limburg responded no. Ms. Bendorf commented that several neighbors had approached them with questions about the need for the proposed setback changes as they did not understand. Ms. Bendorf added that after clarifying how the setbacks will allow the garage and driveway alterations the neighbors were in favor of the appeal.

Julie Wolf motioned to approve the appeal case; seconded by Nancy Jensen. All ayes, motion carried.

Meeting adjourned at 5:35 p.m.

ATTEST:

Respectfully Submitted,

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Jodi Hansen, Chairperson  
Zoning Board of Adjustment

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April Limburg, Secretary  
Planner I