

CITY OF MUSCATINE

APPEAL UNDER THE ZONING ORDINANCE

NOTE: This appeal must be 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.: \_\_\_\_\_

Filed: \_\_\_\_\_

BOARD OF ADJUSTMENT  
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On \_\_\_\_\_, the undersigned applied for (a building/an occupancy) permit to

Located on Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_ in the \_\_\_\_\_ Zoning District.

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

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

Very truly yours,

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

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

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
PHONE

Fee Paid: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Notice Sent: \_\_\_\_\_

Approved by Andrew Fangman: \_\_\_\_\_

**Filing fee is \$150.00.**

**APPLICANT, OR REPRESENTATIVE FOR, MUST BE PRESENT AT MEETING FOR ACTION TO BE TAKEN.**

**CHECK LIST**

- Request must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.
- Letter of explanation for request.
- Site plan.
- Names & addresses of property owners within 200 feet of property lines.

April 18, 2016

Board of Adjustment  
City of Muscatine, Iowa

Ladies and Gentlemen:

I would like to apply for a variance for the purpose of replacing my existing garage located at 106 Lord Avenue here in Muscatine.

The existing garage structure was in existence when we purchased the home approximately 23 years ago. The only thing we have had done for it since then was to install new doors on the front and rear entrances.

It is a single story structure that sits in the extreme south west corner of the property bordering the property to the west with the western most wall in very close proximity to the property line, and the southern wall and current southern garage door about two feet in from the property line and the alley off the property line.

We would like to take the entire structure down and replace it with a newer building on the same site.

I have been told that if I were to move it in from the west in the current location I would also have to consider have newer footings installed.

The current structure is 18 feet wide on the south wall and the longest wall is 22 feet 4 inches on the extreme west side. I have included 2 drawings showing the existing structure made by John Shilangosky, a local contractor I had come to the site and assist with the drawings and providing an estimate for the project. His one drawing shows a location for the house but the drawing is not accurate. The house is actually further north of the garage as you can tell by the MAGIC visual supplied with the application.

I appreciate your assistance and time in our attempt to have this project completed.

Respectfully submitted,

John Elshoff  
106 Lord Avenue  
Muscatine, Iowa

Existing garage to be replaced on the same location as existing garage. Would extend to the side property line, and within 5' of rear property line.

Lord Ave

Park Ave

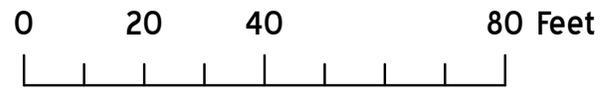
Subject Parcel

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: April 27, 2016

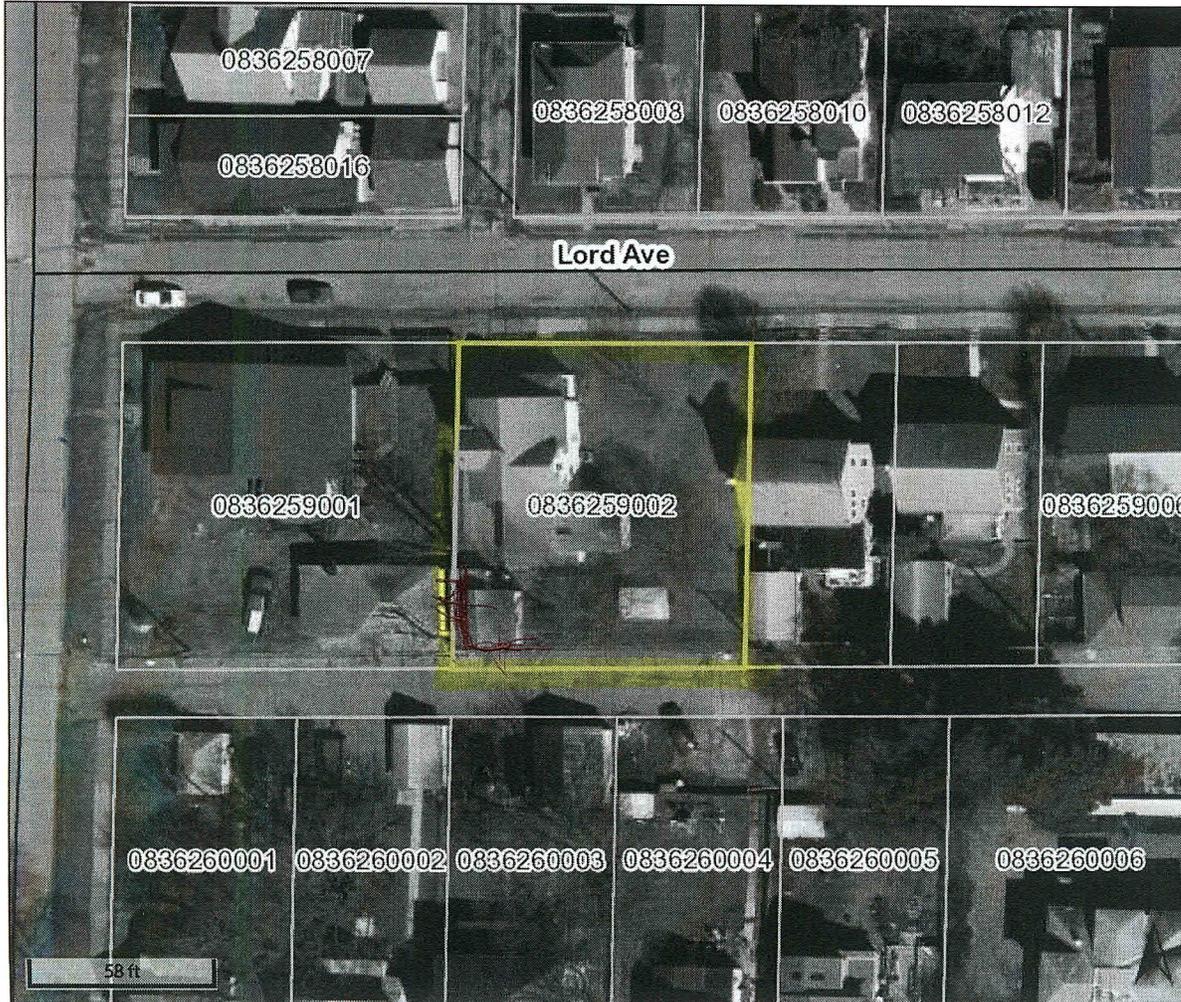
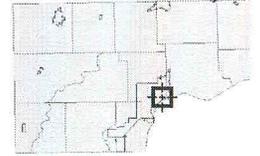


An appeal to encroach into the 25' rear yard setback & 6' side yard setback as required in the R-3 Zoning District. City Code Section 10-6-3(A).

Appeal Case #955  
106 Lord Street



# Muscatine Area Geographic Information Consortium (MAGIC)


**Overview**

**Legend**

-  Corporate Limits
-  Political Township
- Dimension Leader**
-  2
-  3
-  Parcels
- Roads**
-  Not Classified
-  Airport Runway
-  County Road
-  City Street
-  Neighbor County
-  Private Dr
-  State Highway
-  US Highway
-  US Hwy - Divided
-  Major Roads

<b>Parcel ID</b>	0836259002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	ELSHOFF JOHN L
<b>Sec/Twp/Rng</b>	36-77-2W	<b>Class</b>	R - RESIDENTIAL		ELSHOFF BETH D
<b>Property Address</b>	106 LORD AVE	<b>Acreage</b>	n/a		106 LORD AVE
	MUSCATINE				MUSCATINE IA 52761
<b>District</b>	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE				
<b>Brief Tax Description</b>	LOTS 3 & 4 BLK 8 FOREST PARK ADD 3RD SEC				
	(Note: Not to be used on legal documents)				

Date created: 4/1/2016

344766

Statement

DATE April 21 - 2016

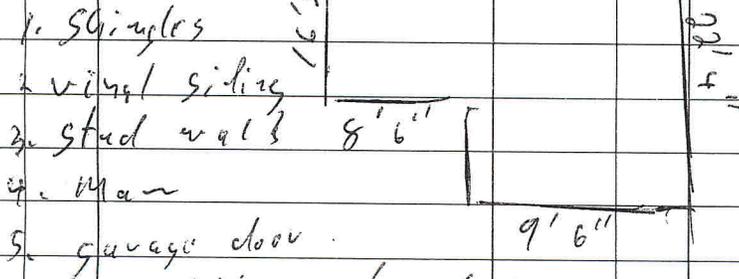
TERMS

TO John Elsholt  
104 Lund St  
Muscatine, IA 52761

IN ACCOUNT WITH John Skila-gaski  
2291 Saulsbury Rd  
Muscatine, IA 52761

1. Tear down existing garage - leave concrete & fittings to build new garage. Cut down tree in back yard - haul away

2. Build new garage



All material & labor included.

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

1,5865<sup>00</sup>

*J. M. Shelton*