

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, April 11, 2024; 4:00 PM

City Hall | 226 West 4th Street | Council Chambers

The Zoning Board of Adjustment holds public hearings to consider hardship variances, special uses, and interpretation appeals.

I. Call to Order

II. Secretary's Report

1. Consideration of the December 21, 2023 meeting minutes.

III. Old Business

IV. New Business

1. Request HV24-01 of Bray Architects on behalf of Davenport Community Schools at 1414 E. Locust Street for a Hardship Variance to build an addition to the school which will be approximately 45.3 feet in height. Property zoned R-4C Zoning District allows for buildings 35 feet in height or less as required in Table 17.04-1. [Ward 5]
2. Request SU24-01 of QC Sikh Temple at 1501 East 52nd Street for a Special Use to establish a place of worship on property zoned C-T Commercial Transitional as required in Table 17.08-1.
3. Request HV24-02 and -03 of Bush Construction on behalf of QC Sikh Temple at 1501 East 52nd Street for a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]
4. Request SU24-02 of Christopher Kretz at 1527 Brady Street for a Special Use to establish a bed and breakfast on property zoned C-T Commercial Transitional District as required by Table 17.08-1. [Ward 5]

V. Other Business

VI. Adjourn



MINUTES

Zoning Board of Adjustment

December 21, 2023



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:05 p.m.

Members present: Boyd-Carlson, Gallart, Bloemker, Darland

Excused: None.

Staff present: Koops, Berkley

II. Secretary's Report:

Minutes were approved for the 2023-12-12 ZBA Hearing by voice-vote (4-0).

III. Old Business:

None.

IV. New Business:

A. Request SU23-02 of 53rd Luxury LLC at 2021 (& 1911, 2131) East 53rd Street to operate a Vehicle Dealership with Outdoor Storage/Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District. [Ward 8]

Koops presented the staff report.

Findings: (supported by the previous analysis)

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that the Board adopt staff's findings and approve request SU23-02 subject to the following conditions:

1. The extent of 'Exhibit "A" – Site Plan' as emailed to Planning staff on November 29, 2023, shall be binding; no auto dealer uses shall be allowed outside that designated area, and use of additional land to the south and southeast (or any land areas not shown on the proposed concept plan) shall be prohibited without a modification to the Special Use, as per code requirements in §17.14.50.
2. Prior to occupancy, parking lot landscaped islands, consistent with 1777 E. 53rd Street, shall be installed per the approved site plan as submitted into Davenport ePlan requiring full-sized islands with landscaping at the end of five (5) rows in front of the buildings extended, per Exhibit "B";
3. Prior to occupancy an approved full site plan review shall be completed and approved;
4. The use of flags, pennants, tinsel, balloons or other similar attention-getting devices shall be prohibited;
5. All conditions of Davenport rezoning REZ23-03, City Council Ordinance 2023-436 (labeled Exhibit "C" in the ZBA Packet), shall remain in full force and effect, including but not limited to the location

of the car wash facility at least 125' from residential zoning districts, stipulated buffer yard along the north property line of the Stonegate development, prohibition of billboards, and Dark Sky complainant light fixtures; and

6. Should complaints arise due to non-compliance of these conditions, and/or if staff is aware of infractions to these conditions and/or any other code violations, or if ownership or management companies change (more than 50%), a rehearing of the Special Use shall be scheduled per Davenport Municipal Code specifications for Zoning Board of Adjustment Special Use public hearings; at which the Special Use may be modified, re-approved or revoked.

Board Questions for Staff: The Board discussed some clarification questions for staff. Chairman Darland asked questions about the timing of the rezoning of the land concerning the Special Use request. Gallart asked about the depth of the existing buffer south of the prior approved auto dealer. Staff indicated that the buffer depth, approved by a previous rezoning case, is 80 feet in depth from north to south.

The applicant, John Hofmeyer addressed the Board and explained the request.

Darland asked the applicant if they had any concerns about meeting the recommended staff conditions. Mr. Hofmeyer stated that their only concern was regarding ownership change. The reason is that if the site continued to be used as a franchise auto dealership, that wording would be detrimental to any future sale of the property to another auto franchise auto dealership.

Darland asked staff about the ownership change condition, and if that is in the code. Staff member Berkley stated that it was language suggested by the legal department, but that the Board is not necessarily tied to that language.

Gallart asked if these were new or just relocated dealership brands. Mr. Hofmeyer stated that they did not own the land where the current brands are located on Harrison Street.

Chairman Darland asked for comments in favor of the request. (none provided)

Chairman Darland asked for comments in opposition to the request.

Richard Pausch of 1800 Stonegate CIR spoke against the request. He was concerned over the possible loss of property value. The required 80' buffer was not watered properly and has some dead trees/bushes in that area. Boyd-Carlton asked about the berm location.

Jim Davis of 1744 Stonegate CIR spoke against the request. He wanted to make sure the car wash would be 125 feet from the property line and he stated that the existing vegetative buffer was not maintained well enough.

Gallart had questions about the landscaping buffer and if staff is satisfied with what is provided.

Bloemker asked about the ownership requirements in condition #6. Mr. Hofmeyer stated their preference for this condition to allow a change of ownership if the site continues to be used as a franchise dealership without having to have the Special Use "re-approved" by the Board.

Chairman Darland suggested that condition #6 be split into two conditions. Staff member Berkley suggested the following, that condition #6 should be about complaisance issues, and that a new condition #7 related be written to address a new use or the exiting use not being used by a franchise dealership.

Motion to Amend

Gallart moved, seconded by Boyd-Carlson, an amendment to condition #6 of the staff report and the addition of condition #7, with each condition reading as follows:

6. Should complaints arise due to non-compliance with these conditions, and/or if staff is aware of infractions to these conditions and/or any other code violations, a rehearing of the Special Use shall be scheduled per Davenport Municipal Code specifications for Zoning Board of Adjustment Special Use public hearings; at which the Special Use may be modified, re-approved or revoked.
7. Should the ownership no longer be affiliated with a franchised auto dealership, the Special Use shall be reviewed regarding this change by the Zoning Board of Adjustment.

The motion carried unanimously (4-0).

Bloemker, yes; Gallart, yes; Boyd-Carlson, yes; and Darland, yes;

Motion

Boyd-Carlson moved to approve request SU23-02 with staff conditions as amended; the motion was seconded by Gallart, and it carried unanimously (4-0). The amended conditions read:

1. The extent of 'Exhibit "A" – Site Plan' as emailed to Planning staff on November 29, 2023, shall be binding; no auto dealer uses shall be allowed outside that designated area, and use of additional land to the south and southeast (or any land areas not shown on the proposed concept plan) shall be prohibited without a modification to the Special Use, as per code requirements in §17.14.50.
2. Prior to occupancy, parking lot landscaped islands, consistent with 1777 E. 53rd Street, shall be installed per the approved site plan as submitted into Davenport ePlan requiring full-sized islands with landscaping at the end of five (5) rows in front of the buildings extended, per Exhibit "B";
3. Prior to occupancy an approved full site plan review shall be completed and approved;
4. The use of flags, pennants, tinsel, balloons, or other similar attention-getting devices shall be prohibited;
5. All conditions of Davenport rezoning REZ23-03, City Council Ordinance 2023-436 (labeled Exhibit "C" in the ZBA Packet), shall remain in full force and effect, including but not limited to the location of the car wash facility at least 125' from residential zoning districts, stipulated buffer yard along the north property line of the Stonegate development, prohibition of billboards, and Dark Sky complainant light fixtures; and
6. Should complaints arise due to non-compliance with these conditions, and/or if staff is aware of infractions to these conditions and/or any other code violations, a rehearing of the Special Use shall be scheduled per Davenport Municipal Code specifications for Zoning Board of Adjustment Special Use public hearings; at which the Special Use may be modified, re-approved or revoked.
7. Should the ownership no longer be affiliated with a franchised vehicle dealership, the Special Use shall be reviewed regarding this change by the Zoning Board of Adjustment.

Boyd-Carlson, yes; Gallart, yes; Bloemker, yes; and Darland, yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 5:20 p.m.

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

4/11/2024

Subject:

Request HV24-01 of Bray Architects on behalf of Davenport Community Schools at 1414 E. Locust Street for a Hardship Variance to build an addition to the school which will be approximately 45.3 feet in height. Property zoned R-4C Zoning District allows for buildings 35 feet in height or less as required in Table 17.04-1. [Ward 5]

Recommendation:

Background:

Attachments:

1. Staff Report - Exceed Sudlow School Height - 1414 E Locust ST
2. Application
3. Application Hardship Response Summary
4. Application Hardship Response Number 1
5. Building Drawings
6. Adjacent Owner Notice List 1414 E Locust ST HV24-01
7. Adjacent Owner Notice Letter HV24-01



**Zoning Board of Adjustment
Planning Staff Report
1414 E. Locust ST – Exceed Building Height
April 11, 2024**

Description

Request HV24-01 of Bray Architects on behalf of Davenport Community Schools at 1414 E. Locust Street for a Hardship Variance to build an addition to the school which will be approximately 45.3 feet in height. Property zoned R-4C Zoning District allows for buildings 35 feet in height or less as required in Table 17.04-1. [Ward 5]

Background & Discussion

The subject property is located on a residentially zoned property located along two minor arterial streets. Historically, primary and secondary schools have been located on property zoned residential. Certain quasi-institutional uses in Davenport have always been customary to residential districts such as places of worship, parks, cemeteries, and schools. More recently, larger Secondary (High School) campus have been zoned S-IC Institutional Campus with the 2019 Zoning Code overhaul. Presently, all elementary schools are located on land residentially zoned.

The height regulations in the single- and two-family dwelling districts have been established with most common residential uses in mind (single-family and two-family dwellings). While allowed by right, primary and secondary schools by their very nature are larger buildings than the dwellings which are the most common uses in these districts. Therefore, it stands to reason that from time to time these large institutional uses would necessitate a hardship variance for one or more dimensional code requirements.

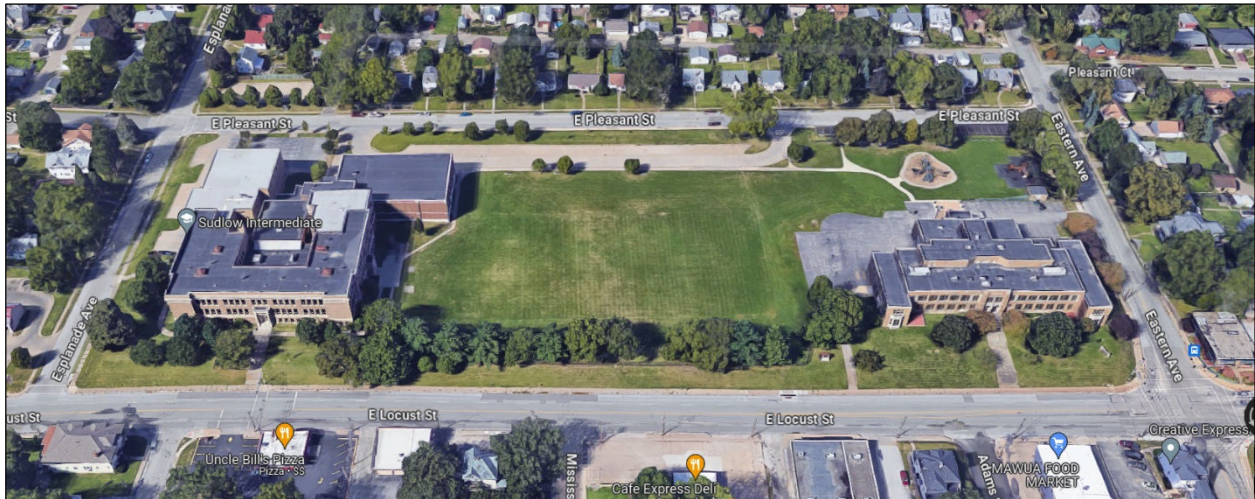
Over the course of the last several years, Davenport Community School District faced declining enrollment resulting in significant excess student capacity throughout the district and a growing backlog of capital maintenance. A district wide master planning process was conducted, which included facility condition assessments, capacity analysis, enrollment projections, exploration of grade configurations, and analysis of student educational pathway.

As a result of this process, the district considered and approved grade and pathway reconfiguration within the district. Three (3) facilities, Washington, Monroe, and Buchanan Elementary Schools were identified for closure and district wide student pathway reorganization (K-5 Elementary Schools, 6-8 Middle Schools, and 9-12 High Schools) is under way.

The Davenport School Board approved several projects to include in the first phase of work. Starting in the '24-'25 school year, sixth grade will be moved to the middle school buildings. One of the highest priorities within the school district is to improve the Sudlow and Smart middle school buildings. This allows for creating a 'house model' within the academic wings of the building in which the physical layout of the building will aid in developing smaller learning communities which are designed to improve the relational and social development of students.

The proposed Sudlow plan has a three-story educational wing to house the three grade levels. It also provides a new office, kitchen, cafeteria, and library with the first phase of construction. Future phases after its completion include demolition of the 1912 building, a new gymnasium and classroom addition, and renovating the 1963 wing, 2001 gymnasium, and 2017 office addition.

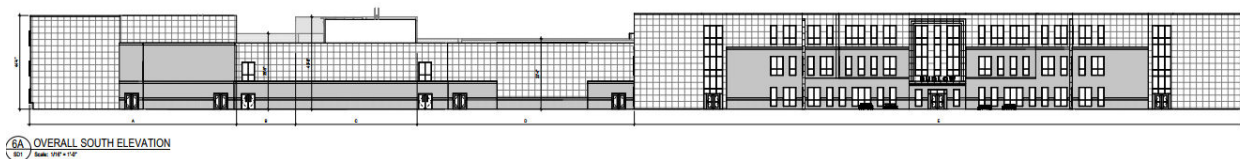
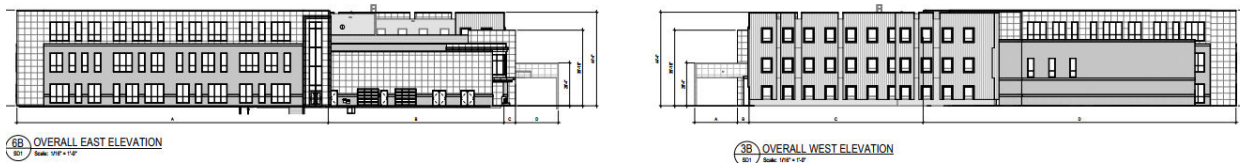
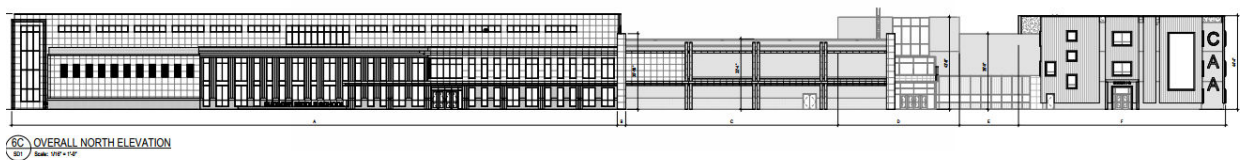
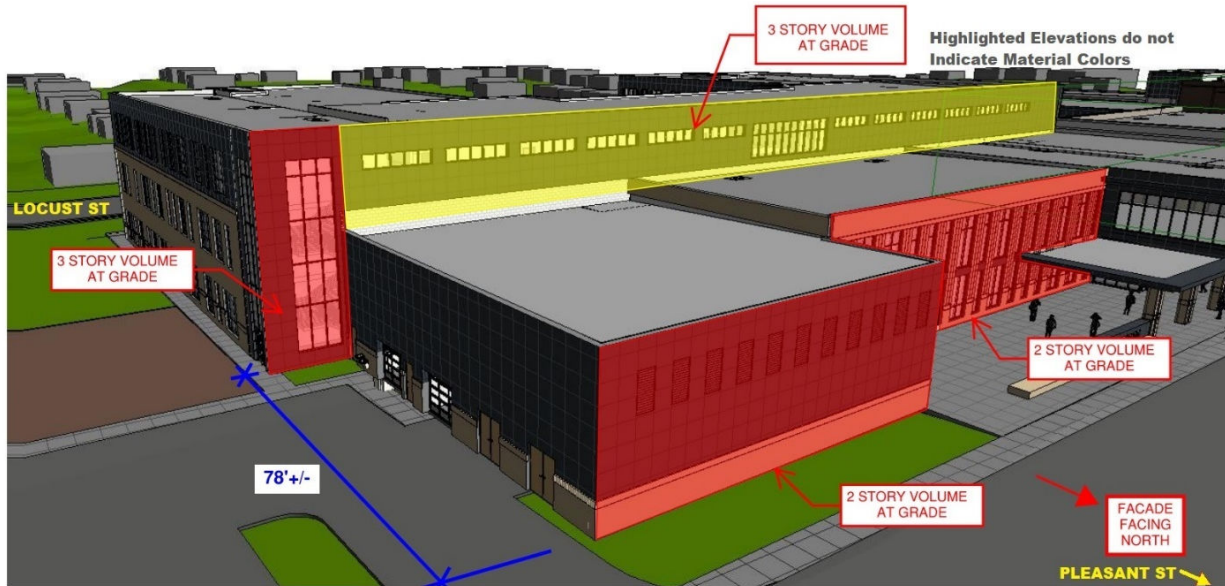
Existing Site Photos



Existing Site Photos



Concept and Elevation Designs



BUILDING HEIGHT BY FAÇADE

NORTH FAÇADE		EAST FAÇADE		SOUTH FAÇADE		WEST FAÇADE	
Elevation	Building Height	Elevation	Building Height	Elevation	Building Height	Elevation	Building Height
A	45.3	A	45.3	A	44.3	A	20.3
B	35.8	B	44.3	B	35.8	B	35.8
C	33.3	C	35.8	C	43.7	C	44.3
D	43.7	D	20.3	D	33.3	D	45.3
E	35.8			E	45.3		
F	44.3						
AVERAGE HEIGHT:	39.7	AVERAGE HEIGHT:	36.4	AVERAGE HEIGHT:	40.5	AVERAGE HEIGHT:	36.4

Public Input

Notices were sent to adjacent property owners within 200 feet of the request.

Purpose of a Hardship Variance

Davenport Municipal Code Section 17.14.060 states: *The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships.*

Approval Standards

The Zoning Board of Adjustment decision must make findings to support each of the following:

1. Strict application of this Ordinance will result in hardship unless the specific relief requested is granted.

Applicant Response:

The school district would like to request a variance to allow the proposed construction of the new addition to Sudlow to exceed the residential height restrictions imposed upon it since it is zoned R- 4C. As precedence, the existing Sudlow building is three stories already, the difference between the existing and new is conventional floor-to-floor heights. The existing was built in 1912, has a floor-to-floor height varying between 10'-14'. The proposed addition has a floor-to-floor height of 14'-8", prescribing to conventional architectural practices.

The proposed design allows one grade per level in the educational wing which is a great benefit to the district. By providing three levels, the district can keep consistency in the construction and provide repetition in the educational layout for students. If the height cannot be exceeded, then they would need to combine grades into two levels and lose this repetition. The building would most likely need to grow in footprint also and lose open spaces and outdoor amenities would be available to the district and community as a result.

Staff Comments:

Primary and secondary schools are allowed by right in the R-4C Zoning District. The previous school building and part of the remaining school building are/were three (3) stories in height. The proposed additions will also be three stories in height. The primary reason the code does not restrict building height by number of stories is that there is no set standard for story height. In order to avoid development exploiting height restrictions by creating overly large floors/stories, the code has instead relied upon height measured in feet. While the proposed school does exceed the strict regulations regarding building height, the overall massing of the building is similar to the previous building and is consistent with size of the development lot. Approval standard #1 has been met.

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Applicant Response:

The height restriction hardship is vertically with the currently zoning applied to it, residential.

Staff comments:

The large size of the property, the proposed setback of the building, and the building being located along minor arterial streets mitigates any potential negative externalities due to the additional height of the proposed building addition. Approval standard #2 has been met.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

It is unique to them because they are zoned residential but are a school. They are also not asking for a new circumstance because the existing building they are replacing is also three stories and that is what they are asking to replace it with.

Staff Comments:

This site is an institutional use in a residential district. While allowed in residential districts, institutional uses are somewhat unique in that the massing and bulk of the structures are not comparable to the typical dwellings found in this district. Allowed uses in a district should be permitted to build functional buildings. Staff finds that this a unique situation, in that the number of stories will not exceed the previous number of stories. Approval standard #3 has been met.

4. The hardship variance, if granted, will not alter the essential character of the locality.

Applicant Response:

The project is intended to give a new vibrancy to the area and turn the Sudlow and Washington properties into a hub for the community. The existing buildings were of similar height and stature and it does not alter the character of the locality.

Staff Comments:

The proposed three-story building will be 10 feet taller than the existing three-story building. The character of the locality will not be negatively impacted. Approval standard #4 has been met.

Findings & Staff Recommendation:

Findings: (Per the analysis above)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical surroundings imposing hardship has been established;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the requested hardship variance.

Prepared by:



Scott Koops, AICP, Planner II

Attachments: ZBA Application/plans, Notice Documents



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

HARDSHIP VARIANCE

ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name	Karilyn Uhlenkamp obo Bray Architects
Address	201 Emerson Pl Suite 301
City State Zip	Davenport Iowa 52801
Phone	(563) 526-6050
Secondary Phone	
E-Mail Address	kuhlenkamp@brayarch.com
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Karilyn Uhlenkamp Type Applicant's Name Karilyn Uhlenkamp Applicant's Signature Digitally signed by Karilyn Uhlenkamp DN: C=US, E=kuhlenkamp@brayarch.com, O=Bray Architects, CN=Karilyn Uhlenkamp Date: 2024.03.04 12:56:34-06'00' 03/03/2024 Date	
DEVELOPMENT TEAM	
Property Owner Davenport CSD c/o Joe Reagan	
Address 1008 W Kimberly Rd Davenport IA	
Phone	Secondary Phone
(563) 336-7807	
E-Mail Address reaganj@davenportschools.org	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
01/25/2024	03/18/2024	04/11/2024
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 1414 E Locust St Davenport IA		
SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED Height restrictions on the Middle School due to it being zoned residential.		
COMPLETE SUBMITTALS SHALL INCLUDE:		
Concept/Development Plan to Scale*		☒
*shall show setbacks, height and size dimensions, etc.		
Consent to request hardship/legal interest Affidavit*		☒
*shall include owner contact information		
Application Fee* \$200		☒
*required for a complete application		
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (4) ITEMS:		
1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted. The property is zoned R- 4C. As precedence, the existing Sudlow building is three stories already, the difference between the existing and new is conventional floor-to-floor heights. The existing was built in 1912, has a floor-to-floor height varying between 10' - 14' . The proposed addition has a floor-to-floor height of 14' -8" , prescribing to conventional architectural practices.		
2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out. The height restriction hardship is vertically with the currently zoning applied to it, residential.		
3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship. It is unique to them because they are zoned residential but are a school. They are also not asking for a new circumstance because the existing building they are replacing is also three stories and that is what they are asking to replace it with.		
4. The hardship variance, if granted, will not alter the essential character of the locality. The project is intended to give a new vibrancy to the area and turn the Sudlow and Washington properties into a hub for the community. The existing buildings were of similar height and stature and it does not alter the character of the locality.		
Contact Development & Neighborhood Services (DNS)/Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.		

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS
revised Jan. 2024

DAVENPORT SUDLOW MIDDLE SCHOOL

Davenport Community School District

Davenport, Iowa



Bray Project No. 3654

Wednesday | April 3, 2024

Re: HARDSHIP VARIANCE

City of Davenport requested a summary describing how the district got to the current proposed building project.

Summary

Sudlow Intermediate School was originally built in 1912 and then has been added onto many times since then. Washington Elementary was originally built in 1940 adjacent to Sudlow, sharing a field in between them.

Over the course of the last several years, Davenport Community School District faced declining enrollment resulting in significant excess student capacity throughout the district. In addition, the district has faced a continually growing backlog of capital maintenance needs caused by aging buildings. A district wide master planning process was conducted, which included facility condition assessments, capacity analysis, enrollment projections, exploration of grade configurations, and analysis of student educational pathway.

As a result of this process, the district considered and approved grade and pathway reconfiguration within the district. To reduce the excess capacity and alleviate excessive deferred maintenance costs, three facilities, Washington, Monroe, and Buchanan Elementary Schools, were identified for closure, and the district student pathway and organization were reconfigured. This reconfiguration changed the district to become arranged as K-5 Elementary Schools, 6-8 Middle Schools, and 9-12 High Schools. This pathway change was approved because it improved the potential to enhance educational opportunities within the district, reduce the number of school building transitions, define a predictable student pathway and experience, increase the duration of student experience within each school building, improve transportation and logistics, reduce the overall capacity of seats within the district in response to enrollment projections, and balance opportunities and exposure for benefits to all students within the district.

The Davenport School Board approved several projects to included in the first phase of work as identified under the district wide master plan. Washington and Monroe Elementary Schools were closed and identified to be demolished due to their age, prospective costs associated with deferred

maintenance, small size of classrooms and inefficient layout of building, and proximity to the Sudlow and Smart Intermediate School buildings. Prior to the '24-'25 school year, sixth grade students have been housed in elementary school buildings. Starting in the '24-'25 school year, sixth grade will be moved to the middle school buildings. One of the highest priorities within the school district is to improve the Sudlow and Smart middle school buildings. Improvements at the middle school buildings was deemed critical because addition and renovation to the existing facilities would support the adoption of the middle school curriculum, as well as support the integration of sixth grade to these buildings. Improvements to these facilities would provide needed collaboration and flexible use areas with increased sightlines and supervision within the building, while also increasing the safety and security within the building and campus. In addition, this would allow for creating a house model within the academic wings of the building in which the physical layout of the building will aid in developing smaller learning communities which are designed to improve the relational and social development of students while also enhancing student academic engagement and providing an environment that will improve student outcomes. Sudlow and Smart were identified to be considered for these improvements as they are the buildings most in need of improvement.

Due to the age of the existing building, high level of cost to remedy deferred maintenance and repairs, small size of existing classrooms, and poor layout and configuration of the existing building, the existing Sudlow Middle School is to receive a substantial new addition and existing portions to be retained shall be remodeled. The new addition will allow expanded space for cafeteria which is necessary for improving the lunch sequence resulting in better control and more instructional time. New construction of appropriately sized classroom space will meet the needs of additional students and programs as well as allowing for a house model approach to the building layout. Additional gym space will be provided to improve instruction due to the larger building population size. The new improvement will allow for the integration of spaces for technology, science, and consumer sciences. Furthermore, the new project will improve site safety and logistics, as well as creating improved spaces for outdoor student activities.

Sudlow timeline

Schematic Design concluded in early January 2024. In schematic design the proposed plan was reviewed with the City of Davenport and at that time, it was discussed that the height restrictions would need a variance because it is zoned residential. Currently, the design team is in design development and intends to be ready to bid the project in August 2024.

The Sudlow proposed plan has a three-story educational wing to house the three grade levels. It also provides a new office, kitchen, cafeteria, and library with the first phase of construction. Future phases after its completion include demolition of the 1912 building, a new gymnasium and classroom addition, and renovating the 1963 wing, 2001 gymnasium, and 2017 office addition.

Monday | March 4, 2024

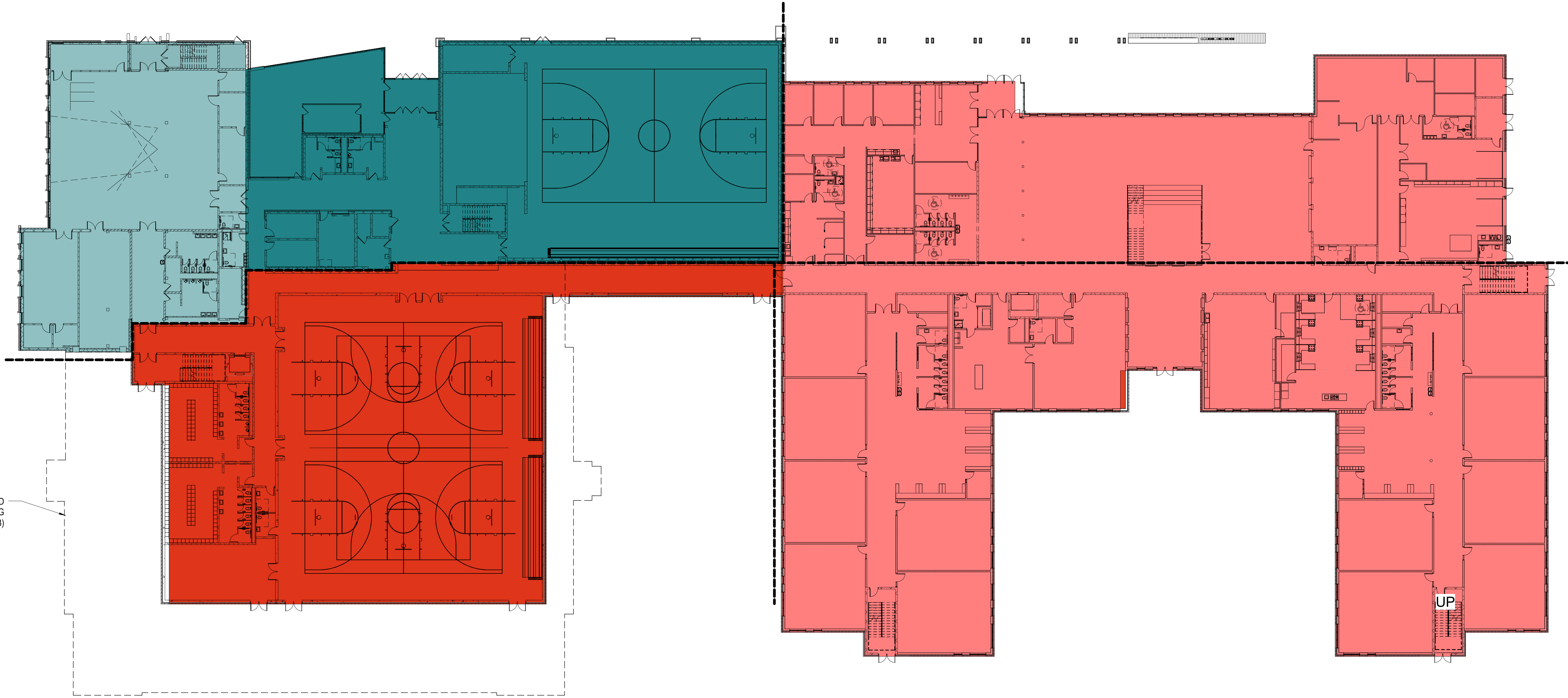
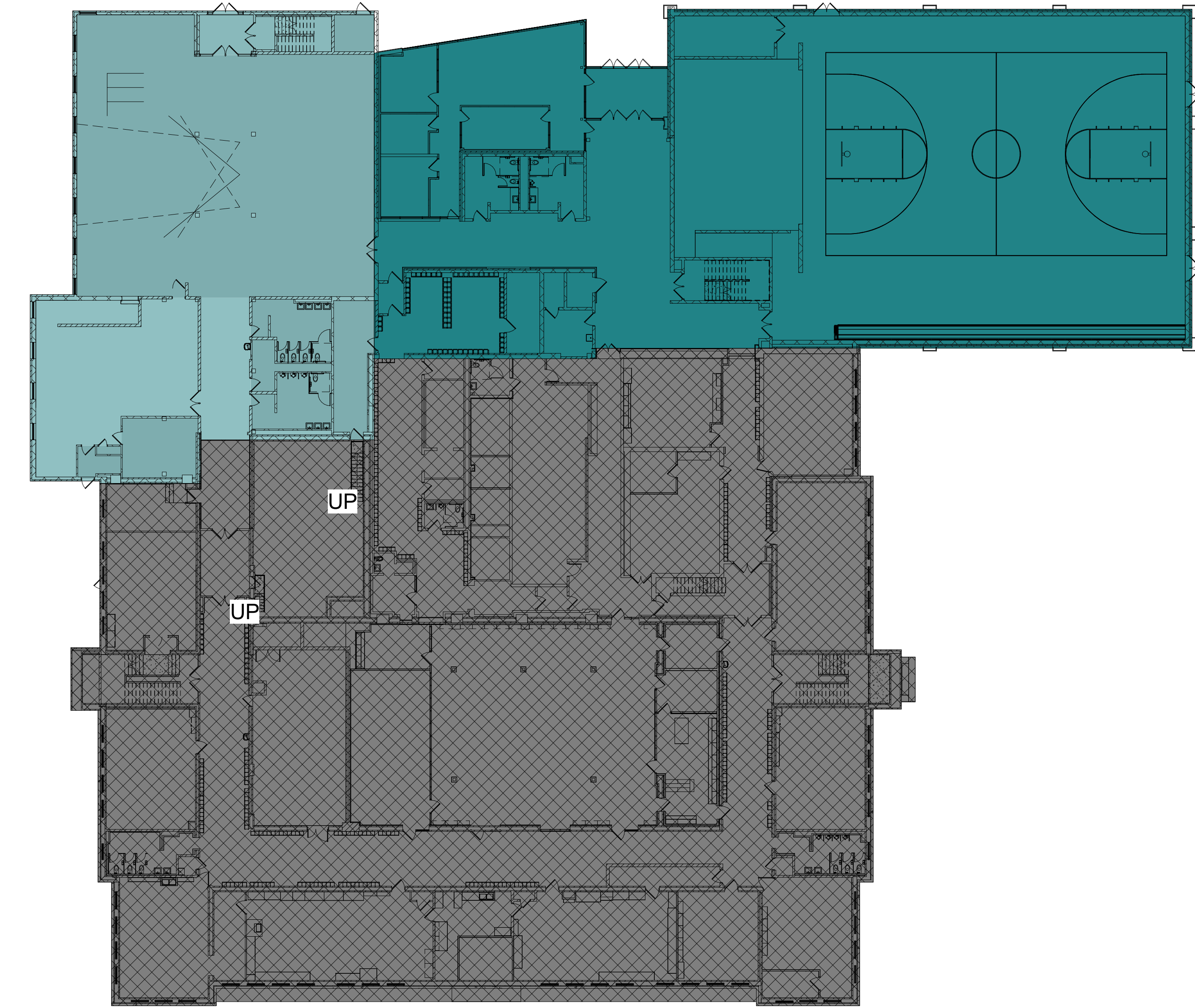
HARDSHIP VARIANCE

1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted.
 - a. Height Restrictions: The school district would like to request a variance to allow the proposed construction of the new addition to Sudlow to exceed the residential height restrictions imposed upon it since it is zoned R-4C. As precedence, the existing Sudlow building is three stories already, the difference between the existing and new is conventional floor-to-floor heights. The existing was built in 1912, has a floor-to-floor height varying between 10'-14'. The proposed addition has a floor-to-floor height of 14'-8", prescribing to conventional architectural practices.
 - The proposed design allows one grade per level in the educational wing which is a great benefit to the district. By providing three levels, the district can keep consistency in the construction and provide repetition in the educational layout for students. If the height cannot be exceeded, then they would need to combine grades into two levels and lose this repetition. The building would most likely need to grow in footprint also and lose open spaces and outdoor amenities would be available to the district and community as a result.
 - b. Bus Lane: The school district would like to request a variance to allow the construction of an on-street Bus Lane along the south side of E Pleasant Street. The planned lane would allow stacking for 7 buses that the school requires for its current student body size and would also have room for an additional 2 buses for future student body growth. Construction of this bus lane would have benefits for both the school district and the city. These benefits include:
 - A reduction in traffic congestion along East Pleasant Street
 - The buses would stack along the south side of the street which would allow east – west traffic to continue, unaffected. With residents of Pleasant Street parking along the North side of the road, this will help maintain smooth traffic patterns in the area.
 - Staging the buses in a regular order will allow for the students to load more quickly and will let the buses get away from the school more quickly.
 - If the buses have their own location to park away from the parent pick up/drop off area, this will reduce congestion in that zone as well. This will allow parents to leave the vicinity of the school more quickly and will further reduce traffic in the surrounding areas.
 - Increased safety for students and drivers
 - Having the buses parked out of the path of travel and in their own lane would increase safety for the bus drivers as well as the students as they load the buses.
 - Staging the buses in this area also means that the students only need to cross one area of vehicular travel, which is interior to the site. This will reduce the likelihood of any accidents happening between a driver and a student.

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1/24/2024 1:22:36 PM

OUTLINE OF DEMOLISHED
PORTION OF EXISTING
BUILDING (PHASE 3)

6A PHASING PLAN
G0.4 Scale: 1" = 20'-0"



PHASING LEGEND

(NOT SHOWN)

PHASE 1: GEOTHERMAL FIELD WORK



PHASE 2: CLASSROOM ADDITION

(OCT. 1ST, 2024 - JAN. 1ST, 2026)

(NOT SHOWN)

**PHASE 2a: MEP TRANSITION FOR
FUTURE PHASES**

(JUNE 2025- AUGUST 2025)



PHASE 3: DEMOLITION OF EXISTING

(JAN. 1ST, 2026 - MARCH 2026)



PHASE 4: GYMNASIUM ADDITION

(MARCH 2026 - AUGUST 2026)



PHASE 5a: RENOVATION OF EXISTING

(JAN. 1, 2026 - AUGUST 2026)



PHASE 5: RENOVATION OF EXISTING

(SUMMER 2026)

Project Title:

**Addition & Renovation to
Sudlow Intermediate School
Davenport Community School District
1414 E Locust St
Davenport, IA 52803**

REVISIONS:

#	DATE	DESCRIPTION
---	------	-------------

**NOT FOR
CONSTRUCTION**

Project Number:

3654

Issued For:

100% SD

01/05/2023

Sheet Title:

**SEQUENCING OF
WORK**

Sheet Number:

G0.4

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BRAY
ARCHITECTS

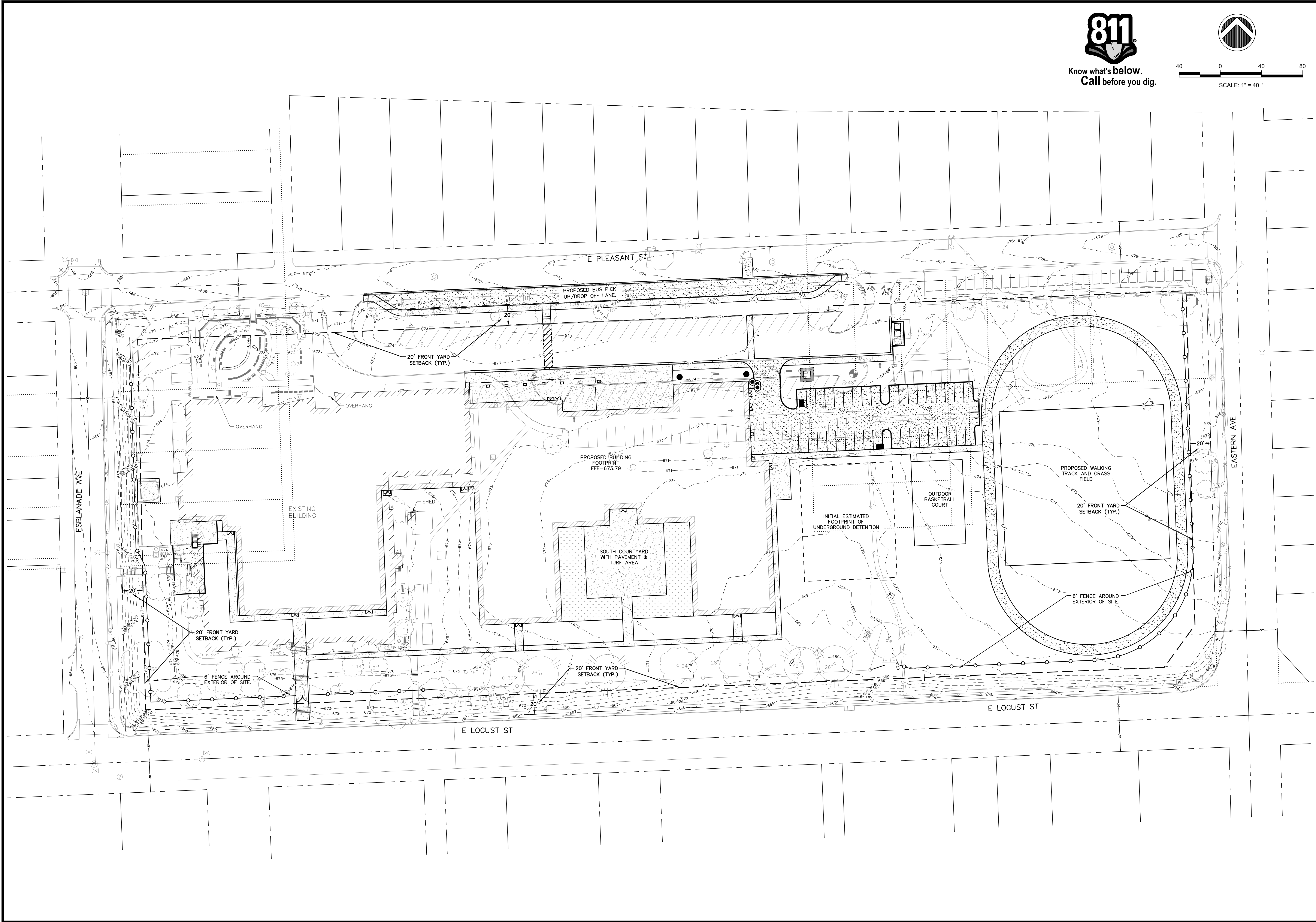
Milwaukee

829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

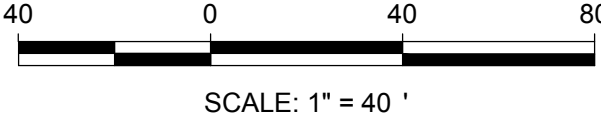
Sheboygan • Davenport • Moline

www.brayarch.com

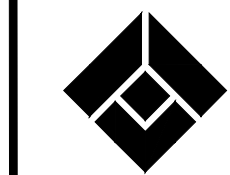
Monday, March 4, 2024 11:25:32 AM
G:\2023\23007568-02\DESIGN\CIVIL\3D PLOT\EXHIBITS\23007568-02-SITE SETBACK.DWG



Know what's below.
Call before you dig.



REVISIONS	
NO.	DESCRIPTION

**IMEG**

177 STATE STREET
DAVENPORT, IOWA 52801
PH: 563.344.0260
www.imegcorp.com

DCSD SUDLOW INTERMEDIATE
DAVENPORT, IOWA

SITE SETBACK EXHIBIT

IMEG Project No:
23007568.00

File Name:
23007568-02-Site Setback.dwg

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Field Book No: #####

Drawn By: AEK

Checked By: JLH

Date: 3/04/2024

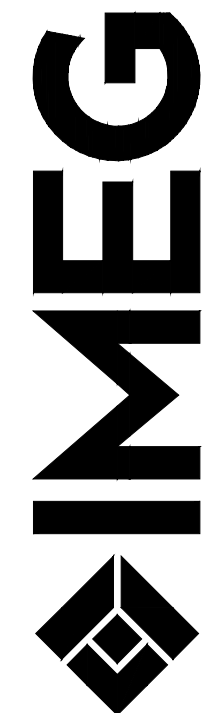
EX-1

Sheet 1 of 2



Monday, March 4, 2024 11:26:03 AM
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REVISIONS	
No.	DESCRIPTION

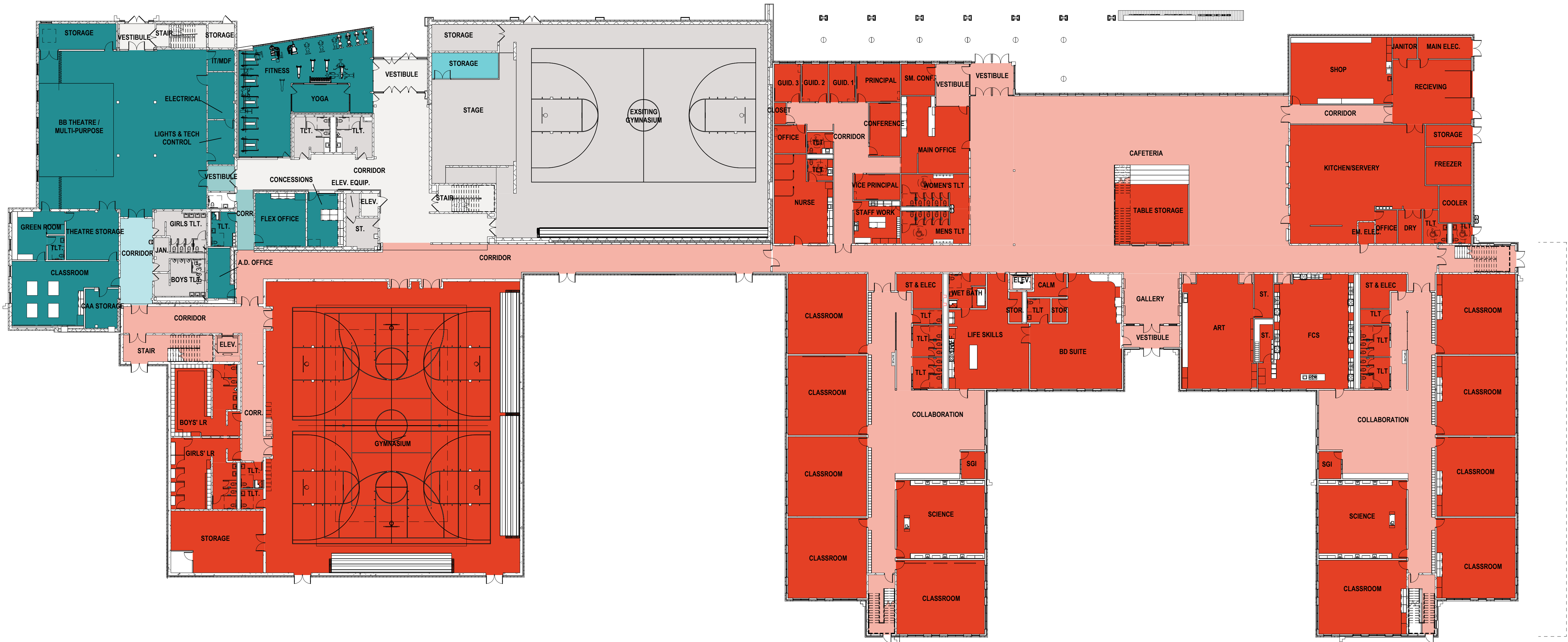


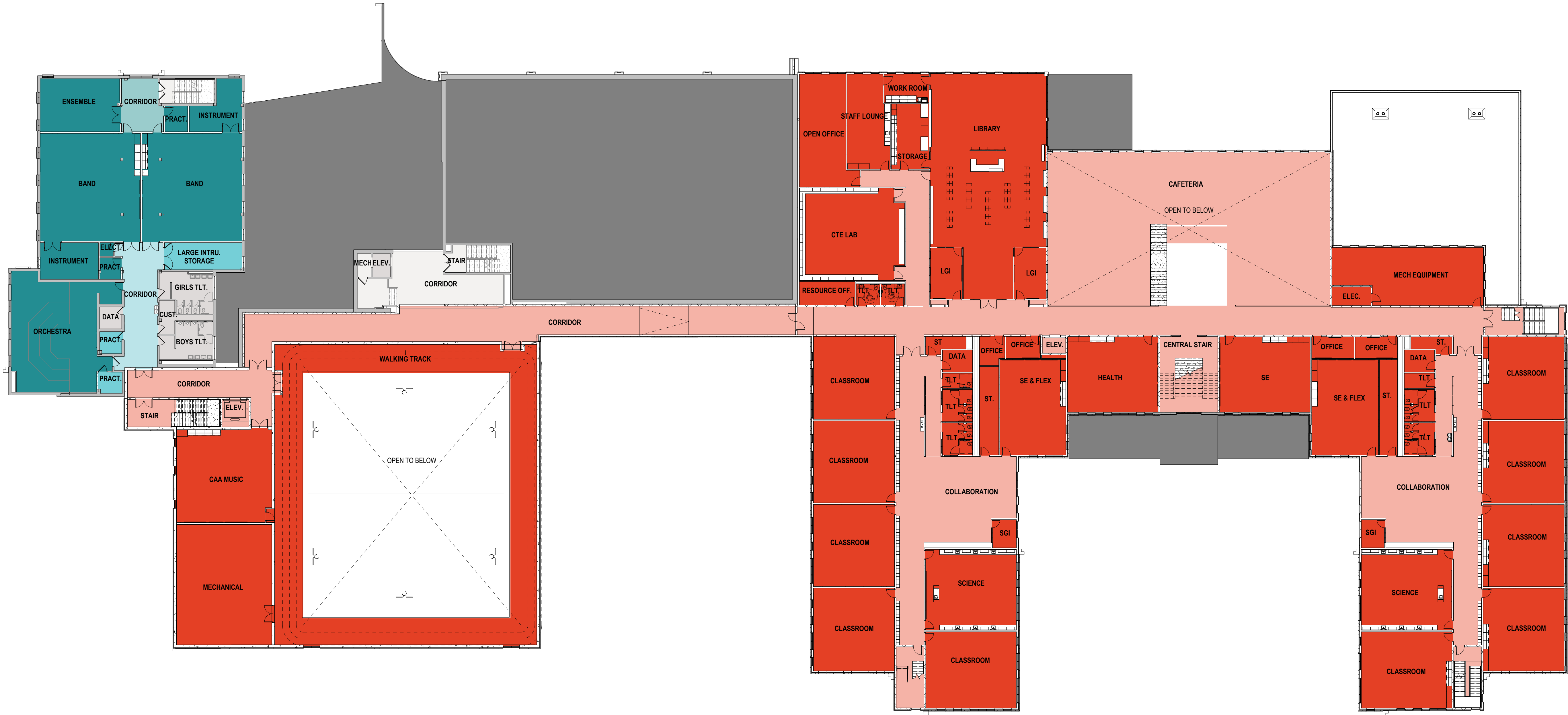
177 STATE STREET
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

DCSD SUDLOW INTERMEDIATE
DAVENPORT, IOWA

SITE SETBACK EXHIBIT AND AERIAL

IMEG Project No: 23007568.00
File Name: 23007568-02-Site Setback.dwg
© COPYRIGHT 2024 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: AEK
Checked By: JLH
Date: 3/04/2024
EX-2
Sheet 2 of 2





Audislet Docs\\7854 - Davenport Sudlow Middle School\\854_ARCH\\MS Phase 2 Option 2.rvt
3/4/2024 9:28:17 AM



BUILDING HEIGHT BY FAÇADE

NORTH FAÇADE		EAST FAÇADE		SOUTH FAÇADE		WEST FAÇADE	
Elevation	Building Height	Elevation	Building Height	Elevation	Building Height	Elevation	Building Height
A	45.3	A	45.3	A	44.3	A	20.3
B	35.8	B	44.3	B	35.8	B	35.8
C	33.3	C	35.8	C	43.7	C	44.3
D	43.7	D	20.3	D	33.3	D	45.3
E	35.8			E	45.3		
F	44.3						
AVERAGE HEIGHT:	39.7	AVERAGE HEIGHT:	36.4	AVERAGE HEIGHT:	40.5	AVERAGE HEIGHT:	36.4

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1414 E Locust ST		Davenport Schools		
Ward/Aldreman: 5TH WARD				NOTICES SENT: 67
F0007-20	1818 ESPLANADE AV	1818 ESPLANADE TRUST	PO BOX 480000	LOS ANGELOS CA 90046
C0057A10	1611 E HIGH ST	ANTRIM PROPERTIES LLC	738 29TH ST NE	CEDAR RAPIDS IA 52402
C0057-02A	1324 E LOCUST ST	APEX CARWASHES LLC	19148 247TH AV	BETTENDORF IA 52722
C0057-16	1430 E PLEASANT ST	ARMETTA ISAAC E	1430 E PLEASANT ST	DAVENPORT IA 52803
C0057A12	1601 E HIGH ST	BALL MICHAEL J	1601 E HIGH ST	DAVENPORT IA 52803
D0064-26	1712 E LOCUST ST	BIG RIVER INVESTMENTS LLC SERIES 1	PO BOX 54	SILVIS IL 61282
C0057A33	1624 E PLEASANT ST	BOHLANDER PATRICK J	1624 E PLEASANT ST	DAVENPORT IA 52803
C0057-08	2004 ESPLANADE AV	BRACKER RICHARD C	2004 ESPLANADE AV	DAVENPORT IA 52803
C0057-15	1424 E PLEASANT ST	BRADLY L UTTER REVOC TRUST	604 15TH AVE	DURANT IA 52747
C0057A25	1508 E PLEASANT ST	CAMPBELL TERRANCE L	1508 E PLEASANT ST	DAVENPORT IA 52803
F0008-26A	1517 E LOCUST ST	CENTER FOR ALCOHOL & DRUG SERV	1523 S FAIRMOUNT ST	DAVENPORT IA 52802
C0057-06	1934 ESPLANADE AV	CG RENTALS PROPERTIES LLC	1684 33RD AVE CT	EAST MOLINE IL 61244
C0057A28	1524 E PLEASANT ST	CK HOMES LLC	1750 PICCADILLY PL	DAVENPORT IA 52807
C0057-03	1920 ESPLANADE AV	COOK JAMES D	1920 ESPLANADE AV	DAVENPORT IA 52803
F0007-01	1407 E LOCUST ST	CREECH DEAN	1407 E LOCUST ST	DAVENPORT IA 52803
C0057A14	1521 E HIGH ST	DALE A BUESNIG TRUST	811 WISCONSIN AV	DAVENPORT IA 52804
C0057A23	1450 E PLEASANT ST	DEMARR FAITH	1450 E PLEASANT ST	DAVENPORT IA 52803
D0064-23	1915 EASTERN AV	DEWITT CHARLES K	1915 EASTERN AVE	DAVENPORT IA 52803
C0057A32	1618 E PLEASANT ST	ELK MIRANDA	1618 E PLEASANT ST	DAVENPORT IA 52803
F0007-23	1307 E LOCUST ST	EXCHANGERIGHT NET LEASEED PORT 6SDT	PO BOX 60308	PASADENA CA 91116
F0008-48	1812 MISSISSIPPI AV	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
F0007-18	1810 ESPLANADE AV	FORAN KEITH M	1810 ESPLANADE AV	DAVENPORT IA 52803
D0064-25	1704 E LOCUST ST	GENESIS HEALTH SYSTEM	1227 E RUSHOLME ST	DAVENPORT IA 52803
C0057A07	1629 E HIGH ST	GIGANTI ASHLEY TERESA	1629 E HIGH ST	DAVENPORT IA 52803
C0057A30	1608 E PLEASANT ST	GOODWIN LAURA A	1608 E PLEASANT ST	DAVENPORT IA 52803
C0057A17	1503 E HIGH ST	GRIFFIN TRACY A	1503 E HIGH ST	DAVENPORT IA 52803
F0007-19	1812 ESPLANADE AV	H RAY HOUSTON REVOCABLE TRUST	1104 KIMBERLY RD UNIT 112	BETTENDORF IA 52722
D0064-20A	1929 EASTERN AV	HEIDT LINDA J	1929 EASTERN AVE	DAVENPORT IA 52803
C0057A11	1603 E HIGH ST	HERMESMEYER ROBERT M	1603 E HIGH ST	DAVENPORT IA 52803
C0057A06	1628 E PLEASANT ST	HERNANDEZ JACK A	2315 RIDGE DR	DAVENPORT IA 52804
C0057A06	1628 E PLEASANT ST	HERNANDEZ SANTIAGO AMBROSIO	901 WASHINGTON ST	DAVENPORT IA 52804
C0057A13	1525 E HIGH ST	HOLST ELWYN D	1525 E HIGH ST	DAVENPORT IA 52803
E0001-26	1705 E LOCUST ST	HOLY CROSS EVANGELICAL LUTHERA	1705 E LOCUST ST	DAVENPORT IA 52803
F0008-47	1421 E LOCUST ST	HOOVER DANNY E	11879 134TH ST	DAVENPORT IA 52804
C0057A22	1444 E PLEASANT ST	KENDRICK MIKAYLA	1444 E PLEASANT ST	DAVENPORT IA 52803
C0057-14	1420 E PLEASANT ST	KERN FRANKIE A	1420 E PLEASANT ST	DAVENPORT IA 52803
C0057-10	2012 ESPLANADE AV	KUNCE ARLINE J	2012 ESPLANADE AV	DAVENPORT IA 52803
F0007-02	1807 ESPLANADE AV	LAI KY	1338 W 61ST ST	DAVENPORT IA 52806
C0057A29	1604 E PLEASANT ST	LOBDELL MARIANNE	1604 E PLEASANT ST	DAVENPORT IA 52803
D0064-17	2001 EASTERN AV	MAAS TYLER H	2001 EASTERN AV	DAVENPORT IA 52803
C0057-11	2015 ESPLANADE AV	MARTIN DENISE K	2015 ESPLANADE AV	DAVENPORT IA 52803
D0064-18	1941 EASTERN AV	MEPHAM COLIN	1941 EASTERN AVE	DAVENPORT IA 52803
C0057A08	1623 E HIGH ST	MERCER LINDSAY K	1623 E HIGH ST	DAVENPORT IA 52803
C0057A16	1509 E HIGH ST	MICKLEWRIGHT DANIEL	1509 E HIGH ST	DAVENPORT IA 52803
C0057A31	1614 E PLEASANT ST	MIERS AARON M	1614 E PLEASANT ST	DAVENPORT IA 52803
C0057-09	2008 ESPLANADE AV	MORLAN LISA M (Contract)	2008 ESPLANADE AV	DAVENPORT IA 52803
C0057A26	1514 E PLEASANT ST	NYLUND DANIELLE	1514 E PLEASANT ST	DAVENPORT IA 52803
C0057A24	1504 E PLEASANT ST	OPAMEAL LLC	9168 MILITARY RD	DUBUQUE IA 52003
D0064-19	1935 EASTERN AV	ORTIZ KATHRYN A	1935 EASTERN AVE	DAVENPORT IA 52803
F0008-12A	1607 E LOCUST ST	PAUL F SHIMA REV TR	19380 240TH ST	DAVENPORT IA 52807
F0008-27A	1507 E LOCUST ST	PETERSEN & KNOTT INC	BOX 1506	CEDAR RAPIDS IA 52406
D0064-27	1716 E LOCUST ST	PHILLIPS KATHERINE B	1716 E LOCUST ST	DAVENPORT IA 52803
C0057A09	1617 E HIGH ST	RENT U PROPERTIES LLC	2134 DORCHESTER CT	DAVENPORT IA 52807
C0057-04	1926 ESPLANADE AV	ROCHA TANIA	1926 ESPLANADE AVE	DAVENPORT IA 52803
D0064-02	2015 EASTERN AV	ROME MICHAEL J	2015 EASTERN AV	DAVENPORT IA 52803
D0064-22	1919 EASTERN AV	SCHNELL DAVID R	1919 EASTERN AV	DAVENPORT IA 52803
F0008-46	1802 MISSISSIPPI AV	SCHRANK PAULETTE E	1802 MISSISSIPPI AV	DAVENPORT IA 52803
C0057A27	1518 E PLEASANT ST	SENN SUSAN	1518 E PLEASANT ST	DAVENPORT IA 52803
D0064-21	1925 EASTERN AV	SHOULTZ MARILYN J	1925 EASTERN AV	DAVENPORT IA 52803
F0008-29	1807 MISSISSIPPI AV	SIMMS KELLY E	1807 MISSISSIPPI AVE	DAVENPORT IA 52803
F0007-01A	1317 E LOCUST ST UNIT #1	SJM PROPERTIES LLC	2122 WINDING HILL RD	DAVENPORT IA 52807
C0057A21	1440 E PLEASANT ST	SOPER SEAN CHRISTOPHER	1440 E PLEASANT ST	DAVENPORT IA 52803
C0057-17	1434 E PLEASANT ST	VASQUEZ LOUIS J	1434 E PLEASANT ST	DAVENPORT IA 52803
C0057-07B	1936 ESPLANADE AV	VERA FRENCH HOUSING CORPORATIO	211 E 37TH ST	DAVENPORT IA 52806
C0057-05	1930 ESPLANADE AV	VESEY CHARITY H	1930 ESPLANADE AV	DAVENPORT IA 52803
C0057-12	2009 ESPLANADE AV	WEDDUM MARK	2009 ESPLANADE AV	DAVENPORT IA 52803
D0064-24	1911 EASTERN AV	WIESE GREGORY A	1911 EASTERN AV	DAVENPORT IA 52803
F0008-14	1601 E LOCUST ST	XEL, INC.	1601 E LOCUST ST	DAVENPORT IA 52803



Public Hearing Notice | Zoning Board of Adjustment

Date: 4/11/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

EXAMPLE NOTICE LETTER
WARD 5
NOTICES SENT: 68

To: All property owners within 200' of the subject property **1414 E Locust ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Hardship Variance. The purpose of the Hardship Variance is to grant permission to waive or alter a size or dimensional code requirement.

Request/Case Description

Request HV24-01 of Bray Architects on behalf of Davenport Community Schools at 1414 E. Locust Street for a Hardship Variance to build an addition to the school which will be approximately 45.3 feet in height. Property zoned R-4C Zoning District allows for buildings 35 feet in height or less as required in Table 17.04-1. [Ward 5]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of Adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

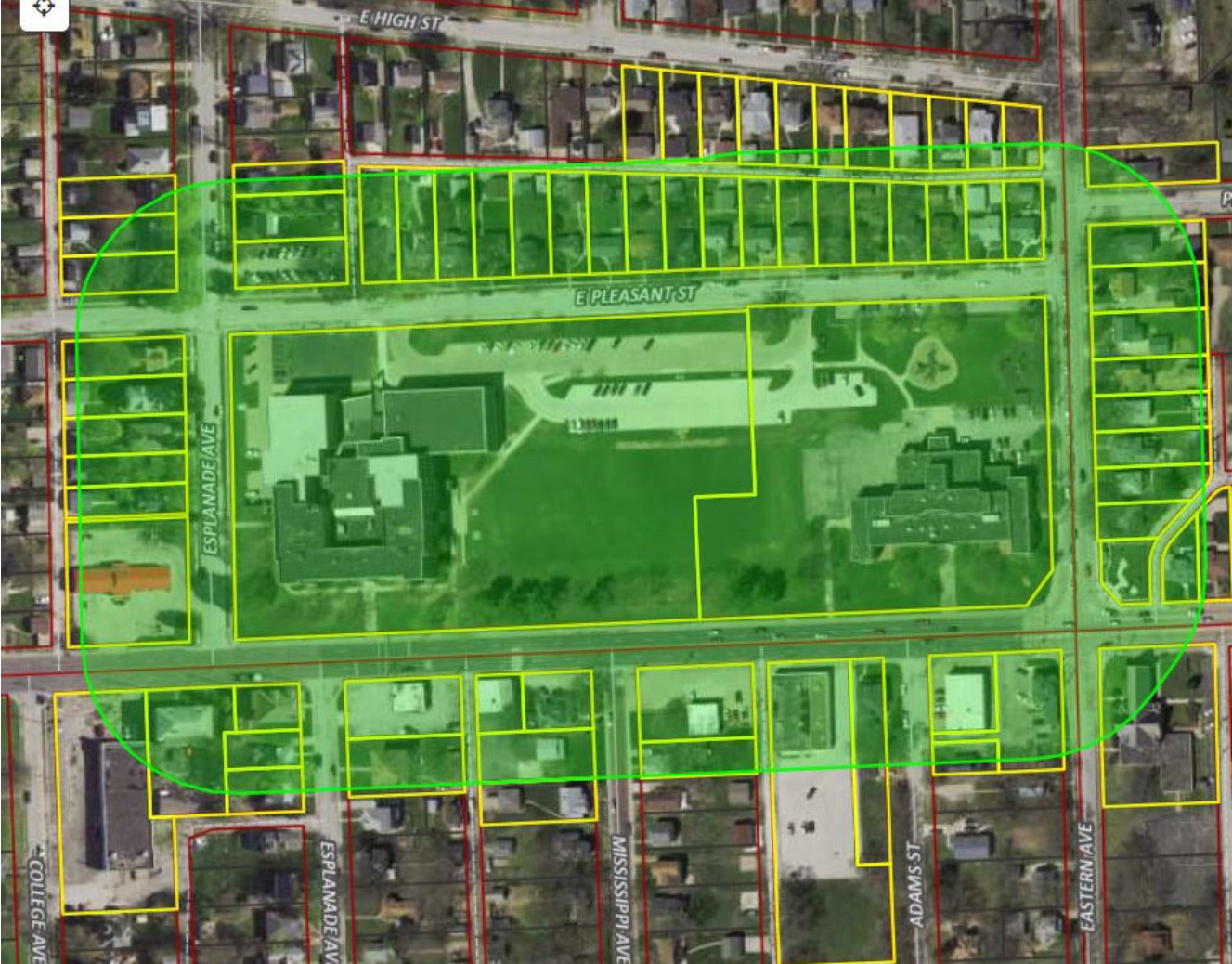
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

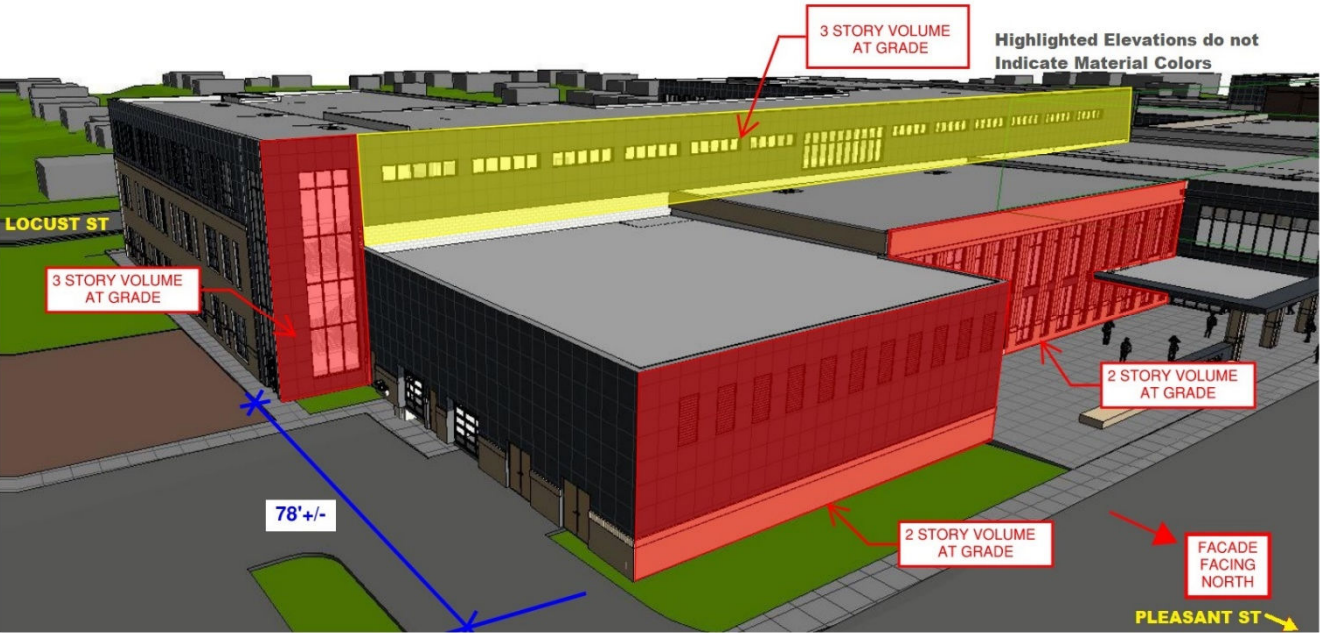
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



EXISTING SECTIONS OF SUDLOW AND PROPOSED NEW BUILDING ADDITIONS



City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

4/11/2024

Subject:

Request SU24-01 of QC Sikh Temple at 1501 East 52nd Street for a Special Use to establish a place of worship on property zoned C-T Commercial Transitional as required in Table 17.08-1.

Recommendation:

Background:

Attachments:

1. Staff Report SU24-01 -1501 E 52rd ST - Place of Worship
2. Application - Special Use
3. Application Response - Special Use
4. SITE PLAN
5. Adjacent Owner Notice List - 1501 E 52nd St
6. Notice Letter



**Zoning Board of Adjustment
Planning Staff Report
1501 E 52nd Street | Place of Worship
April 11, 2024**

Description

Request SU24-01 of QC Sikh Temple at 1501 East 52nd Street for a Special Use to establish a place of worship on property zoned C-T Commercial Transitional as required in Table 17.08-1.

Background

The 2019 Zoning Ordinance, Table 17.08-1, requires a Special Use for a place of worship when located in the C-T Commercial-Transitional Zoning District. Place of Worship, as a zoning use, is allowed in 16 of 21 of the Davenport Zoning Ordinance Use Districts. Two of those Districts (C-T & C-1) require a Special Use to be approved for a Place of Worship.

Purpose Statement | C-T Commercial Transitional District

The C-T District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Zoning District Use Matrix:

TABLE 17.08-1: USE MATRIX																				
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P	

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

Place of Worship is defined as:

A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary uses such as daycare facilities, meeting rooms, auditoriums, and/or classrooms for weekly religious instruction. The service and/or sale of food and drinks, including alcoholic beverages, is permitted as an ancillary use to activities sponsored by the organization.

There are no Principal Use Standards applicable for this use, therefore only the standards that must be adhered to are the standard Special Use approval standards of §17.14.050.E.

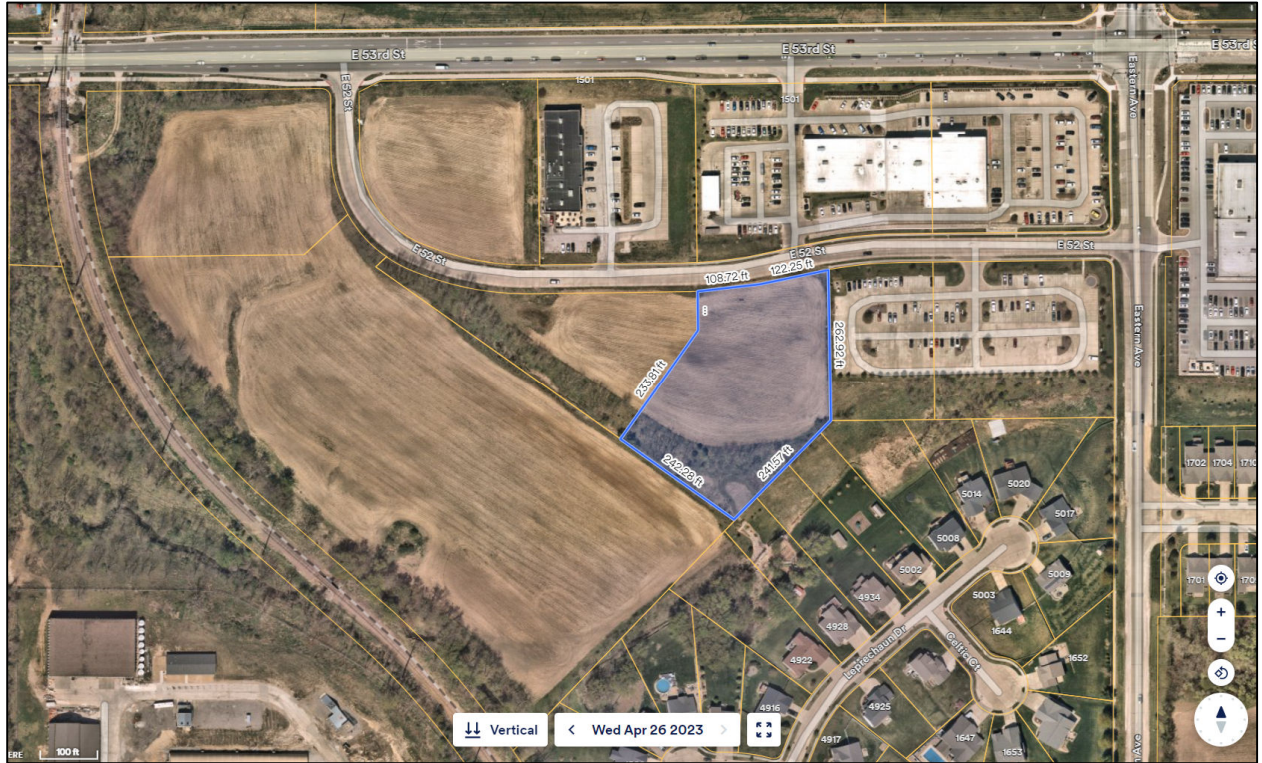
Special Use Approval Standards per 17.14.050.E.:

E. Approval Standards

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Zoning Board of Adjustment must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

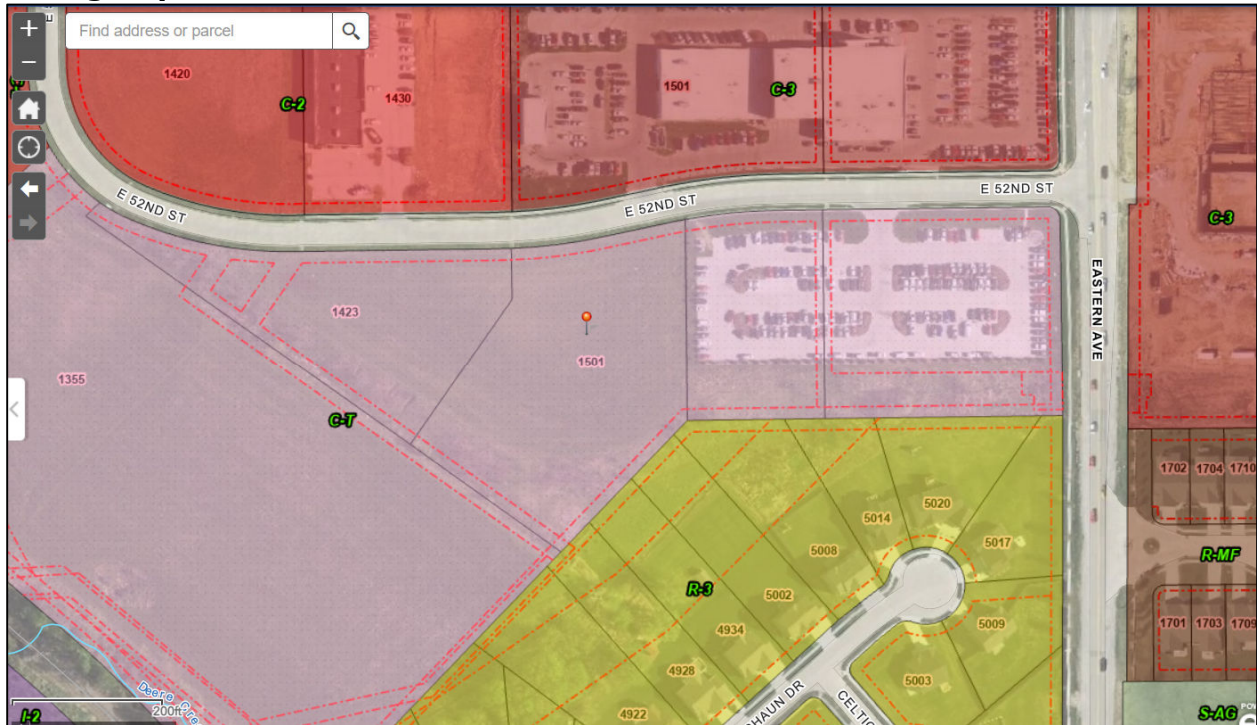
Site Aerial Photo:



Site Aerial Photo: All trees on the southern portion of the property to remain

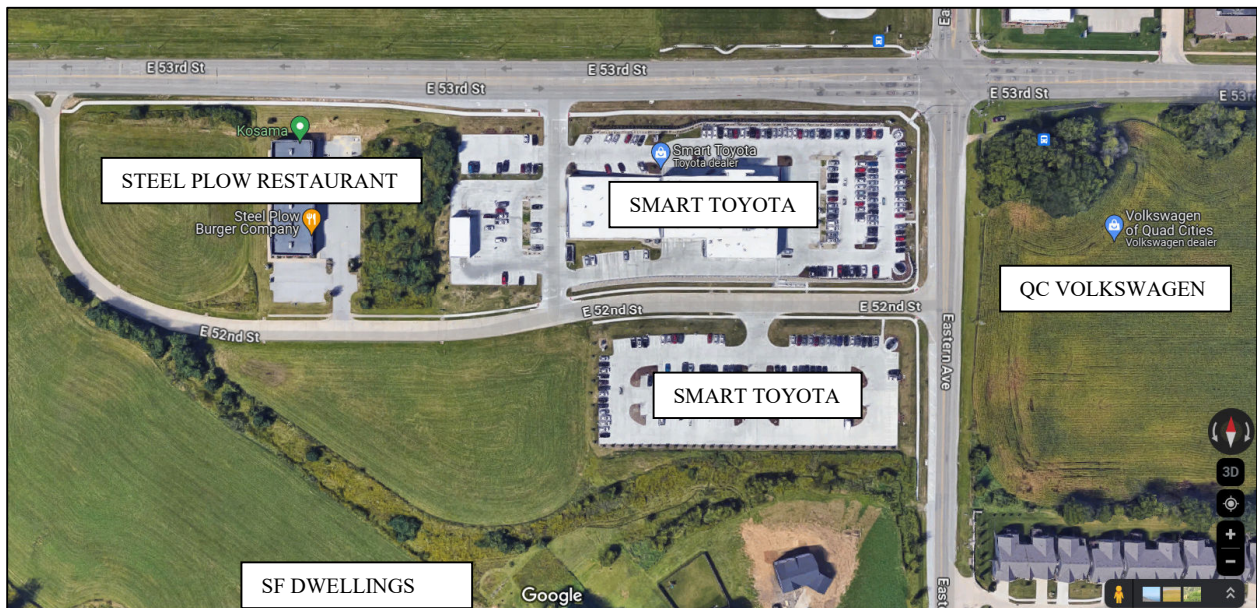


Zoning Map:



C-T | C-2 | C-3 | R-MF | R-3

Land Uses

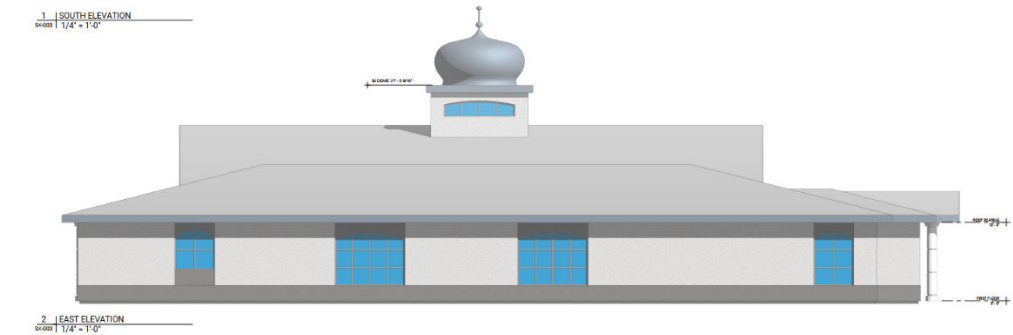
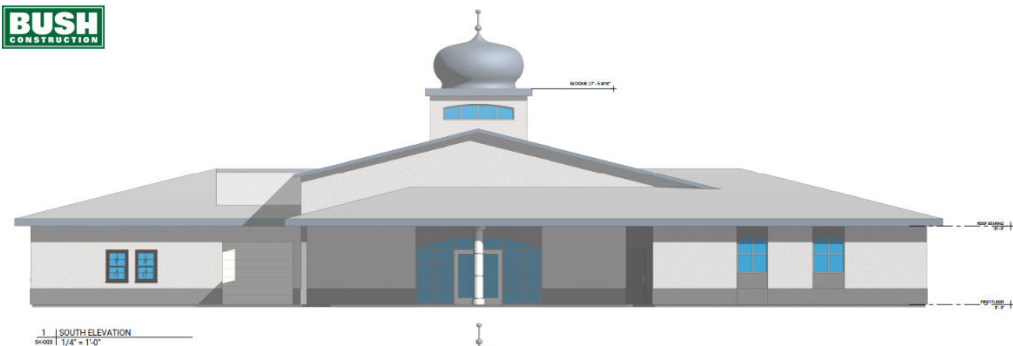
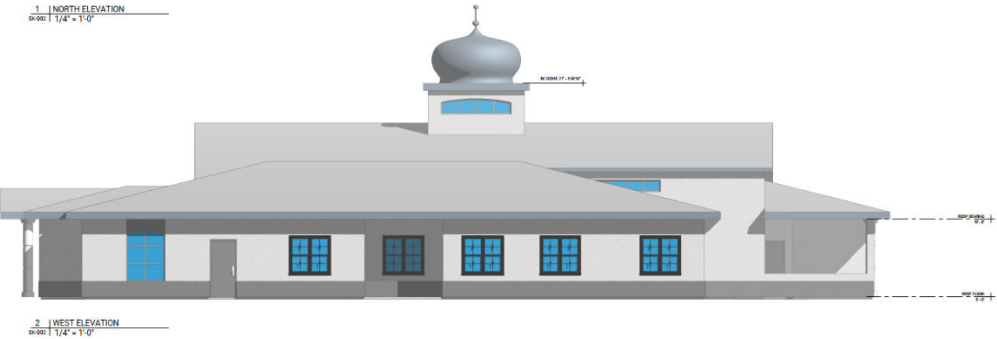
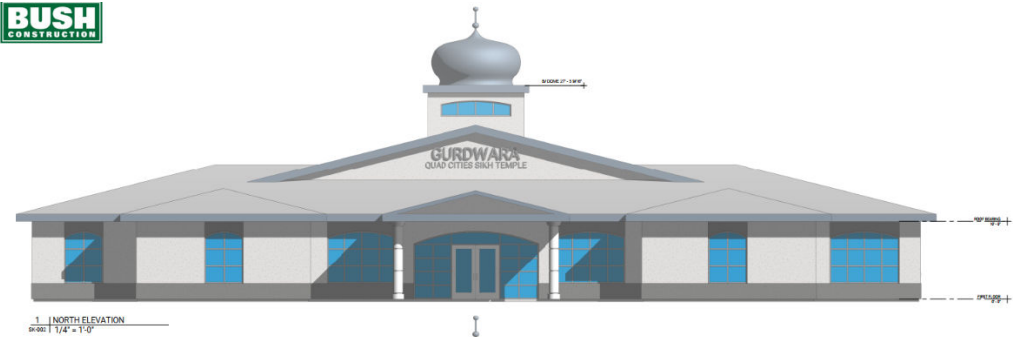


Proposed Site Plan

SITE PLAN



Concept Elevations



Discussion

The subject property is in a transition zone between residential and more intense commercial uses. A place of worship is a transitional use. The proposed land use map designates this area as Commercial Corridor which is ideal for a place of worship. Place of Worship is an allowed use, provided a special use is reviewed and approved by this Board, as per the code sections cited above in the "Background" section of this report.

This site is located adjacent to a restaurant, a personal service use, a vehicles dealer, and to the south, single-family dwellings. Staff supports the use of this property as a place of worship. Places of Worship are allowed by right in residential districts.

Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Applicant: Special The QC Sikh Temple has existed in the Quad Cities since 2003 serving the Sikh community and beyond in a peaceful and contributory fashion. Gurudwara has been a beacon of unity and spirituality, bringing together Sikhs from all walks of life in the Quad Cities area. Rooted in the principles of equality, service, and devotion, our congregation strives to embody the teachings of Guru Nanak Dev Ji, the founder of Sikhism. Whether you are a lifelong follower or simply curious about our faith, all are welcomed with open arms to join us in prayer, reflection, and community service.
https://qcsikh temple.org/?page_id=164

The land which is in question is currently part of a planned development with easy access from both 53rd St and Eastern Ave creating no traffic issues. Also, the proposed plans show triple the required no. of off-street parking in this phase and an additional car park planned for future. This should alleviate any concerns of spill over.

The temple holds its weekly prayers on Sundays between 11am-2pm and the community engages in social service by providing free food to all visitors on Sundays – as part of its deep-rooted community service principles.

The proposed design addresses the needs of the community for the next 25 years with modern amenities and a safe & self-sufficient building all within a consolidated footprint.

The setbacks as shown in the plans demonstrate ample buffer on all sides even though there are no loudspeakers or outdoor entertainment conducted.

Staff Response: The proposed use meets code requirements for a place of worship. The site should have minimal, if any, impact on adjacent property, as all traffic is directed to East 52nd Street, which is in a commercial area.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Applicant: As indicated in the city zoning map, the lot under consideration sits in the middle of a commercial zone and does not change the pattern of land use now and in the future. The adjacent residential properties are adequately buffered by existing vegetation which falls within the lot and shall remain undeveloped. The project will have no impact to the existing Toyota dealership and Steel Plough. With the scale of the proposed temple building and the site development we believe the project will blend in well with the fabric of the land use.

Staff Response: The plans meet special use requirements. The site is properly designed to have minimal, if any, impact on adjacent property as proposed.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Applicant: *The location of a community centric establishment within a cluster of other commercial development is consistent with the spirit and intent of land use policies especially when the same project across the street would be an allowable land use zone*

Staff Response: Land use policy has been met along with all design requirements. The development will be consistent with the spirit and intent of the Davenport Municipal Code.

Recommendation & Findings

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that the Board adopt staff's findings and approve request SU23-02 subject to the following conditions:

1. Existing trees on the southern portion of the lot shall remain to serve as a vegetative buffer.
2. Prior to occupancy an approved full site plan review shall be completed and approved;
3. Ancillary uses customary to a place of worship shall be allowed.

Prepared by: 

Scott Koops, AICP
Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name	Sameer Kulkarni
Address	5401 Victoria Ave
City State Zip	Davenport, IA 52807
Phone	563-549-2115
Secondary Phone	563-4412122
E-Mail Address	skulkarni@bushconstruct.com
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Sameer Kulkarni Type Applicant's Name 03/12/2024 Applicant's Signature Date	
DEVELOPMENT TEAM	
Property Owner Quad Cities Sikh Temple	
Address 733 W 53rd St, Davenport, IA 52806	
Phone	Secondary Phone
3099120985	
E-Mail Address jshullon@gmail.com	
Project Manager/Other Bush Construction	
Address 5401 Victoria Avenue	
Phone	Secondary Phone
5633443791	
E-Mail Address wgordon@bushconstruct.com	
DATES: PRE-APP	
SUBMITTAL	
PUBLIC HEARING [Set After Site Plan Review]	
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION Vacant 2.28-acre Lot # 8 along E52nd St and south of Smart Toyota	
SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar. ☒	
USE PROPOSED REQUIRING A SPECIAL USE The application is to request for a "Special Use" for the proposed Sikh Temple (Place of Worship) in a C-T zoned lot.	
COMPLETE SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc.	☒
Authorization to Act as Agent Affidavit* *shall include owner contact information	☒
Application Fee (REQUIRED) \$400	☒
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS:	
1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.	
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies.	
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	

Authorization to Act as Applicant

I/We, Quad Cities Sikh Temple
[as property owner(s)]

authorize Sameer Kulkarni
[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at Lot#8, E 52nd Street, Davenport, IA.

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

03/12/2024

Date

State of _____,

County of _____,

Sworn and subscribed before me

this day of , _____.

[identification type]

Notary Public

My Commission Expires:

SPECIAL USE

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

The QC Sikh Temple has existed in the Quad Cities since 2003 serving the Sikh community and beyond in a peaceful and contributory fashion. Gurudwara has been a beacon of unity and spirituality, bringing together Sikhs from all walks of life in the Quad Cities area. Rooted in the principles of equality, service, and devotion, our congregation strives to embody the teachings of Guru Nanak Dev Ji, the founder of Sikhism. Whether you are a lifelong follower or simply curious about our faith, all are welcomed with open arms to join us in prayer, reflection, and community service.

https://qcsikh temple.org/?page_id=164

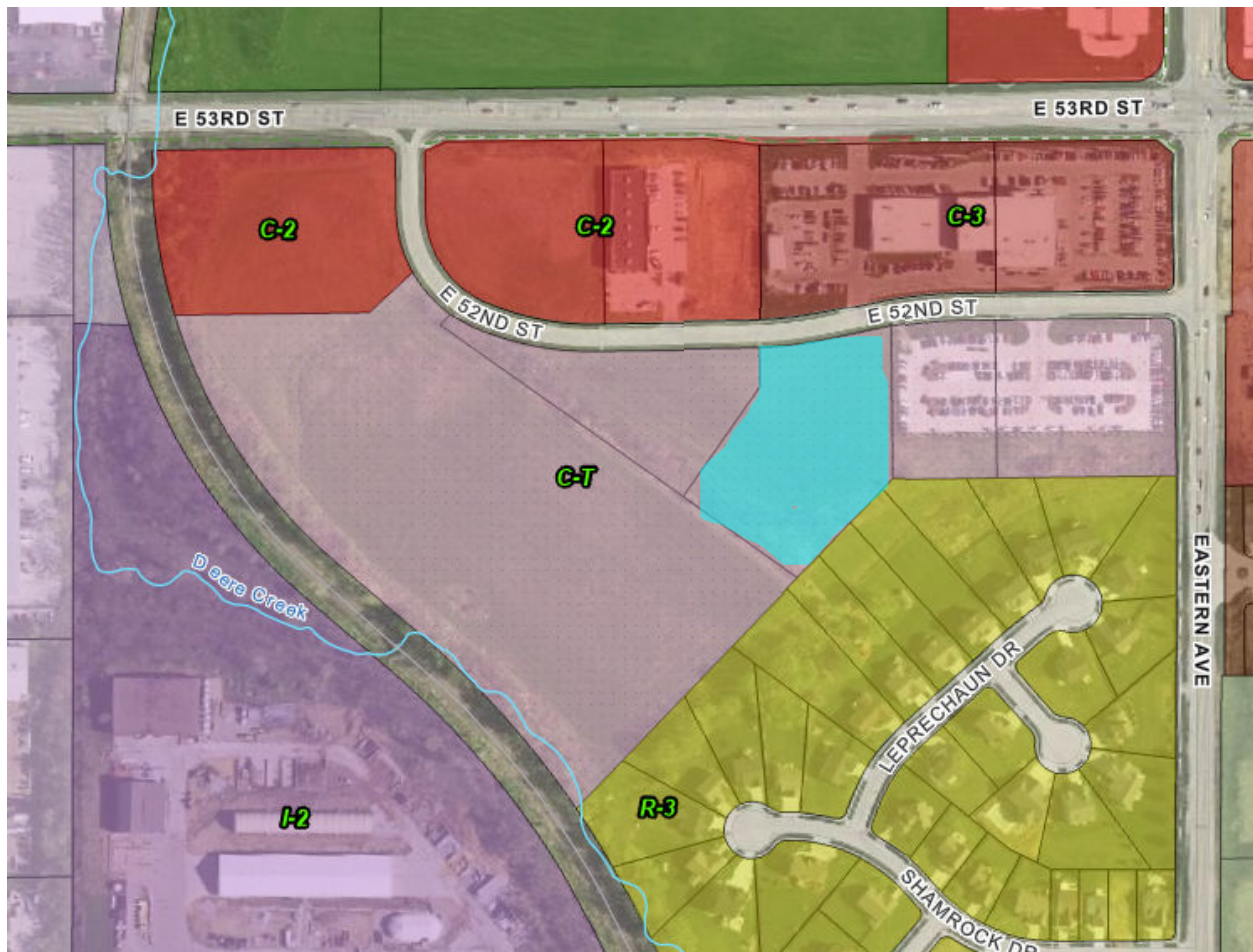
The land which is in question is currently part of a planned development with easy access from both 53rd St and Eastern Ave creating no traffic issues. Also, the proposed plans show triple the required no. of off-street parking in this phase and an additional car park planned for future. This should alleviate any concerns of spill over.

The temple holds its weekly prayers on Sundays between 11am-2pm and the community engages in social service by providing free food to all visitors on Sundays – as part of its deep-rooted community service principles.

The proposed design addresses the needs of the community for the next 25 years with modern amenities and a safe & self-sufficient building all within a consolidated footprint.

The setbacks as shown in the plans demonstrate ample buffer on all sides even though there are no loudspeakers or outdoor entertainment conducted.

2. The proposed special use is compatible with the general land use of adjacent properties and other properties within the immediate vicinity.



As indicated in the city zoning map, the lot under consideration sits in the middle of a commercial zone and does not change the pattern of land use now and in the future. The adjacent residential properties are adequately buffered by existing vegetation which falls within the lot and shall remain undeveloped. The project will have no impact to the existing Toyota dealership and Steel Plough. With the scale of the proposed temple building and the site development we believe the project will blend in well with the fabric of the land use.

3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies.

The location of a community centric establishment within a cluster of other commercial development is consistent with the spirit and intent of land use policies especially when the same project across the street would be an allowable land use zone.

SITE PLAN



SU24-01 - 1501 E 52nd St - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1501 E 52ND ST				
Ward/Alderman: 7TH WARD				NOTICES SENT: 13
P1212-02A	1501 E 53RD ST	KJSR R/E LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
P1212-01	1650 E 52ND ST	KJSR R/E LLC		
P1212-10A	-	KJSR R/E LLC		
P1212-09	-	KJSR R/E LLC	5201 N GRAPE RD	
P1213-07D	4928 LEPRECHAUN DR	HARDIN GERALD L	4928 LEPRECHAUN DR	DAVENPORT IA 52807
P1213-05D	5002 LEPRECHAUN DR	GOODRICH JUSTIN R	5002 LEPRECHAUN DR	DAVENPORT IA 52807
P1213-08D	4922 LEPRECHAUN DR	MPANDA TSHIPAMBA APOLLINAIRE	4922 LEPRECHAUN DR	DAVENPORT IA 52807
P1212-08	-	O'BROS LLC	3885 ELMORE AVE	DAVENPORT IA 52807
P1213-07E	1510 SHAMROCK DR	V3XC TRUST	1510 SHAMROCK DR	DAVENPORT IA 52807
P1213-04D	5008 LEPRECHAUN DR	LADRINA WILSON LIVING TRUST	5008 LEPRECHAUN DR	DAVENPORT IA 52807
P1212-07	-	CARPENTER BOYS LLC	423 DEVILS GLEN RD	BETTENDORF IA 52722
P1212-03A	1430 E 52ND ST	MDLJ PROPERTIES LLC	2180 53RD ST	MOLINE IL 61265
P1212-06	-	CARPENTER BOYS LLC	423 DEVILS GLEN RD	BETTENDORF IA 52722
P1213-06E	1514 SHAMROCK DR	KNIGHT TIMOTHY L	1514 SHAMROCK DR	DAVENPORT IA 52807
P1213-03D	5014 LEPRECHAUN DR	CASSANDRA LYNN CHOMMER	5014 LEPRECHAUN DR	DAVENPORT IA 52807
P1213-06D	4934 LEPRECHAUN DR	JULIE R PHELAN REVOC TRUST	636 110TH AVE N	NAPLES FL 34108



Public Hearing Notice | Zoning Board of Adjustment

Date: 4/11/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

Example Notice Letter

Ward 7; 13 Sent

To: All property owners within 200' of the subject property **1501 E. 52nd ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration and for a Hardship Variance to grant permission to waive or alter a size or dimensional code requirement.

Request/Case Description

Request SU24-01/HV24-02/HV24-03 of Bush Construction on behalf of QC Sikh Temple at 1501 East 52nd Street for a Special Use and a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

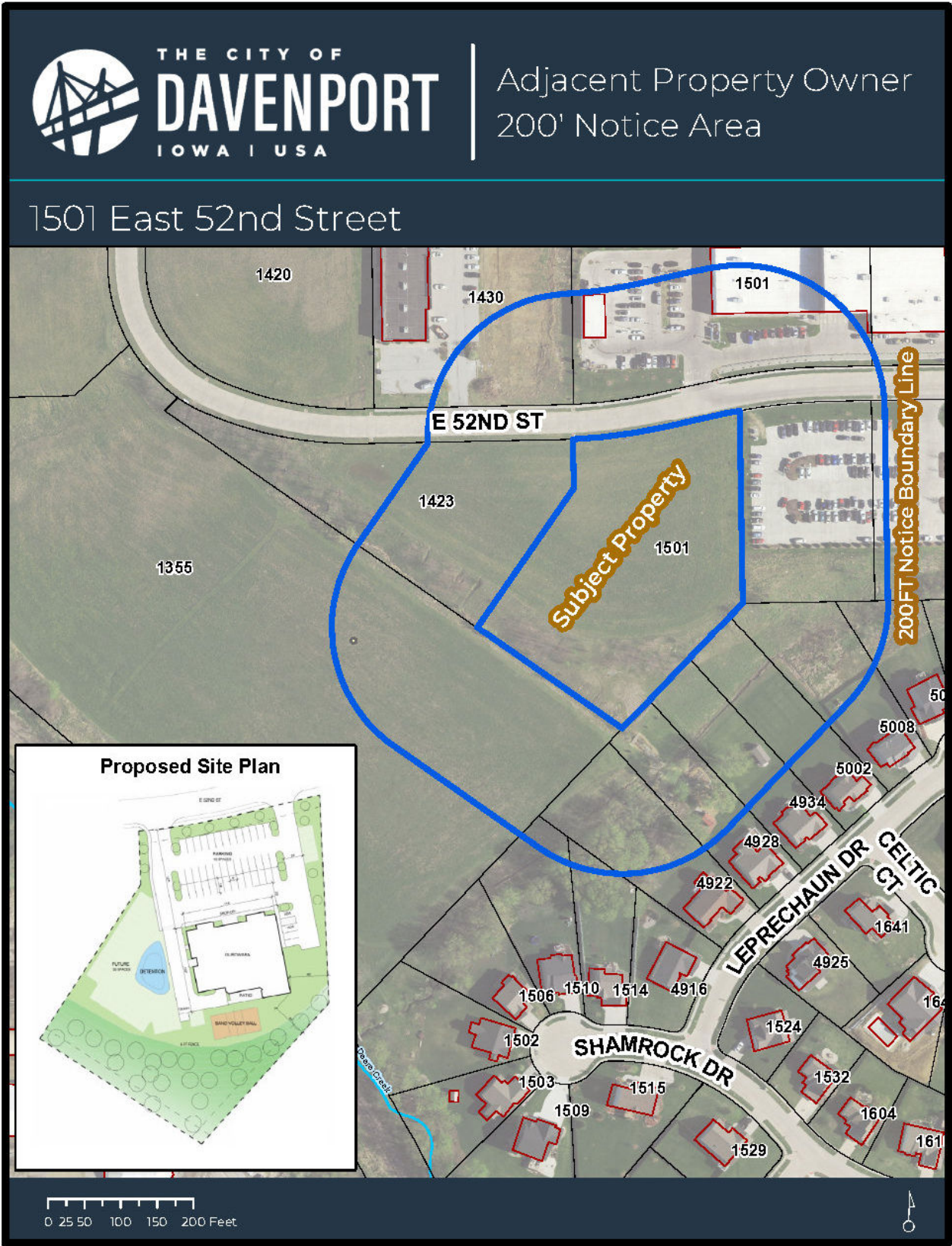
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

4/11/2024

Subject:

Request HV24-02 and -03 of Bush Construction on behalf of QC Sikh Temple at 1501 East 52nd Street for a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]

Recommendation:

Background:

Attachments:

1. Staff Report C-T 5k & BTZ Exemptions HV24-02
2. Application - Hardship Variance for Building Area
3. Application Response - Maximum Gross Floor Area
4. Application - Hardship Variance for Front Setback
5. Application Response - Minimum Front Setback
6. Notice Letter - Hardship Variances



**Zoning Board of Adjustment
Planning Staff Report
1501 E 52nd ST | Exceed Building Area & Setback
April 11, 2024**

Description

Request HV24-02 and -03 of Bush Construction on behalf of QC Sikh Temple at 1501 East 52nd Street for a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]

Code Requirements:

[Section 17.05.030 Dimensional Standards](#)

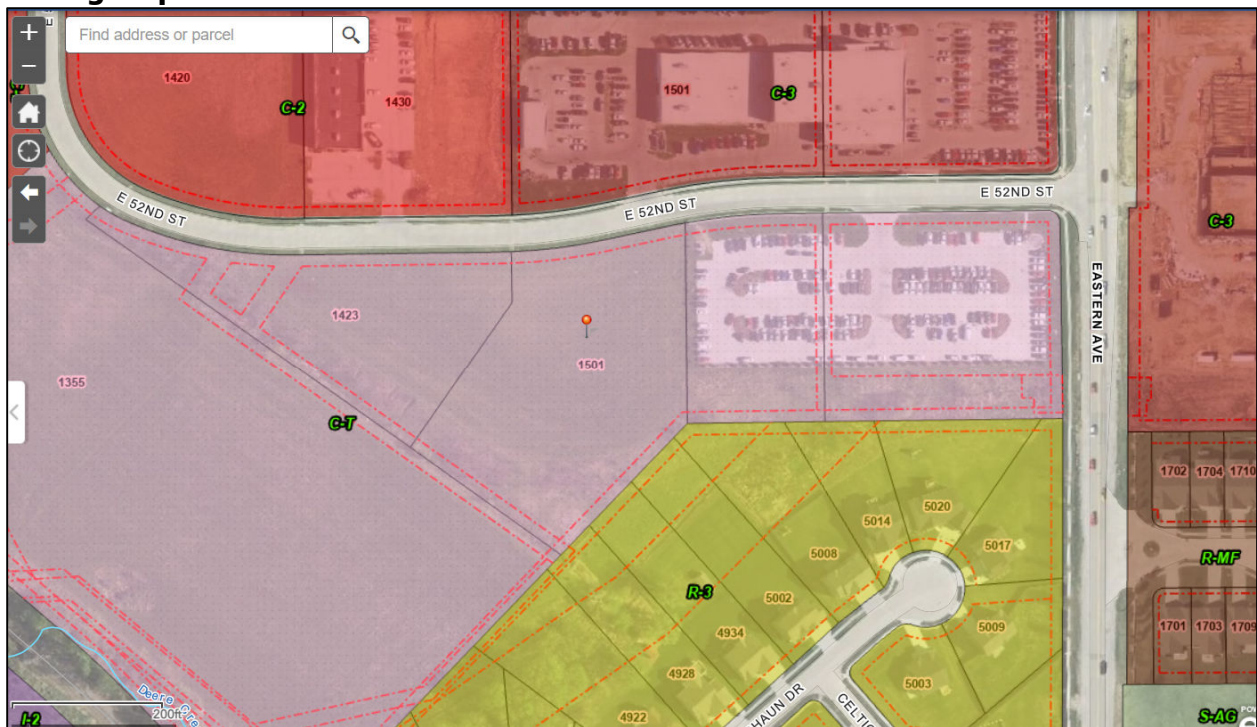
"Maximum gross floor area of a nonresidential use shall be 5,000 Sq Ft or less" and
"Front building setback shall be 20 feet or less"

Background & Discussion

This property is zoned C-T Commercial Transitional District and shall be the site of a place of worship. The use is allowed by right with a Special Use. This request will only be heard by the Board should the use be approved as a Special Use.

Adequate off-street parking is one of the primary items review for a place of worship during the special use process. The subject property has more than adequate off-street parking.

Zoning Map:



Proposed Site Plan:

SITE PLAN



Purpose of a Hardship Variance

Davenport Municipal Code Section 17.14.060 states: *"The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships."*

Applicant's Request Statement

"Maximum Gross Floor Area of 5,000 square feet Nonresidential" is not feasible for the Sikh Temple since we have a large community and the cultural norms does not permit us to use different building for prayer and dining. Further details having provided, we request you to grant us a variance to allow the building footprint to be at 10,300 square feet which is the main reason to opt for the 2.28-acre parcel.

"Minimum Front Setback - Build-to zone of 0 to 20 feet" is not feasible for the proposed Sikh Temple since it leaves no space in the front for parking and a drop-off lane. Moreover, the scale of the building will require a substantial setback from the front lot line for better aesthetic visibility and privacy. Hence request you to grant us a variance to allow the placing of the building as indicated on the site plan of the 2.28-acre parcel.

Approval Standards

The Zoning Board of Adjustment decision must make findings to support the following:
(code requirement/applicants response/staff comments)

1. Strict ordinance application will result in hardship unless specific relief requested is granted.

Applicant Response:

Maximum Gross Floor Area

"The strict application of the ordinance's limitation to 5,000 SF for non-residential development would impose significant hardship on our Sikh Temple. With a congregation of over 130 followers and patrons, along with a dining capacity for 100 individuals, adhering to this size restriction would severely limit our ability to accommodate our community's needs. Denying relief from this limitation would restrict our ability to provide essential religious services, communal gatherings, and meals to our members, thus creating hardship for our community. Another significant hardship if we were to go multi-storied will be accessibility. The project is being funded purely by donations and adding an elevator may not be the best use of patrons' contributions."

Minimum Front Setback

"According Compliance with the ordinance's setback requirement of 20 feet from the front lot line would severely limit our ability to provide essential amenities, including parking and a drop-off lane, necessary for the safety and convenience of both our patrons and the surrounding community. Inadequate parking and drop-off space could lead to congestion, accidents, and hindered emergency access, posing a serious safety risk to patrons and residents alike.

Without the ability to position our building a minimum of 100 feet from the front lot line, we would be unable to accommodate the volume of vehicular traffic expected at our facility. This shortfall poses a serious safety risk, as the general tendency is to look for parking near to the entrance and drop-off space which could result in congestion, accidents, and hindered emergency access. Moreover, the lack of a dedicated drop-off lane could lead to traffic disruptions on adjacent roads, affecting not only our patrons but also surrounding residents and businesses.

Finally, as a minority community, the safety of the building itself may pose a concern with possible vandalism and or defacing of the structure.

In summary, strict adherence to the setback requirement would not only jeopardize the safety and convenience of our patrons but also impede feasibility of our project. Granting the requested variance is essential to mitigate these hardships and ensure the viability and positive impact of our development on the community.

Staff Comments:

Staff concurs. Criterion for item #1 is met.

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Applicant Response:

Maximum Gross Floor Area

"While the physical surroundings of our property do not directly impose a hardship, several other factors contribute to the unique challenges we face in complying with the ordinance's size limitations. Firstly, the significant size of our congregation, with over 130 followers and patrons, necessitates a larger facility to accommodate religious services, communal gatherings, and dining activities. Additionally, as a religious and community center, our temple serves as a vital hub for cultural and social events, requiring adequate space for various activities and programs.

Moreover, the nature of our activities, including religious ceremonies and communal meals, requires specific design considerations beyond merely accommodating the congregation's size. For example, adherence to cultural and religious practices may necessitate separate spaces for various activities, such as prayer halls, community kitchens, and dining areas. Meeting these requirements within the confines of the ordinance's size limitation poses a significant challenge and constrains our ability to fulfill our religious and community-oriented objectives effectively.

Furthermore, our commitment to inclusivity and accessibility mandates provisions for individuals with disabilities, which may require additional space and amenities beyond what the ordinance allows. Ensuring equitable access for all members of our diverse community is a fundamental aspect of our mission, and strict adherence to size limitations would hinder our ability to achieve this goal effectively.

In summary, while the physical surroundings of our property may not present significant hardships, the unique needs and activities of our congregation, coupled with our commitment to inclusivity and accessibility, create distinct challenges that warrant relief from the ordinance's size restrictions."

Minimum Front Setback

"According Our property, located at Lot#8 which is south of the E52nd St across from Smart Toyota dealership possesses distinctive topographical features that present substantial obstacles to conforming to the setback requirement. The irregular shape of the lot, combined with its sloping terrain, severely limits our ability to position the building within the prescribed setback distance from the front lot line without compromising essential aspects of the project's functionality and safety.

Impact of Surrounding Context:

The approach of placing the building farther away does not affect the surroundings since the rear has a steep terrain which acts as a significant buffer. Additionally, the proposed building of that size and shape will require an adequate setback to be aesthetically appeal to the surroundings, thus necessitating relief from the strict application of the ordinance.

Efforts to Address Challenges:

It is crucial to emphasize that these physical conditions are inherent to our property and not the result of any actions or decisions on our part. We have diligently explored various design alternatives and site configurations to minimize the need for variance, but none adequately address the unique challenges posed by the site's topography and surrounding context."

Staff Comments:

Staff concurs. Criterion for item #2 is met.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

Applicant Response:

Maximum Gross Floor Area

"Our hardship is due to unique circumstances that do not apply to a majority of adjoining or nearby properties. Unlike many other non-residential developments in the area, our Sikh Temple serves as a religious and community center for a significant population. The size and needs of our congregation, coupled with the limited availability of suitable properties, create a hardship that is distinct from mere inconvenience. Furthermore, our plight is not self-created but rather the result of our community's growth and the need to provide essential services to our members."

Minimum Front Setback

"The hardships we face in complying with the setback requirement are due to unique circumstances that do not apply to a majority of adjoining or nearby properties. Our property is subject to specific challenges, including irregular topography and constraints imposed by the size of the building and its use itself."

It is also important to note that this building, which is significant in its size and physical presence, cannot be split into smaller portions due to accessibility, functionality and religious beliefs of the community."

Staff Comments:

Staff concurs. Criterion for item #3 is met.

4. The hardship variance, if granted, will not alter the essential character of the locality.

Applicant Response:

Maximum Gross Floor Area

"Granting the hardship variance will not alter the essential character of the locality. Our Sikh Temple is designed to blend harmoniously with the surrounding neighborhood, incorporating architectural elements and landscaping that complement the area's aesthetic. The Temple's presence contributes positively to the cultural diversity and community fabric of the area. Moreover, the additional space required to accommodate our congregation's needs will not significantly change the overall character of the locality. By providing a place of worship and community gathering, the Temple enhances the social and cultural dynamics of the neighborhood without compromising its character."

We remain committed to working collaboratively with the city to ensure that our development aligns with the broader goals of the zoning regulations and serves the best interests of both our community and the surrounding area."

Granting the requested variance would provide necessary relief from the hardships imposed by the ordinance, allowing us to proceed with our development plans in a manner that balances regulatory compliance with practical considerations. We remain committed to working cooperatively with the relevant authorities to address any concerns and find a solution that serves the best interests of our project and the community."

Minimum Front Setback

"We recognize and appreciate the importance of preserving the essential character of the locality. Our proposed development, while requiring a variance from the setback requirement, is designed with careful consideration for the surrounding context and aesthetic. The architectural design and landscaping plans have been developed to ensure that the proposed changes are in harmony with the existing neighborhood."

Minimal Visual Impact:

Granting the requested variance will have minimal visual impact on the locality. Our project aims to enhance, rather than detract from, the surrounding area by providing much-needed amenities and services. The variance is necessary to facilitate the practical and safe operation of our development without compromising the character and integrity of the neighborhood.

Granting the requested variance would provide necessary relief from the hardships imposed by the ordinance, allowing us to proceed with our development plans in a manner that balances regulatory compliance with practical considerations. We remain committed to working cooperatively with the relevant authorities to address any concerns and find a solution that serves the best interests of our project and the community."

Staff Comments:

Staff concurs. Criterion for item #4 is met.

Findings & Staff Recommendation:

Findings:

- Item #1 zoning code does result in hardship as applied for the proposed use;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends that Board adopt staff's findings and approve request HV24-02 and HV24-03 as proposed.

Prepared by:



Scott Koops, AICP,
Planner II

Attachments: ZBA application/plans, notice documents



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

HARDSHIP VARIANCE

ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name	SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED "Maximum Gross Floor Area of 5,000 square feet Nonresidential" is not feasible for the Sikh Temple since we have a large community and the cultural norms does not permit us to use different building for prayer and dining. Further details having provided, we request you to grant us a variance to allow the building footprint to be at 10,300 square feet which is the main reason to opt for the 2.2-acre parcel.
Address	
City State Zip	
Phone	
Secondary Phone	
E-Mail Address	
COMPLET	
CONCEPT/DEVELOPMENT PLAN TO SCALE*	
CONSENT TO REQUEST HARDSHIP/LEGAL INTEREST AFFIDAVIT*	
APPLICATION FEE* \$200	
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (4) ITEMS:	
1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted.	
2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.	
4. The hardship variance, if granted, will not alter the essential character of the locality.	
PROPERTY OWNER	
QUAD CITIES SIKH TEMPLE	
ADDRESS	
733 W 53rd St, Davenport, IA 52806	
PHONE	
3099120985	
E-MAIL ADDRESS	
jshullon@gmail.com	
PROJECT MANAGER/OTHER	
BUSH CONSTRUCTION	
ADDRESS	
5401 Victoria Avenue	
PHONE	
5633443791	
E-MAIL ADDRESS	
wgordon@bushconstruct.com	

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan to Scale* *shall show setbacks, height and size dimensions, etc.	☒
Consent to request hardship/legal interest Affidavit* *shall include owner contact information	☒
Application Fee* \$200 *required for a complete application	☒

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1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted.

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Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.

Authorization to Act as Applicant

I/We, Quad Cities Sikh Temple
[as property owner(s)]

authorize Sameer Kulkarni
[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at Lot#8, E 52nd Street, Davenport, IA.

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

03/12/2024

Date

State of _____,

County of _____,

Sworn and subscribed before me

this day of , _____.

[identification type]

Notary Public

My Commission Expires:

Exceed Maximum Gross Floor Area Response

Thank you for considering our request for a hardship variance concerning the setback requirement outlined in the ordinance. We believe that strict adherence to the ordinance would impose significant hardships on our project, necessitating relief from the **maximum gross floor area**.



17.05.030 Dimensional standards.

- B. In the C-T District, new non-residential development is limited to the maximum gross floor area indicated in Table 17.05-1. Any structures existing as of the effective date of this ordinance are exempt from this limitation. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets the following standards:
1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.
 2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.
 3. The design of the site's circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design minimizes potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

Table 17.05-1: Commercial District Dimensional Standards

	C-T	C-1	C-2	C-3	C-C	C-OP
Bulk						
Maximum Gross Floor Area of Nonresidential	5,000 square feet unless meeting the standards of Section 17.05.030B	None	None	None	None	None

1.1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted.

The strict application of the ordinance's limitation to 5,000 SF for non-residential development would impose significant hardship on our Sikh Temple. With a congregation of over 130 followers and patrons, along with a dining capacity for 100 individuals, adhering to this size restriction would severely limit our ability to accommodate our community's needs. Denying relief from this limitation would restrict our ability to provide essential religious services, communal gatherings, and meals to our members, thus creating hardship for our community. Another significant hardship if we were to go multi-storied will be accessibility. The project is being funded purely by donations and adding an elevator may not be the best use of patrons' contributions.

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Moreover, the nature of our activities, including religious ceremonies and communal meals, requires specific design considerations beyond merely accommodating the congregation's size. For example, adherence to cultural and religious practices may necessitate separate spaces for various activities, such as prayer halls, community kitchens, and dining areas. Meeting these requirements within the confines of the ordinance's size limitation poses a significant challenge and constrains our ability to fulfill our religious and community-oriented objectives effectively.

Furthermore, our commitment to inclusivity and accessibility mandates provisions for individuals with disabilities, which may require additional space and amenities beyond what the ordinance allows. Ensuring equitable access for all members of our diverse community is a fundamental aspect of our mission, and strict adherence to size limitations would hinder our ability to achieve this goal effectively.

In summary, while the physical surroundings of our property may not present significant hardships, the unique needs and activities of our congregation, coupled with our commitment to inclusivity and accessibility, create distinct challenges that warrant relief from the ordinance's size restrictions.

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Our hardship is due to unique circumstances that do not apply to a majority of adjoining or nearby properties. Unlike many other non-residential developments in the area, our Sikh Temple serves as a religious and community center for a significant population. The size and needs of our congregation, coupled with the limited availability of suitable properties, create a hardship that is distinct from mere inconvenience. Furthermore, our plight is not self-created but rather the result of our community's growth and the need to provide essential services to our members.

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Granting the hardship variance will not alter the essential character of the locality. Our Sikh Temple is designed to blend harmoniously with the surrounding neighborhood, incorporating architectural elements and landscaping that complement the area's aesthetic. The Temple's presence contributes positively to the cultural diversity and community fabric of the area. Moreover, the additional space required to accommodate our congregation's needs will not significantly change the overall character of the locality. By providing a place of worship and community gathering, the Temple enhances the social and cultural dynamics of the neighborhood without compromising its character.

We remain committed to working collaboratively with the city to ensure that our development aligns with the broader goals of the zoning regulations and serves the best interests of both our community and the surrounding area.

Granting the requested variance would provide necessary relief from the hardships imposed by the ordinance, allowing us to proceed with our development plans in a manner that balances regulatory compliance with practical considerations. We remain committed to working cooperatively with the relevant authorities to address any concerns and find a solution that serves the best interests of our project and the community.



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
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Office 563.326.6198
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APPLICATION FOR

HARDSHIP VARIANCE

ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION		
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Address		
City State Zip		
Phone		
Secondary Phone		
E-Mail Address	COMPLETE SUBMITTALS SHALL INCLUDE: Concept/Development Plan to Scale* *shall show setbacks, height and size dimensions, etc. Consent to request hardship/legal interest Affidavit* *shall include owner contact information Application Fee* \$200 *required for a complete application	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Sameer Kulkarni Type Applicant's Name 3/12/2024 Applicant's Signature Date		
DEVELOPMENT TEAM		
Property Owner Quad Cities Sikh Temple Address 733 W 53rd St, Davenport, IA 52806 Phone 3099120985 Secondary Phone E-Mail Address jshullon@gmail.com		
Project Manager/Other Bush Construction Address 5401 Victoria Avenue Phone 5633443791 Secondary Phone E-Mail Address wgordon@bushconstruct.com		
DATES: PRE-APP 03/12/2024		
SUBMITTAL 03/15/2024		
PUBLIC HEARING 04/11/2024		
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 1501 E 52nd ST -- Lot 8 IRISH WOODS COMMERCIAL ADD		
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (4) ITEMS: 1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted. 2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out. 3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship. 4. The hardship variance, if granted, will not alter the essential character of the locality.		
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.		

Authorization to Act as Applicant

I/We, Quad Cities Sikh Temple
[as property owner(s)]

authorize Sameer Kulkarni
[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at Lot#8, E 52nd Street, Davenport, IA.

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

03/12/2024

Date

State of _____,

County of _____,

Sworn and subscribed before me

this day of , _____.

[identification type]

Notary Public

My Commission Expires:

Build Outside the 0' to 20' Build-To-Zone

Thank you for considering our request for a hardship variance concerning the **setback requirement** outlined in the ordinance. We believe that strict adherence to the ordinance would impose significant hardships on our project, necessitating relief from the specific setback provision.

Table 17.05-1: Commercial District Dimensional Standards						
	C-T	C-1	C-2	C-3	C-C	C-OP
Bulk						
Setbacks						
Minimum Front Setback	Build-to zone of 0 feet to 20 feet	Build-to zone of 0 feet to 15 feet unless meeting the standards of Section 17.05.030C	None	25 feet	None	20 feet

1.1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted.

Compliance with the ordinance's setback requirement of 20 feet from the front lot line would severely limit our ability to provide essential amenities, including parking and a drop-off lane, necessary for the safety and convenience of both our patrons and the surrounding community. Inadequate parking and drop-off space could lead to congestion, accidents, and hindered emergency access, posing a serious safety risk to patrons and residents alike.

Without the ability to position our building a minimum of 100 feet from the front lot line, we would be unable to accommodate the volume of vehicular traffic expected at our facility. This shortfall poses a serious safety risk, as the general tendency is to look for parking near to the entrance and drop-off space which could result in congestion, accidents, and hindered emergency access. Moreover, the lack of a dedicated drop-off lane could lead to traffic disruptions on adjacent roads, affecting not only our patrons but also surrounding residents and businesses.

Finally, as a minority community, the safety of the building itself may pose a concern with possible vandalism and or defacing of the structure.

In summary, strict adherence to the setback requirement would not only jeopardize the safety and convenience of our patrons but also impede feasibility of our project. Granting the requested variance is essential to mitigate these hardships and ensure the viability and positive impact of our development on the community.

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

Description of Property Characteristics:

Our property, located at Lot#8 which is south of the E52nd St across from Smart Toyota dealership possesses distinctive topographical features that present substantial obstacles to conforming to the setback requirement. The irregular shape of the lot, combined with its sloping terrain, severely limits our ability to position the building within the prescribed setback distance from the front lot line without compromising essential aspects of the project's functionality and safety.

Impact of Surrounding Context:

The approach of placing the building farther away does not affect the surroundings since the rear has a steep terrain which acts as a significant buffer. Additionally, the proposed building of that size and shape will require an adequate setback to be aesthetically appeal to the surroundings, thus necessitating relief from the strict application of the ordinance.

Efforts to Address Challenges:

It is crucial to emphasize that these physical conditions are inherent to our property and not the result of any actions or decisions on our part. We have diligently explored various design alternatives and site configurations to minimize the need for variance, but none adequately address the unique challenges posed by the site's topography and surrounding context.

3 . The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property and is not a self-created hardship.

The hardships we face in complying with the setback requirement are due to unique circumstances that do not apply to a majority of adjoining or nearby properties. Our property is subject to specific challenges, including irregular topography and constraints imposed by the size of the building and its use itself.

It is also important to note that this building, which is significant in its size and physical presence, cannot be split into smaller portions due to accessibility, functionality and religious beliefs of the community.

4. The hardship variance, if granted, will not alter the essential character of the locality.

Maintaining Locality's Character:

We recognize and appreciate the importance of preserving the essential character of the locality. Our proposed development, while requiring a variance from the setback requirement, is designed with careful consideration for the surrounding context and aesthetic. The architectural design and landscaping plans have been developed to ensure that the proposed changes are in harmony with the existing neighborhood.

Minimal Visual Impact:

Granting the requested variance will have minimal visual impact on the locality. Our project aims to enhance, rather than detract from, the surrounding area by providing much-needed amenities and services. The variance is necessary to facilitate the practical and safe operation of our development without compromising the character and integrity of the neighborhood.

Granting the requested variance would provide necessary relief from the hardships imposed by the ordinance, allowing us to proceed with our development plans in a manner that balances regulatory compliance with practical considerations. We remain committed to working cooperatively with the relevant authorities to address any concerns and find a solution that serves the best interests of our project and the community.



Public Hearing Notice | Zoning Board of Adjustment

Date: 4/11/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

Example Notice Letter

Ward 7; 13 Sent

To: All property owners within 200' of the subject property **1501 E. 52nd ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration and for a Hardship Variance to grant permission to waive or alter a size or dimensional code requirement.

Request/Case Description

Request SU24-01/HV24-02/HV24-03 of Bush Construction on behalf of QC Sikh Temple at 1501 East 52nd Street for a Special Use and a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

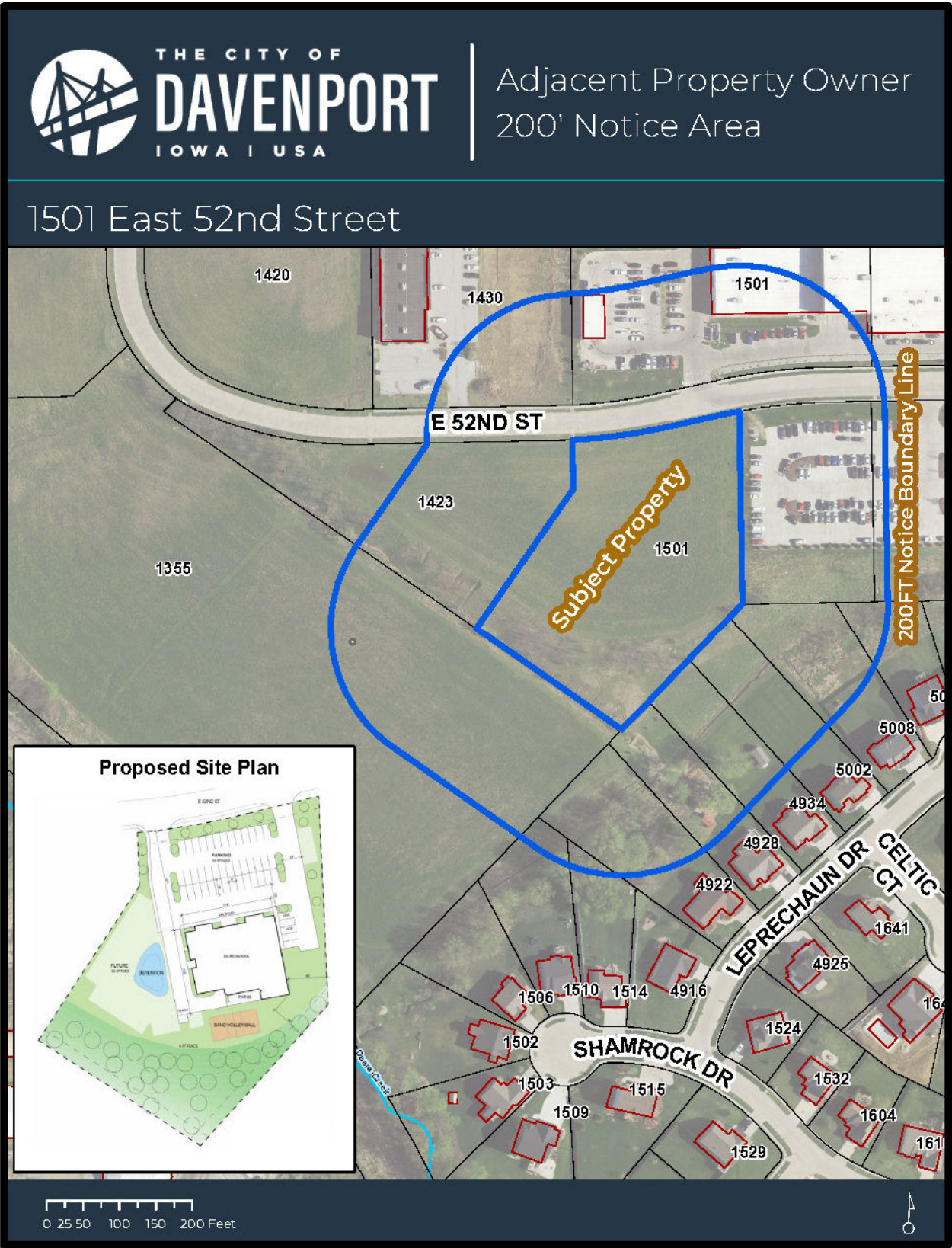
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

4/11/2024

Subject:

Request SU24-02 of Christopher Kretz at 1527 Brady Street for a Special Use to establish a bed and breakfast on property zoned C-T Commercial Transitional District as required by Table 17.08-1. [Ward 5]

Recommendation:

Background:

Attachments:

1. Staff Report SU24-02 Bed & Breakfast 1527 Brady
2. Application
3. Letter of Support - Hilltop Inn
4. Adjacent Owner Notice List 1527 Brady ST
5. Adjacent Owner Notice Letter - 1527 Brady ST



**Zoning Board of Adjustment
Planning Staff Report
1527 Brady Street | Bed & Breakfast
April 11, 2024**

Description

Request SU24-02 of Christopher Kretz at 1527 Brady Street for a Special Use to establish a bed and breakfast on property zoned C-T Commercial Transitional as required by Table 17.08-1.

Background

The 2019 Zoning Ordinance, Table 17.08-1, was recently amended to allow a Bed & Breakfast in the C-T and C-1 Districts after approval of a Special Use.

Purpose Statement | C-T Commercial Transitional District

The C-T District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Zoning District Use Matrix:

TABLE 17.08-1: USE MATRIX																	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2
Bed and Breakfast	S	S	S	S	S		S										

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

Bed & Breakfast | Definition:

A single-family dwelling where a resident/owner provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities

Principal Use Standards | Bed & Breakfast (§17.08.030.D.) are:

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building facade. **STANDARD MET**
2. Cooking equipment is prohibited in individual guest rooms. However, a mini-refrigerator and/or a microwave is allowed. **STANDARD MET**
3. No retail sales are permitted with the exception of ancillary retail of related items such as souvenirs, postcards, and snack items. **STANDARD MET**
4. No bed and breakfast may operate a restaurant. Meals may only be served to registered guests and at private events. **STANDARD MET**
5. One sign is permitted. Such sign may not exceed six square feet in sign area. Freestanding signs are limited to six feet in height and must be a minimum of five feet from any lot line. **STANDARD MET**

Special Use Approval Standards per 17.14.050.E.:

Each special use must be evaluated on an individual basis, in relation to all applicable standards of this ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Zoning Board of Adjustment must make findings to support each of the following conclusions:

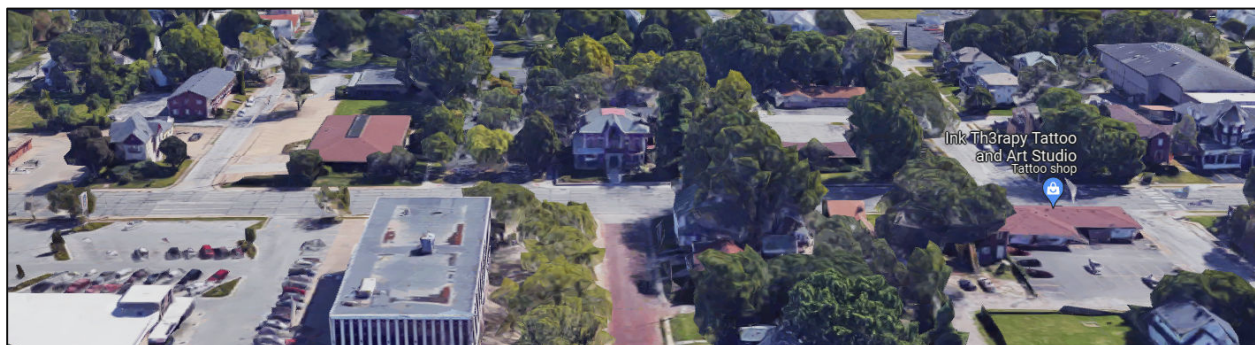
1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies.

Zoning Map:

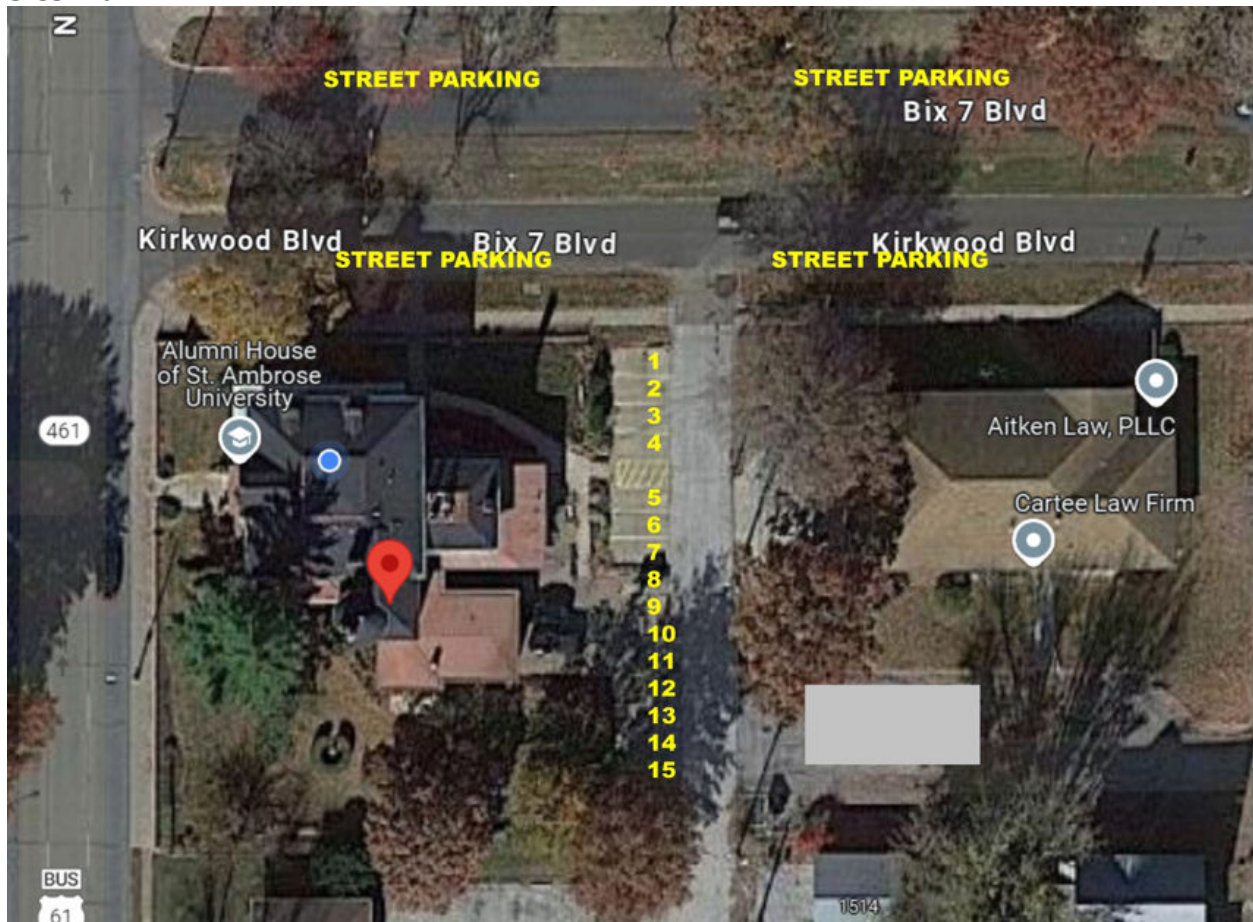


C-T | C-1 | C-2 | R-MF | R-4C

Site Aerial Photo:



Site Plan



Elevations



Uses by Floor and Room

Main Floor

- 1-Reception/Gathering Room
- 2-Sitting Room
- 3-Lounge/TV Room
- 4-Small Dining Room
- 5-Back Lounge/Sitting Room (with bathroom)
- 6-Large Dining Room
- 7-Kitchen
- 8-Office/Storage (with bathroom)
- + Plus, two bathrooms off of small dining room

2nd Floor

- 1-Vander Veer Suite (Main/King Bedroom with 2 twin beds + bathroom)
- 2-Colonel Davenport Suite (King Bedroom w/bathroom)
- 3-Bix Corner Suite (Queen Bedroom w/bathroom)
- 4-FH Miller Suite (Queen Bedroom w/bathroom)
- 5 & 6-East Village Suite (1 Queen Bedroom, 1 Full Bedroom with shared bath)
- 7-Library/Sitting Room

3rd Floor

- 1-Bedroom or Office with bathroom (TBD)
- 2-Large Bedroom or Office (TBD)
- 3-Open Layout for Office Space or Lounge/Recreation Area (TBD)
- 4-Large Bathroom

Discussion

The subject property zoned for transitional uses (C-T). A Bed & Breakfast use is an allowed transitional use requiring Special Use approval. Principal Use Standards are or will be met in conjunction with approval (see page 1 of this report).

This site is located adjacent to other dwellings and light commercial uses. Staff supports the use of this property as a bed and breakfast. Bed and Breakfast uses are allowed by right in the adjacent residential districts provided such buildings are in conformance with all Building Codes.

Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Applicant:

Property will be primarily used as a short-stay rental (AirBnB), individual room rental (AirBnB) and a reception facility/special event rental. Off-street parking is available and the property is equipped with ADA Parking, Compliant Ramp and Compliant Bathroom. The property will be owner operated and maintained.

Staff Response: The proposed use meets code requirements for a bed & breakfast.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Applicant:

"The property is compatible with adjacent properties and businesses in the area."

Staff Response:

The proposed use meets code requirements for a bed & breakfast.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Applicant:

"The property and its uses are consistent with the spirit and intent of the ordinance and adopted land use policies."

Staff Response:

The proposed use meets code requirements for a bed & breakfast.

Recommendation & Findings

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that the Board adopt staff's findings and approve request SU24-02 subject to the following conditions:

1. Should the need arise, the owner/manager of the bed and breakfast shall be required to obtain off-street parking arrangements with adjacent uses.
2. All Building Codes shall be met while the business is in operation.

Prepared by: 

Scott Koops, AICP
Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name	Christopher Kretz
Address	1527 Brady St.
City State Zip	Davenport, IA 52803
Phone	402-419-0059
Secondary Phone	
E-Mail Address	HistoricHeightsLLC@gmail.com
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Christopher Kretz Type Applicant's Name Applicant's Signature 3/11/2024 Date	
DEVELOPMENT TEAM	
Property Owner Susan Ramsett Kretz, Christopher Kretz	
Address 1527 Brady Stj.	
Phone	Secondary Phone
402-419-0059	
E-Mail Address HistoricHeightsLLC@gmail.com	
Project Manager/Other Christopher Kretz	
Address 1527 Brady St.	
Phone	Secondary Phone
402-419-0059	
E-Mail Address HistoricHeightsLLC@gmail.com	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
1/11/24	3/11/24	4/11/24

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION	
1527 Brady St., Davenport, IA 52803	

SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN	
I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar. ☒	

USE PROPOSED REQUIRING A SPECIAL USE	
Bed & Breakfast-style rental and also special event/reception facility rental	

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc.	☒
Authorization to Act as Agent Affidavit* *shall include owner contact information	☒
Application Fee (REQUIRED) \$400	☒

DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS:	
1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare. Property will be primarily used as a short-stay rental (AirBnB), individual room rental (AirBnB) and a reception facility/special event rental. Off street parking is available and the property is equipped with ADA Parking, Compliant Ramp and Compliant Bathroom. The property will be owner operated and maintained.	
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. The property is compatible with adjacent properties and businesses in the area.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies. The property and its uses are consistent with the spirit and intent of the ordinance and adopted land use policies.	

Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	
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April 2nd, 2024

City of Davenport
Attn: Zoning Board of Adjustment
226 W. 4th St.
Davenport, IA

To Zoning Board of Adjustment,

The Hilltop Campus Village (HCV) is writing to inform the ZBA that the HCV is in support of Chris Kretz receiving this special use allowance for the property at 1527 Brady St.

As the HCV understands it, Mr. Kretz's plan is to return the property back to a Bed & Breakfast with a commercial kitchen. Historically this property has been used as a B&B while St. Ambrose University owned it, and the only reason this is currently an issue is that zoning ordinances have changed requiring this special allowance.

The Hilltop Campus Village is an Iowa Main Street program that encompasses the neighborhood that 1527 N. Brady St resides in. A major portion of the Main Street program is historical preservation. Mr. Kretz's current plans for this property is in line with the goals of the Hilltop Campus Village in this regard.

The HCV is excited for this positive addition to the neighborhood that creates an amenity that serves Palmer College, St. Ambrose University, Genesis Hospitals, and additionally creates a destination for special events like weddings. This project will only enhance the neighborhood and we ask that the ZBA support this unanimously.

Thank You!

A handwritten signature in blue ink, appearing to read 'Brian Kramer', is written over a horizontal line.

Brian Kramer
Executive Director
Hilltop Campus Village

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	1527 BRADY ST	KRETZ CHRISTOPHER J		
Ward/Alderman:	5TH WARD			NOTICES SENT: 15
G0008-09C	1702 BRADY ST	ALDI INC	PO BOX 460049 DEPT 501	HOUSTON TX 77056
G0009-11	126 E 15TH ST	JASON D STIGEN	850 COLLEGE AV	DAVENPORT IA 52803
G0009-12	1510 PERRY ST	CHERYL A THOMPSON	1510 PERRY ST	DAVENPORT IA 52803
G0009-13		GABRIEL ALLEN GROOM	1514 N PERRY ST	DAVENPORT IA 52803
G0009-14	125 KIRKWOOD BD	CAC LLC	125 KIRKWOOD BLVD	DAVENPORT IA 52803
G0009-15	122 E 15TH ST	HILLTOP CAMPUS VILLAGE INC	122 E 15TH ST	DAVENPORT IA 52803
G0009-16		HAVYEG INC	1503 BRADY ST	DAVENPORT IA 52803
G0009-18	1506 BRADY ST	CELEBRITY STYLE WIGS & ACCESSORIES	1600 N HARRISON ST	DAVENPORT IA 52803
G0009-19	1510 BRADY ST	S & H RENTAL PROPERTIES II LLC	1543 W 36TH ST	DAVENPORT IA 52806
G0009-20	1512 BRADY ST	S & H RENTAL PROPERTIES LLC	1543 W 36TH ST	DAVENPORT IA 52806
G0009-22	1522 BRADY ST	S & H RENTAL PROPERTIES LLC	1543 W 36TH ST	DAVENPORT IA 52806
G0009-21	1518 BRADY ST	MIKE KEITH	3430 38TH ST	MOLINE IL 61265
G0009-23	1530 BRADY ST	SAPHAN INVESTMENT LLC	129 SCULPTURE	IRVINE CA 92618
G0009-24	115 W 16TH ST	JACAREE BRYANT	115 W 16TH ST	DAVENPORT IA 52803
G0009-32A	100 KIRKWOOD BD	THE SALVATION ARMY	100 KIRKWOOD BLVD	DAVENPORT IA 52803
G0009-35	126 KIRKWOOD BD	LAUBENTHAL LINES LLC	15503 108TH AV PL	DAVENPORT IA 52804
G0010-51B	1606 BRADY ST	1606 BRADY ASSOC LP	3408 WOODLAND AVE STE 504	WEST DES MOINES IA 50266



Public Hearing Notice | Zoning Board of Adjustment

Date: 4/11/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE NOTICE

To: All property owners within 200' of the subject property **1527 Brady ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU24-02 of Christopher Kretz at 1527 Brady Street for a Special Use to establish a bed and breakfast on property zoned C-T Commercial Transitional District as required by Table 17.08-1. [Ward 5]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

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Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property

