

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, JUNE 22, 2023; 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

A. Consideration of the June 8, 2023 Minutes

III. Old Business

IV. New Business

A. Request HV23-11 of Andrea Belk Olson at 2501 Middle RD for a hardship variance to locate a one stall parking pad in the front yard. Section 17.10.020.A. prohibits parking in the front yard unless on a driveway directly connecting to a legal parking space in the side yard, rear yard, or garage. [Ward 5]

V. Other Business

VI. Adjourn

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
6/22/2023

Subject:
Consideration of the June 8, 2023 Minutes

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes 2023-06-08

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	6/16/2023 - 9:24 AM



MINUTES

Zoning Board of Adjustment

June 8, 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 4:01 p.m.

Board Members present: Gallart, Boyd-Carlson, Loebach, Bloemker, & Darland.

Excused: none.

Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved unanimously for the 2023-04-13 ZBA Hearing by voice-vote (5-0).

III. Old Business:

None.

IV. New Business:

A. Request HV23-10 of Silverstar Car Wash at 1922 N Division St for a hardship variance to locate the properly screened dumpster north of the proposed building in the Pleasant Street corner side yard, approximately where the former alley was located in the northwest corner of the new parcel. Section 17.09.030.Q. prohibits dumpsters within the front or corner side yard. [Ward 4]

Koops presented the staff report.

Findings: (supported by the staff report analysis)

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

Recommendation:

Staff recommends that Board adopt staff's findings and approve request HV23-10 subject to the following condition:

The refuse enclosure area shall meet all City standards for screening (as the petitioner has proposed).

Motion

Gallart moved to adopt staff's findings and approve request HV23-10 as conditioned; Bloemker seconded the motion and the motion carried unanimously. (5-0)

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

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:21 p.m.

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
6/22/2023

Subject:

Request HV23-11 of Andrea Belk Olson at 2501 Middle RD for a hardship variance to locate a one stall parking pad in the front yard. Section 17.10.020.A. prohibits parking in the front yard unless on a driveway directly connecting to a legal parking space in the side yard, rear yard, or garage. [Ward 5]

ATTACHMENTS:

Type	Description
▢ Executive Summary	Staff Report
▢ Exhibit	Presentation & Applicant Photos
▢ Exhibit	Application
▢ Exhibit	Public Hearing Notice
▢ Exhibit	Notice List

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	6/16/2023 - 9:35 AM



Zoning Board of Adjustment Staff Report | Parking in Front Yard June 22, 2023

Description

Request HV23-11 of Andrea Belk Olson at 2501 Middle RD for a hardship variance to locate a one stall parking pad in the front yard. Section 17.10.020.A. prohibits parking in the front yard unless on a driveway directly connecting to a legal parking space in the side yard, rear yard, or garage.

Code Section:

[Section 17.10.020.A.](#)

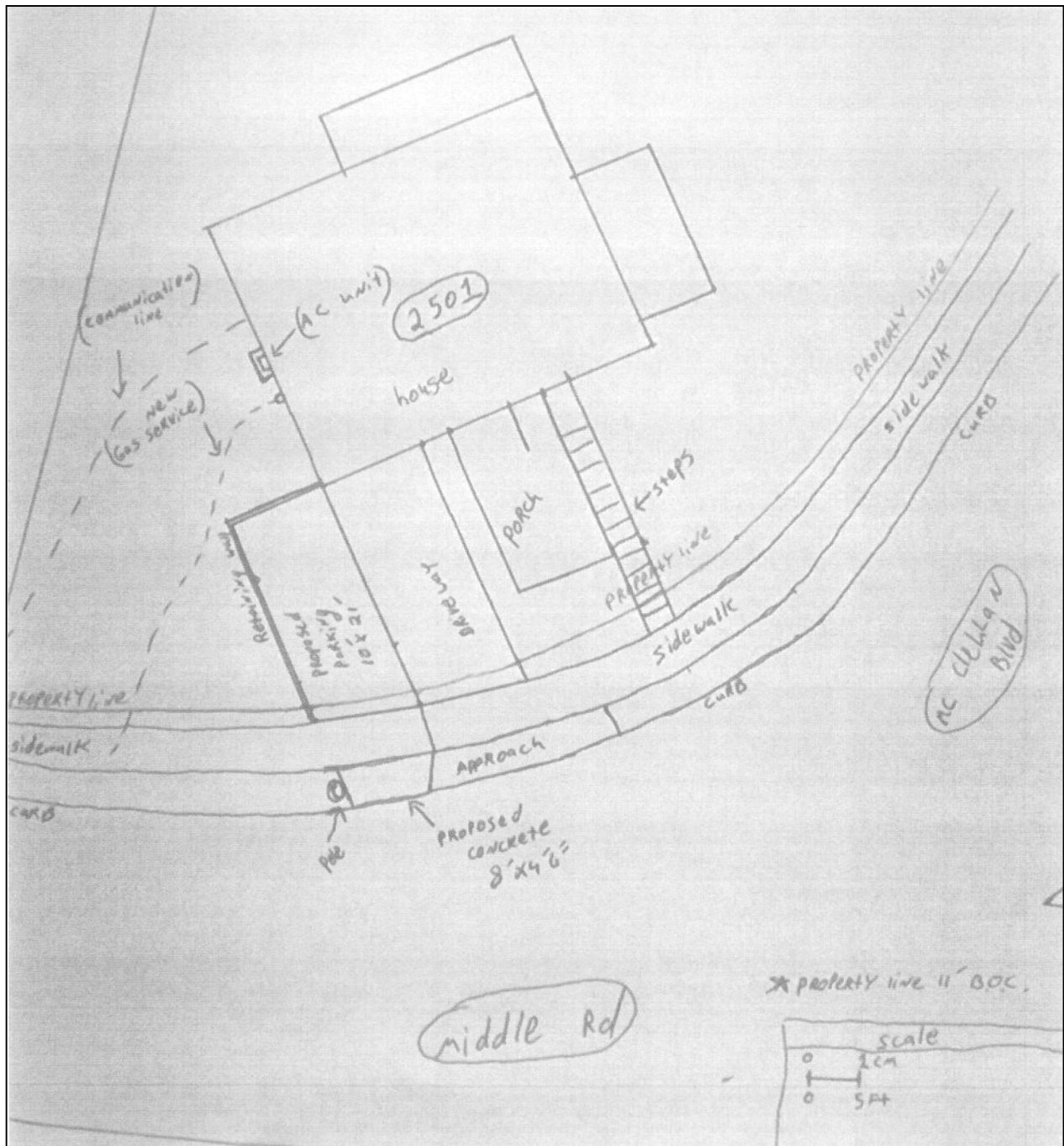
Parking spaces for residential uses must be located to the side or rear of the dwelling behind the front building line or within an enclosed structure; Parking spaces for residential uses may be located on a driveway that provides access to a garage or other off-street parking facility.

Background | Discussion

The petitioner is proposing a parking pad off to the side on an existing driveway which will be located in the front yard but will not lead to an approved parking space. A variance is required to build the proposed parking pad per Section 17.10.020.A. Placing the parking pad in the side or rear yard is not feasible due to topography and the location of utilities.

Topographic Contour Map





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."

It is the role of Zoning Board members to evaluate the evidence of hardship and weigh their decision accordingly.

Applicant's Description of the Request

We purchased this property in 2007 and have consistently invested to improve the property, including a new roof, deck, landscaping, painting, and extensive interior improvements, as this will be our long-term home.

Due to the topography of the property (underground garage on a steep 30 degree grade with a 30+ foot distance to the back of the home), location of gas line, power lines, Internet fiber lines, meter, A/C unit, multiple trees, landscaping, limited distance to egress and neighbor's property line, objective to eliminate chronic property owner street parking (with multiple accidents/damage to street-parked vehicles), objective to increase property value and aesthetic, objective to ensure public street parking is available to public for public use, we humbly request consideration for acceptance of a hardship variance for the addition of a single parking space to adjoin parallel to our current driveway configuration, which only allows for a single vehicle in the driveway at one time.

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:

The unique circumstances of this property severely limit the ability to comply with the terms of this ordinance due to multiple factors. The objective of the project was to create 1 additional space of off-street parking for the property owners, to eliminate using the public street for daily parking, avoiding accidents/damage to vehicles parked on the street (having had 2 different vehicles hit and significantly damaged from drivers coming around a sharp corner/east village of Davenport), increase the property value of the home, avoid the need to move 3 vehicles each time materials from the garage needs to be accessed (i.e. lawn mower, garbage cans, etc.), and ensure that vehicles can be properly off-street for city services (i.e. street cleaning, snow plowing, as the property is on a snow route).

The property has no alley or off-street vehicle access other than a single-stall garage and single vehicle driveway. Due to the shape and nature of the topography, the north side of the property is the sole option for adding an additional space. The north side of the property is also the location where all power, gas, Internet, meter, air conditioning unit, landscaping and multiple trees are located, with the back of the home being a densely wooded area.

To comply with the ordinance, the complete north side of the home would require an additional 10' deep/15' wide/30' long excavation down to the footing of the house (requiring rebuilding of home footings), as the underground garage is also located on the same side of the home. This would also require the relocation of all utilities, A/C unit, Internet, removal of all landscaping and trees. The current gas line was recently moved from its original location by the foundation of the home to the north property line - it is unknown whether the line could be reasonably moved along with all the utilities to another side of the home. The back side of the home currently has a patio and extensive amount of trees, landscaping and a further varied elevation.

Strict application of this ordinance would encroach across the egress between properties/property lines, require an inordinate amount of additional costs and labor, and dramatically impact the character of the property and locality.

Staff Comments:

Staff concurs with the applicant. Approval Standard #1 is met; no viable alternatives exist.

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 property is a ¼-acre triangular corner lot, with a steep 30-degree grade hillside, and includes an underground garage which is the depth of the home. The north side of the property where the ordinance would apply has 8 trees, 4 large bushes, extensive ground cover, and is the location for power lines, home A/C unit, gas line, meter, and Internet/fiber lines as well as second steep hillside to the north. The north portion of the lot narrows from the front to the back of the home, with the deepest corner of the home approximately 12 feet from the neighbor's property line, and the widest portion at the front of the home at approximately 45 feet.

The current gas line was moved by Mid-American to provide as much space availability as possible for the pad, but runs diagonally to the meter at the mid-point on the north wall of the home, eliminating the ability to move the pad physically further back on the property. Four trees were also removed in the front of the house to prepare for the project.

The south side of the home includes a deck, screened-in-porch, trees, landscaping and a significantly larger, deeper, and steeper grade hill (45 degrees), which would make relocation of the project impossible. The property does not have an alley or other access by vehicle to it other than from the main road (Middle Road). The current driveway approach to the home is very wide and would be used as a proper access point to the new space. The current garage holds one (1) vehicle, with the driveway allowing for one (1) additional vehicle without crossing over into the sidewalk/right-of-way.

Staff Comments:

The physical conditions (slope and utilities) of the property do limit the developability of the site. It appears that the proposed parking pad will be located in the only viable location. Standard #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:

The circumstances of the property topography are unique to this property. While there are other challenging geographic landscapes in the area due to the nature of the McClellan Heights district, they are all distinctly unique and no two properties are the same. The majority of surrounding and nearby properties currently have their own alley, widened and 2-pad driveways (as part of the original property), wider shared driveways with their neighbor, detached garages, or off-street parking on non-thoroughfares (small side streets versus a highly trafficked and busy road as Middle road is, and Middle Road is often used as a detour when Locust street is under construction). In addition, surrounding properties have flatter topographies, larger plots of land for where they have more choices as to adding additional off-street parking.

Staff Comments:

The topography/utilities of the lot create a unique circumstance for this lot. Standard #3 is met.

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

Applicant Response:

The intent of this project was to retain and sustain the character of the property, retaining the integrity of the wooded landscape and natural beauty, without being a visual nuisance or eyesore to the community or neighborhood. The additional space is designed to be in keeping with the existing architecture of the property, using complimentary materials and design to ensure visual integrity. The space will also not be used at all times, as seasonal vehicles will be able to be stored at another location over the winter/spring, enabling the garage to be utilized and ensuring two vehicles are not chronically parked without being moved frequently. Additional vehicles are currently parked on the street in front of the house, where the off-street space would eliminate that visual block and provide a more refined look and feel to the area. Being on the route for multiple running races and events (Bix, Cocoa Beano, etc.), this space will provide more on-street parking to the public, rather than having residents of this property park on the street chronically.

Staff Comments:

The character of the area should not be impacted by the proposed project as there are many properties through-out the City with parking pads beside a driveway. Protection of essential character has been established. Standard #4 is met.

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

- Item #1 the ordinance creates a hardship;
- Item #2 physical and topographical conditions on site limit development;
- Item #3 unique circumstance is established;
- Item #4 protection of essential character is established;

Recommendation:

Standards for hardship approval have been met. Staff recommends the Board adopt staff's findings and approve request HV23-11 as proposed.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: ZBA application/plans, notice documents



2501 Middle RD | Parking in Front Yard





2501 Middle RD | Parking in Front Yard



Request

Hardship Variance to:

- **Locate a parking pad in the front yard that does not directly lead to an approved parking space**

Zoning Code

Section 17.10.020.A:

- **Parking spaces for residential uses must be located to the side or rear of the dwelling behind the front building line or within an enclosed structure;**
- **Parking spaces for residential uses may be located on a driveway that provides access to a garage or other off-street parking facility.**

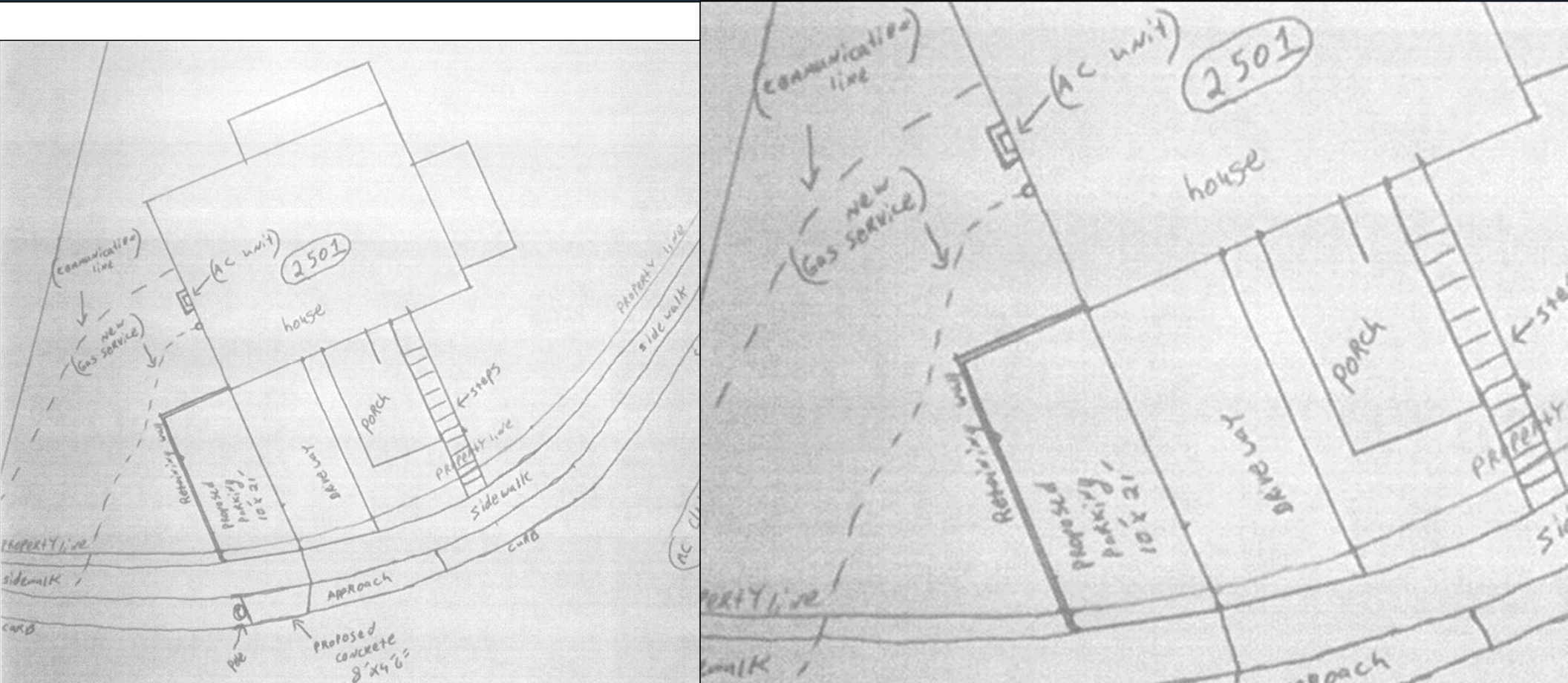
Allowed



| Not Permissible



Proposed Site Plan



Southern Portion of Property



Southwestern Portion of Property



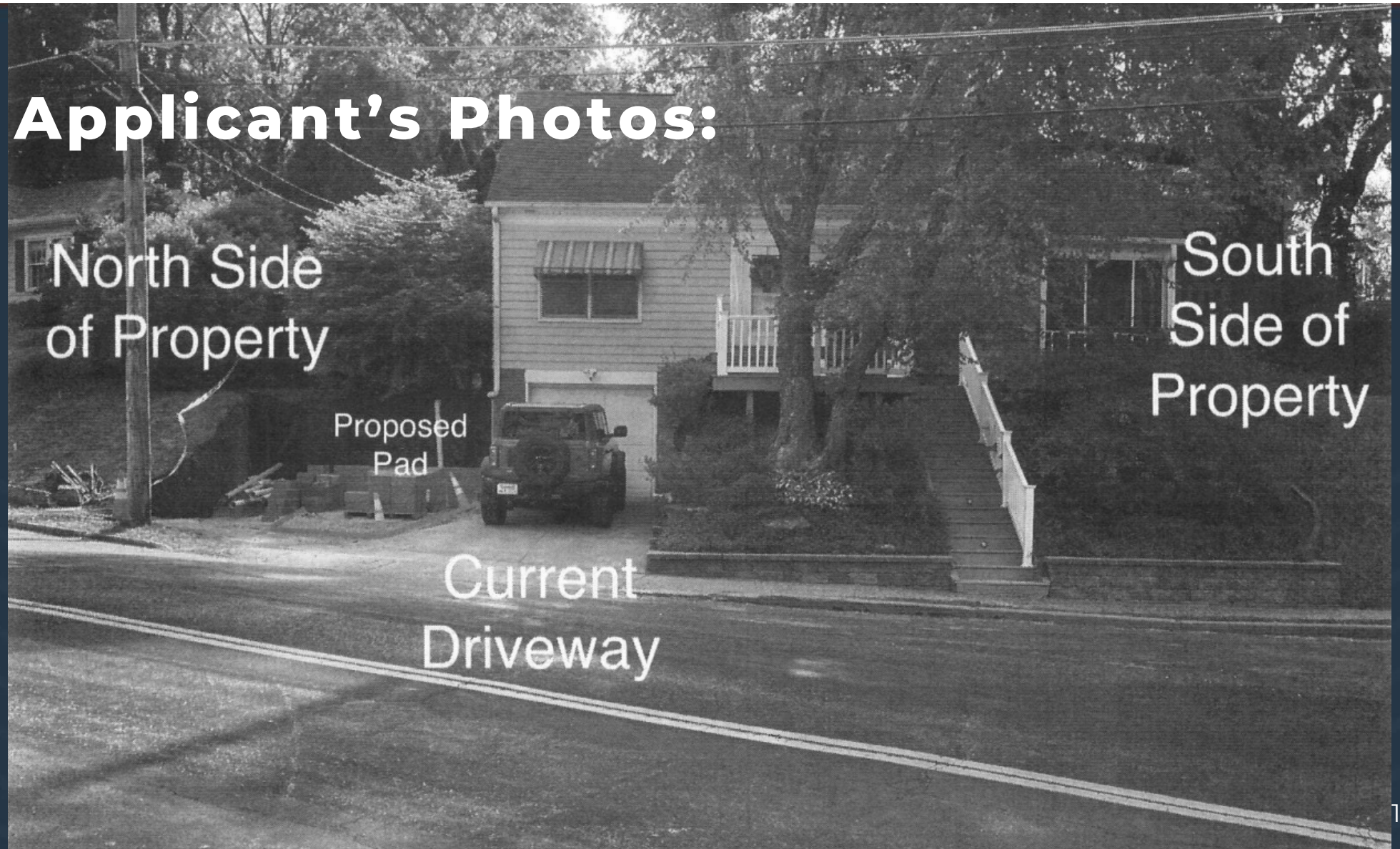
Western Portion of Property



Driveway Addition



Applicant's Photos:



Applicant's Photos:

North Side
of Property

South Side
of Property

View from Across Middle Road
Facing Property and McClellan
Boulevard. No Alley or Vehicle
Access from Back of Property.

Applicant's Photos:

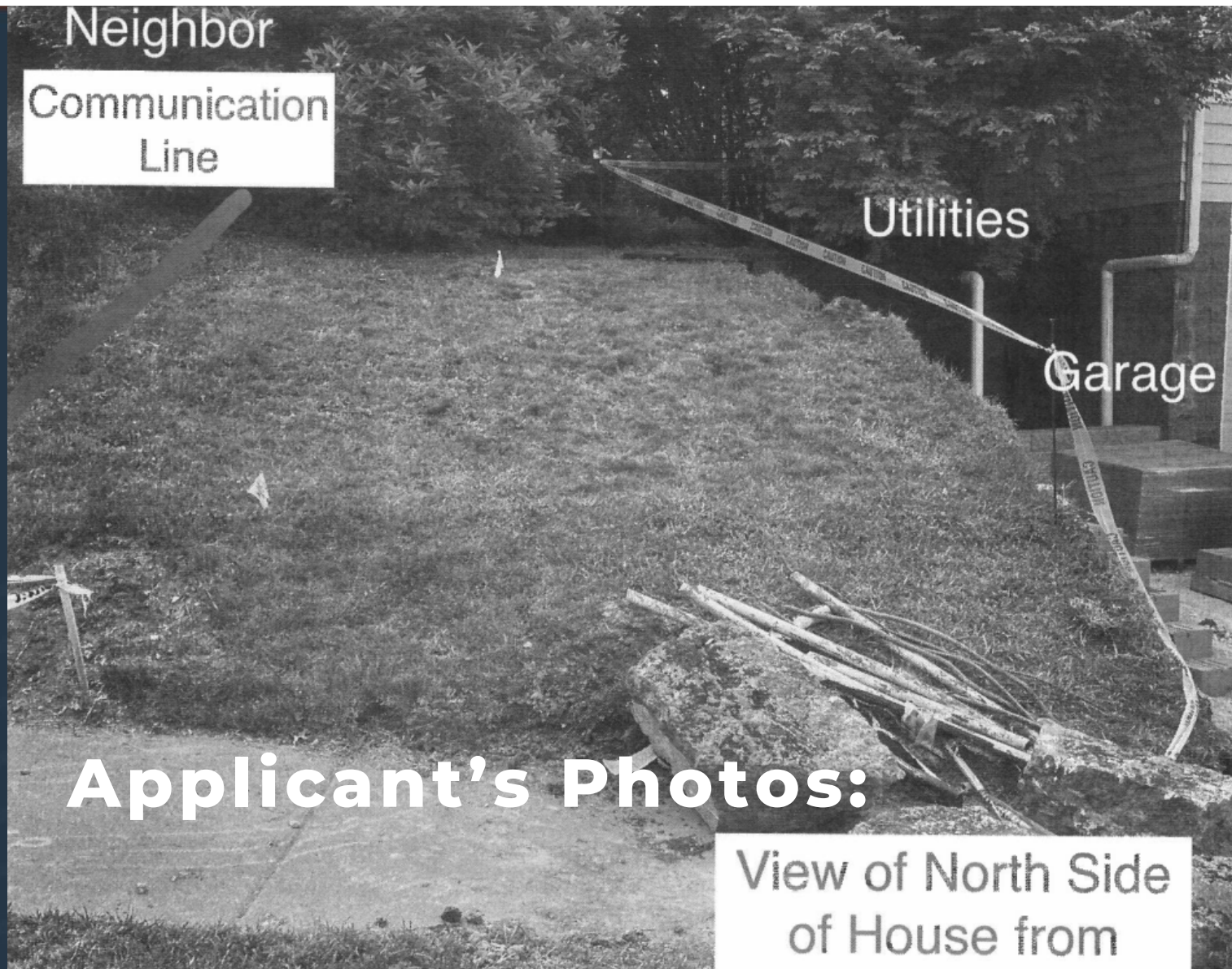


Neighbor
Property
Line

Garage

Proposed
Parking Pad

Applicant's Photos:



Applicant's Photos:

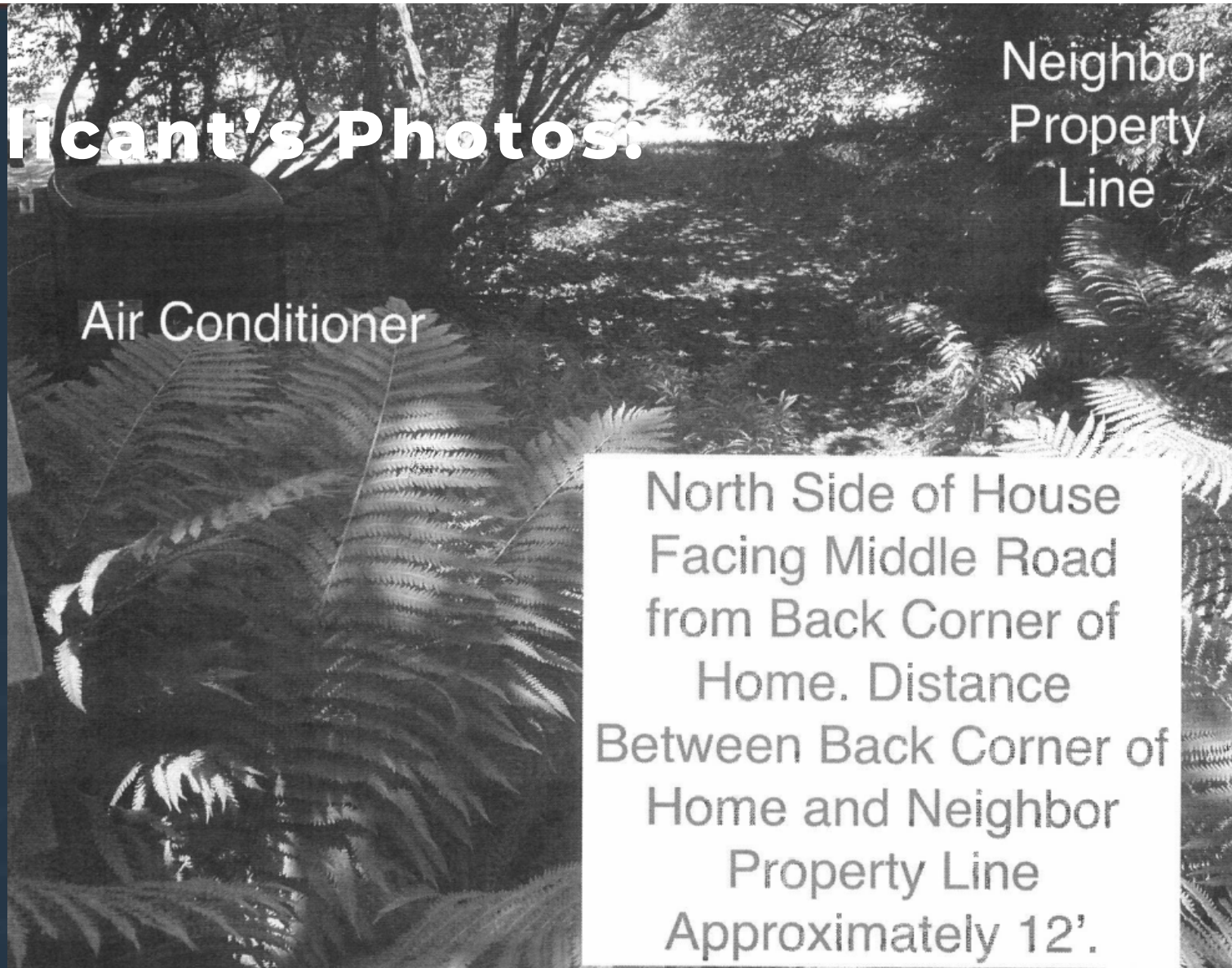
Power
Meter

Gas Meter

Air Conditioner

Communication
Line (Flags)

Applicant's Photos:



Neighbor
Property
Line

Air Conditioner

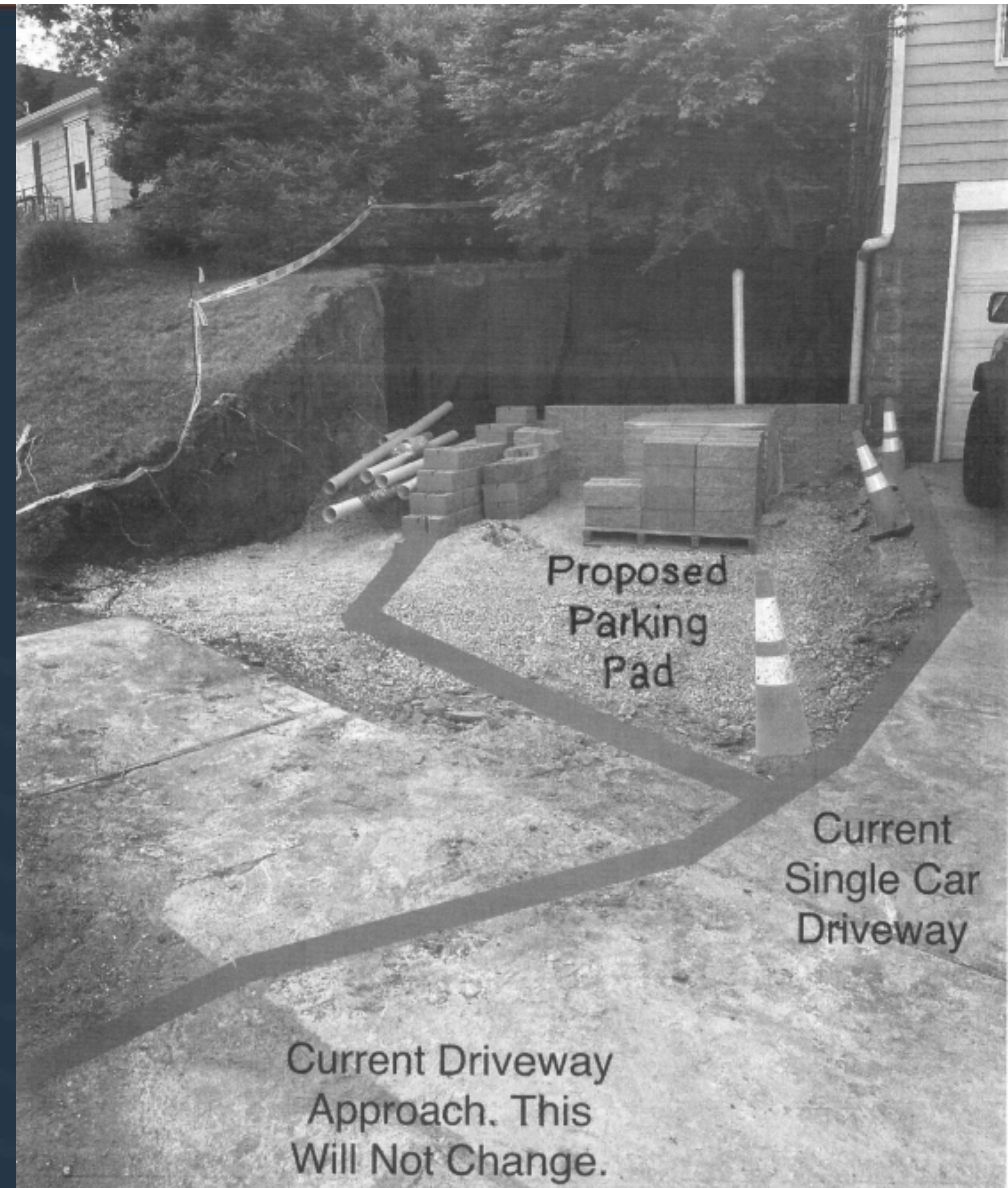
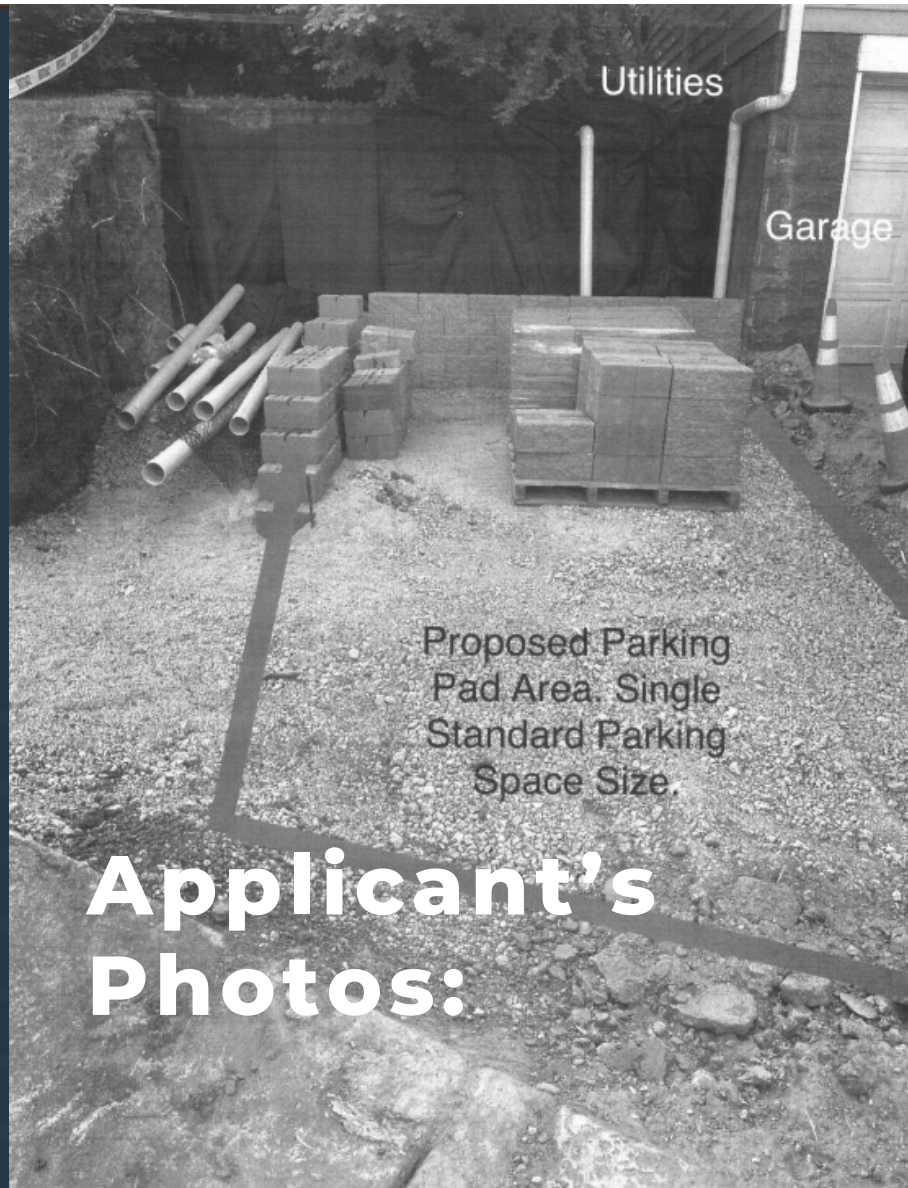
North Side of House
Facing Middle Road
from Back Corner of
Home. Distance
Between Back Corner of
Home and Neighbor
Property Line
Approximately 12'.



Applicant's Photos:

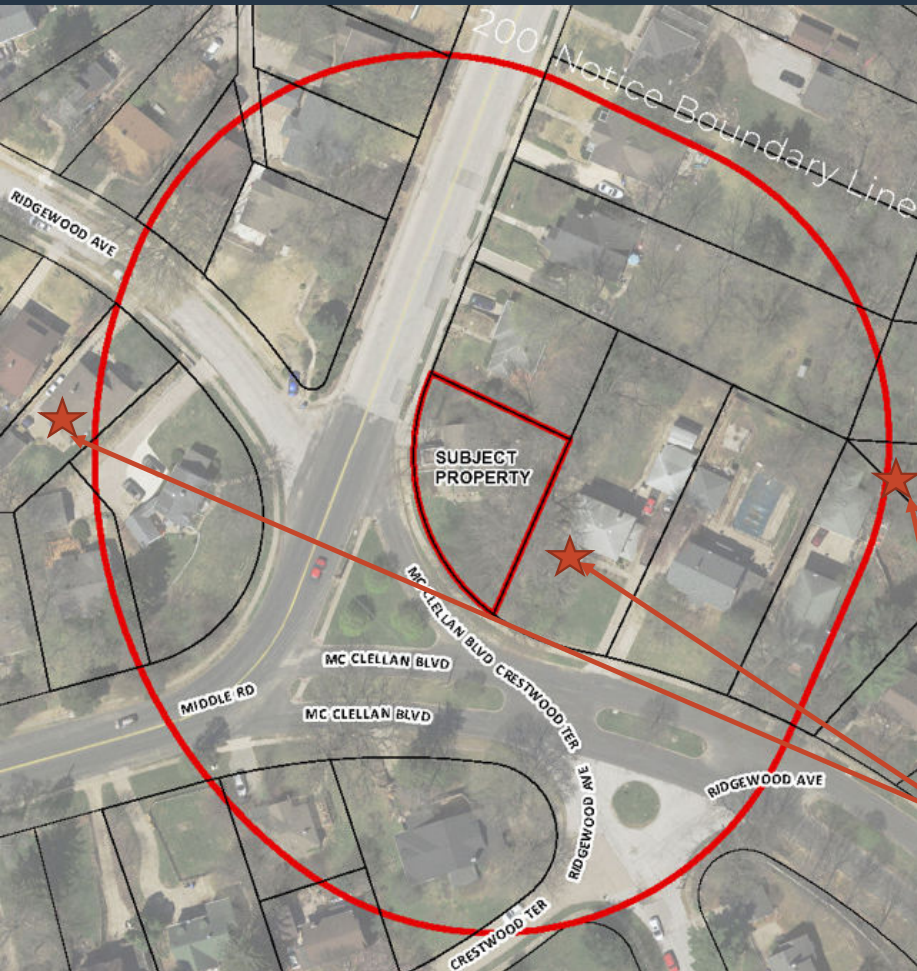


Around Corner of
Back of House
Showing Trees,
Landscaping and
Elevation Changes.
Tree Line is Property
Line.



Notification Procedures

20 sent



HV23-11 - 2501 Middle RD - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 2501 MIDDLE RD		ANDREA OLSON		
Ward/Aldreman: 5TH WARD		KELLY		NOTICES SENT: 20
E0011-01	232 HILLCREST AV	BALL-TREVOR LIVING TRUST	232 HILLCREST AVE	DAVENPORT IA 52803-3632
E0011-16	2523 MIDDLE RD	JOHNATHAN HOWELL	2523 MIDDLE RD	DAVENPORT IA 52803-3639
E0011-17	2515 MIDDLE RD	MICHAEL P SIRNA	2515 MIDDLE RD	DAVENPORT IA 52803-3639
E0011-18	2505 MIDDLE RD	CAROL E WEST	2505 MIDDLE RD	DAVENPORT IA 52803-3639
E0011-20	401 MC CLELLAN BD	ERIC NORTON	401 MCCLELLAN BLVD	DAVENPORT IA 52803-3637
E0011-21	2508 MIDDLE RD	ALEX BOCK	2508 MIDDLE RD	DAVENPORT IA 52803-3640
E0011-22	2516 MIDDLE RD	CASSIE A WELT	2516 MIDDLE RD	DAVENPORT IA 52803-3640
E0011-23	2522 MIDDLE RD	SHANE D SOBOROFF	2522 MIDDLE RD	DAVENPORT IA 52803-3640
E0012-26	709 RIDGEWOOD AV	CHRISTOPHER M CACARI	709 RIDGEWOOD AV	DAVENPORT IA 52803
E0012-27	710 RIDGEWOOD AV	TAMI S WEGENER	710 RIDGEWOOD AVE	DAVENPORT IA 52803-3742
E0021-29	62 CRESTWOOD TR	BELLA VENTURA PROPERTIES LLC	PO BOX 579	SEAL BEACH CA 90740-0579
E0021-30	70 CRESTWOOD TR	JANE A CHIAPPINELLI TRUST	704 MISSISSIPPI BD	BETTENDORF IA 52722
E0021-31	400 RIDGEWOOD AV	JOHN W ROCHE	400 RIDGEWOOD AVE	DAVENPORT IA 52803
E0021-32	452 MC CLELLAN BD	COLIN GOULD	452 MCCLELLAN BLVD	DAVENPORT IA 52803-3638
E0021-44	2444 MIDDLE RD	RITA L GRACIA	2444 MIDDLE RD	DAVENPORT IA 52803-3739
E0021-45	2460 MIDDLE RD	MICHAEL HORRAS	2460 MIDDLE RD	DAVENPORT IA 52803-3739
E0022-12	327 MC CLELLAN BD	WAYNE LAWSON	327 MCCLELLAN BLVD	DAVENPORT IA 52803-3635
E0022-13	325 MC CLELLAN BD	ANDREW W WALTER	325 MCCLELLAN BLVD	DAVENPORT IA 52803-3635
E0022-13	325 MC CLELLAN BD	ANDREW W WALTER	325 MCCLELLAN BLVD	DAVENPORT IA 52803-3635
E0022-22	226 HILLCREST AV	HURTTE JR FRANK E	226 HILLCREST AVE	DAVENPORT IA 52803-3632

Three (3) Comments Received

Comments Received

Eric Norton

From: Eric Norton <nortonericm@sau.edu>
Sent: Wednesday, June 14, 2023 10:13 PM
To: Planning
Subject: [EXT] Approve Variance Request HV23-11 on 2501 Middle Road

ATTENTION: This is an external email.

To Whom It May Concern,

I approve of the hardship variance (HV23-11) requested by Andrea Belk Olson. The project will reduce side street parking and has been thoughtful in its intent. I don't believe there should be any issue with this request.

Tami Hillebrand

From: Tami Hillebrand <mnmerle4032@gmail.com>
Sent: Friday, June 16, 2023 10:55 AM
To: Planning
Subject: [EXT] 2501 Middle Rd

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION: This is an external email.

ALL FOR IT! It would be nice to have it completed ASAP! It is a hard place to pull out from with cars coming up Middle around a corner and coming down McClellan (and traffic seems to consider that more of a "merge" than an actual stop). We've seen quite a few "hit and runs" of parked cars on that part of Middle. Tami Wegener (Tami Hillebrand-Kaas) 710 Ridgewood Ave, Davenport.

Frank Hurtte

From: Frank Hurtte <frank@riverheightsconsulting.com>
Sent: Tuesday, June 13, 2023 1:24 PM
To: plannning@davenportiowa.com
Cc: Koops, Scott E. <Scott.Koops@davenportiowa.com>; Gail Mcpike <gailmcp226@yahoo.com>
Subject: [EXT] Zoning Variance 2501 Middle Road

ATTENTION: This is an external email.

I am sending you this email because I will not be able to attend the public hearing scheduled for this property.

My name is Frank Hurtte and I live at 226 Hillcrest Davenport, IA 52803. The property in question is directly behind my property which abuts the ravine which separates McClellan and Hillcrest. I drive and walk by the property at 2501 Middle often. I have lived in the area for 25 years and am very familiar with both the neighborhood and the feel of the community.

I have seen the work which was in progress but seems to have come to a standstill which I suspect may be tied to this Zoning issue.

I believe the project is both a good fit for the property and for the neighborhood. The appearance of the added driveway section will not directly affect either the look or feel of the neighborhood. Personally, I believe it will enhance the overall property values of the area. Extending further, one of the issues facing our neighborhood and the entire city comes by way of cars being parked on the street, which invite the criminal element to either vandalize or steal cars parked on the street. Also, cars on the street, especially in this area, creates a safety hazard and I know firsthand that a number of vehicles have been damaged by passing traffic.

My wife (Gail McPike) and I totally endorse a Zooning variance with the addition of an additional parking space.

Finally, a cursory look through the neighborhood reveals at least a half dozen similar parking spaces. None of these distract from the neighborhood feel.

Please enter my thoughts into the public record for this zoning variance.

Review of **Approval Standards**

1

Item #1 the case for ordinance created hardship has been demonstrated;

The developer is not able to meet code requirements given the parameters of the site and the code requirements.

Code requirements in this case do place an undue burden on the use of the property. Criteria for this item have been met for hardship variance determination.

Review of **Approval Standards**

2

Item #2 physical and topographical conditions of the site limit development;

- The physical conditions (slope and utilities) of the property do limit the developability of the site. It appears that the proposed parking pad will be located in the only viable location. Standard #2 is met.

Review of **Approval Standards**

3

Item #3 demonstratable evidence exists establishing unique circumstance;

This lot has frontages on two sides of the dwelling with grade changes on both sides.

The topography/utilities of the lot creates a unique circumstance for this lot. Standard #3 is met

Review of **Approval Standards**

4

Item #4 Variance will not alter the essential character of the locality;

- The character of the area should not be impacted by the proposed project as there are many properties through-out the City with parking pads beside a driveway. Protection of essential character has been established. Standard #4 is met.

Recommendation:

part 1

Findings:

- the ordinance creates a hardship
- physical conditions limit use of the site
- unique circumstance is established
- essential character is protected

Recommendation:

part 2

Standards for hardship approval have been met.

Staff recommends the Board adopt staff's findings and approve request HV23-11 as proposed.



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
HARDSHIP VARIANCE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name	REASON FOR HARDSHIP REQUEST
Address	
City State Zip	
Phone	
Secondary Phone	
E-Mail Address	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
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. Type Applicant's Name _____ Applicant's Signature _____ Date _____	
DEVELOPMENT TEAM	
Property Owner	
Address _____	
Phone _____	Secondary Phone _____
E-Mail Address _____	
Project Manager/Other	
Address _____	
Phone _____	Secondary Phone _____
E-Mail Address _____	
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	



Public Hearing Notice | Zoning Board of Adjustment

Date: 6/22/2023 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Example Letter
Ward 5
20 sent

To: All property owners within 200' of the subject property **2501 Middle RD:**

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 HV23-11 of Andrea Belk Olson at 2501 Middle RD for a hardship variance to locate a one stall parking pad in the front yard. Section 17.10.020.A prohibits parking in the front yard unless on a driveway directly connecting to a legal parking space in the side yard, rear yard, or garage.

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.



THE CITY OF
DAVENPORT
IOWA | USA

ZBA Notice

Adjacent Property Owner Notice Area



0 25 50 100 150 200 Feet



HV23-11 - 2501 Middle RD - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	2501 MIDDLE RD	ANDREA OLSON		
Ward/Alderman:	5TH WARD	KELLY		NOTICES SENT: 20
E0011-01	232 HILLCREST AV	BALL-TREVOR LIVING TRUST	232 HILLCREST AVE	DAVENPORT IA 52803-3632
E0011-16	2523 MIDDLE RD	JOHNATHAN HOWELL	2523 MIDDLE RD	DAVENPORT IA 52803-3639
E0011-17	2515 MIDDLE RD	MICHAEL P SIRNA	2515 MIDDLE RD	DAVENPORT IA 52803-3639
E0011-18	2505 MIDDLE RD	CAROL E WEST	2505 MIDDLE RD	DAVENPORT IA 52803-3639
E0011-20	401 MC CLELLAN BD	ERIC NORTON	401 MCCLELLAN BLVD	DAVENPORT IA 52803-3637
E0011-21	2508 MIDDLE RD	ALEX BOCK	2508 MIDDLE RD	DAVENPORT IA 52803-3640
E0011-22	2516 MIDDLE RD	CASSIE A WELT	2516 MIDDLE RD	DAVENPORT IA 52803-3640
E0011-23	2522 MIDDLE RD	SHANE D SOBOROFF	2522 MIDDLE RD	DAVENPORT IA 52803-3640
E0012-26	709 RIDGEWOOD AV	CHRISTOPHER M CACARI	709 RIDGEWOOD AV	DAVENPORT IA 52803
E0012-27	710 RIDGEWOOD AV	TAMI S WEGENER	710 RIDGEWOOD AVE	DAVENPORT IA 52803-3742
E0021-29	62 CRESTWOOD TR	BELLA VENTURA PROPERTIES LLC	PO BOX 579	SEAL BEACH CA 90740-0579
E0021-30	70 CRESTWOOD TR	JANE A CHIAPPINELLI TRUST	704 MISSISSIPPI BD	BETTENDORF IA 52722
E0021-31	400 RIDGEWOOD AV	JOHN W ROCHE	400 RIDGEWOOD AVE	DAVENPORT IA 52803
E0021-32	452 MC CLELLAN BD	COLIN GOULD	452 MCCLELLAN BLVD	DAVENPORT IA 52803-3638
E0021-44	2444 MIDDLE RD	RITA L GRACIA	2444 MIDDLE RD	DAVENPORT IA 52803-3739
E0021-45	2460 MIDDLE RD	MICHAEL HORRAS	2460 MIDDLE RD	DAVENPORT IA 52803-3739
E0022-12	327 MC CLELLAN BD	WAYNE LAWSON	327 MCCLELLAN BLVD	DAVENPORT IA 52803-3635
E0022-13	325 MC CLELLAN BD	ANDREW W WALTER	325 MCCLELLAN BLVD	DAVENPORT IA 52803-3635
E0022-13	325 MC CLELLAN BD	ANDREW W WALTER	325 MCCLELLAN BLVD	DAVENPORT IA 52803-3635
E0022-22	226 HILLCREST AV	HURTTE JR FRANK E	226 HILLCREST AVE	DAVENPORT IA 52803-3632