ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, JUNE 9, 2022; 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 5-12-2022 ZBA Minutes.

III. Old Business

IV. New Business

A. Request HV22-04 of Rusty Doss and Rod Hamby of The Overland Group on behalf of Dollar General at 2340 Rockingham RD for a hardship variance to locate a refuse enclosure in the Boies Avenue front yard of this through lot. The proposed dumpster enclosure would be located to the rear of the proposed retail building which is considered the Boies Avenue front yard. Section 17.09.030.Q. prohibits refuse containers in front yards. [Ward 1]

V. Other Business

VI. Adjourn

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
6/9/2022

Subject:
Consideration of the 5-12-2022 ZBA Minutes.

ATTACHMENTS:

	Type	Description
	Exhibit	Minutes 05-12-2022

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	6/2/2022 - 11:51 AM

MINUTES
Zoning Board of Adjustment
May 12, 2022

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 (4): Reistroffer, Boyd-Carlson, Quinn, and Darland
Excused: None
Staff present: Koops, Zoning Administrator Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved for the 4-28-22 ZBA Hearing by a voice-vote (5-0).

III. Old Business:

None.

IV. New Business:

Request HV22-03 of Adam Goldberg on behalf of Amazon.com, Inc. at 2022 Research Parkway for a hardship variance for a second freestanding sign and two (2) directional signs exceeding size limitations as required by Section 17.12.050.C.9 and 17.12.060.D. of the municipal code which limits the site to one (1) freestanding sign and directional signs to 4 sq.ft., five (5) feet tall. Directional signs are 3' taller and 2 and 18sf over the allowed size restrictions. [Ward 8]

Koops presented the staff report.

Findings & Staff Recommendation:

Findings: (as summarized from the staff report's analysis section)

- 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:
The requested hardship variance, based on the findings of the staff report, supports approval of the request.

The applicant Adam Goldberg addressed and explained the safety concerns that warrant the approval of the request and the petitioner also answered the Board's questions.

Motion
Quinn moved to approve the request of HV22-03, Boyd-Carlson seconded the motion, and it carried unanimously. (5-0)

Reistroffer, yes; Loebach yes; Quinn, yes; Boyd-Carlson, yes; and Darland, yes.

V. Other Business
None.

VI. Adjourn
The meeting adjourned unanimously by voice vote at approximately 5:17 p.m.

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
6/9/2022

Subject:
Request HV22-04 of Rusty Doss and Rod Hamby of The Overland Group on behalf of Dollar General at 2340 Rockingham RD for a hardship variance to locate a refuse enclosure in the Boies Avenue front yard of this through lot. The proposed dumpster enclosure would be located to the rear of the proposed retail building which is considered the Boies Avenue front yard. Section 17.09.030.Q. prohibits refuse containers in front yards. [Ward 1]

ATTACHMENTS:

Type	Description
Exhibit	Staff Report
Exhibit	Application
Exhibit	Site Plan
Exhibit	Enclosure Plan
Exhibit	Public Hearing Notice
Exhibit	Notice List
Exhibit	Quad City Times Notice
Exhibit	Notice Map

Zoning Board of Adjustment | Staff Report HV22-04
Refuse Enclosure in Front Yard
2340 Rockingham RD
June 9, 2022

Description

Request HV22-04 of Rusty Doss and Rod Hamby of The Overland Group on behalf of Dollar General at 2340 Rockingham RD for a hardship variance to locate a refuse enclosure in the Boies Avenue front yard of this through lot. The proposed dumpster enclosure would be located to the rear of the proposed retail building which is considered the Boies Avenue front yard. Section 17.09.030.Q. prohibits refuse containers in front yards. [Ward 1]

Code Requirements:

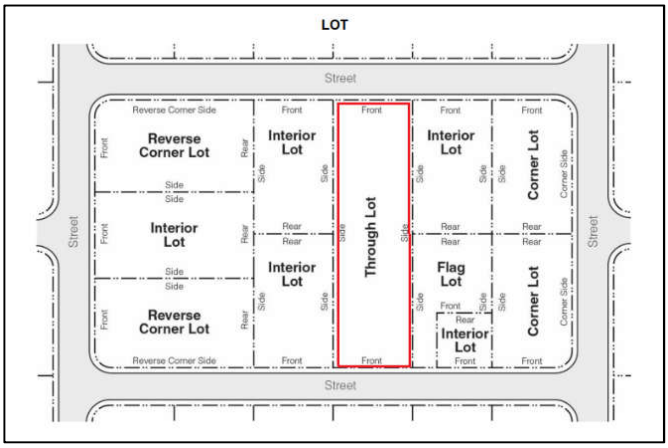
Section 17.09.030.Q.

"Refuse and Recycling Containers. Refuse and recycling container regulations apply only to new construction of multi-family dwellings and non-residential uses as of the effective date of this ordinance. 1. Refuse and recycling containers are prohibited in the front or corner side yard. No dumpsters may be located on any right-of-way, including alleys."

Through Lot/Double Frontage Lot

A through lot is a lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot. A through lot is also called a double frontage lot.

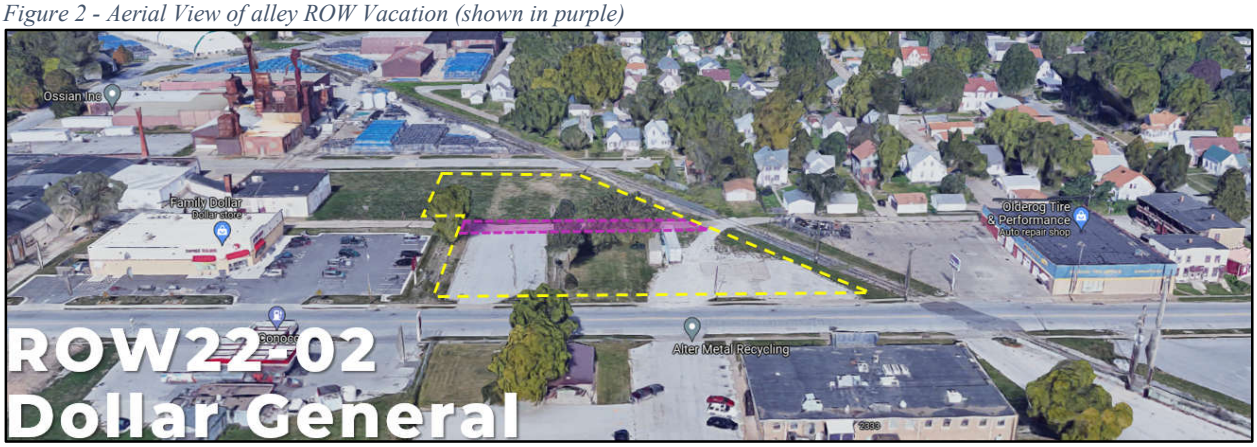
Figure 1: Through Lot



Background & Discussion

The proposed development is being built on the site of five (5) lots which have been combined via a plat of survey into one lot and ROW22-02 has been approved vacating the public alley Right-of-Way, making the site one – through lot from Rockingham Road to Boies Avenue.

Figure 2 - Aerial View of alley ROW Vacation (shown in purple)



Background & Discussion (continued)

Figure 3: Lots and Area of Right-of-Way Vacation

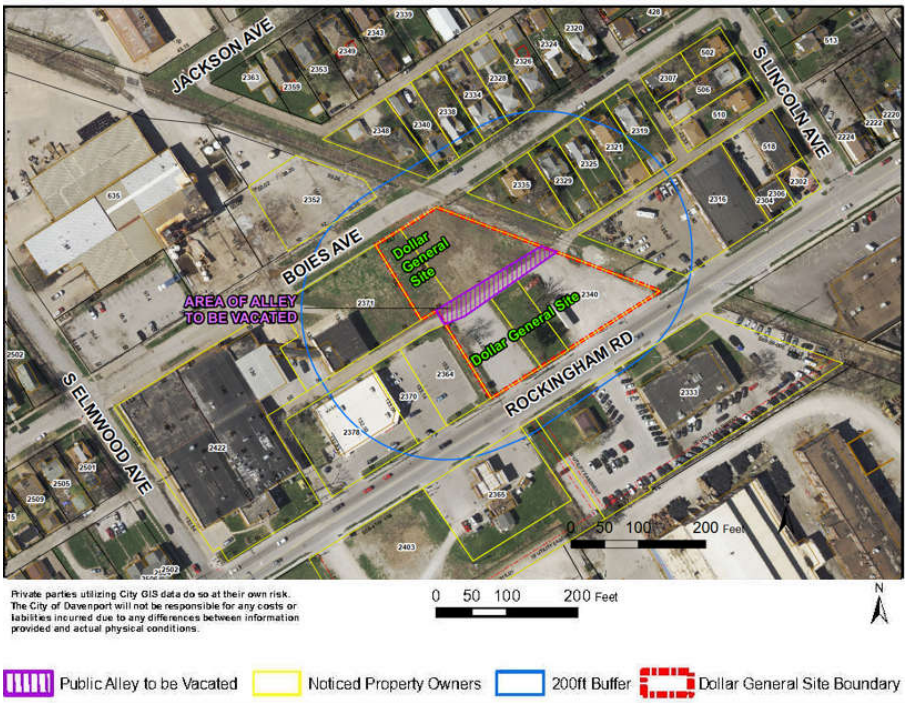
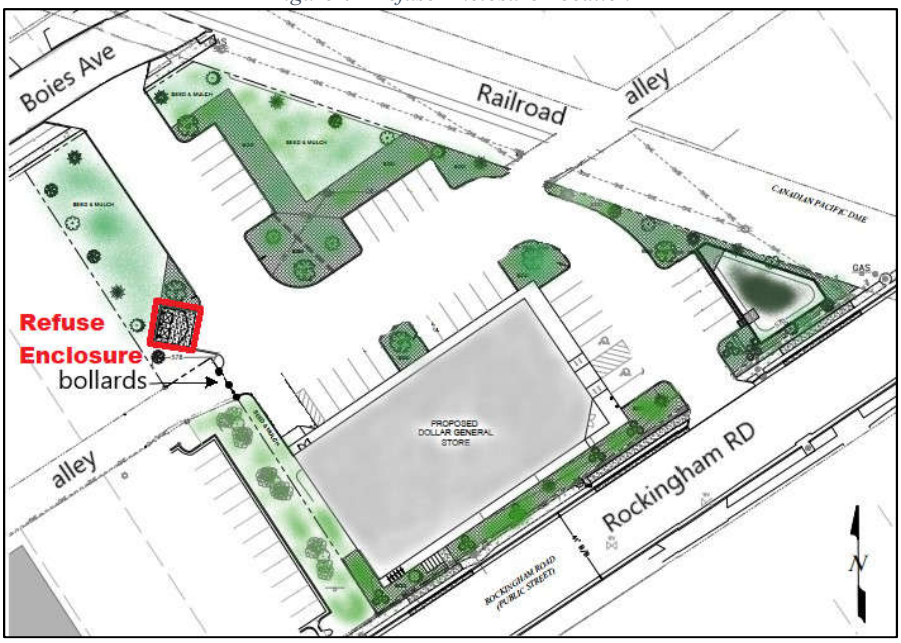


Figure 4 - Refuse Enclosure Location



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

"Because the site is bounded on both the north and south by city streets, the proposed trash enclosure location behind the building is technically within the front yard of Boies Avenue. The only way to meet the city requirement is to move the trash enclosure to the east or west sides of the building where it will be even more visible. We request that a hardship variance approved for location of the trash enclosure in the front yard of Boies Avenue as proposed"

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:
Due to the site being a double frontage lot, the only way to meet the city ordinance is to move the trash enclosure to the east or west side of the building. At either of these locations, the enclosure would be more visible to Rockingham Road than in the proposed location, thereby violating the intent of the ordinance.

Staff Comments:
The proposed development 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.

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 lot is double frontage, technically creating a front yard at both the front and rear of the building. The existence of city streets on both sides of the building creates a physical hardship that is not a mere inconvenience.

Staff Comments:
Staff concurs. The physical site constraints of the property do limit development beyond mere inconvenience. Due to through-lot circumstances this criteria 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.

Applicant Response:
The area along Boies Avenue is primarily industrial in use. Other businesses along this section of Boies Avenue have multiple storage tanks, trash enclosures, and inventory located within the front yard of the street. The Dollar General trash enclosure is far less prominent than items on the adjacent properties. Further, the double frontage lot is not a self-created hardship.

Staff Comments:
This site does have certain circumstances relating to eligible locations for a refuse enclosure. This double frontage (through) lot has frontages both in front and behind the proposed building with no rear yard due to code definition. The proposed enclosure location places the refuse enclosure in a manner similar fashion to code requirements for interior lots. Because the alley has been vacated and the existing lots combined, the lot is now a through lot even though the location would typically meet location requirements with a traditional lot setup with rear lot lines abutting

where the alley was vacated. Given the aforementioned constraints, this site does pose a unique circumstance for a refuse enclosure based on limiting characteristics of the site.

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

Applicant Response:
The intent of the city ordinance is to limit visibility of the trash enclosure. The proposed location is the least visible location on the lot. As noted above, Boies Avenue is primarily industrial in this area and other businesses have tanks and inventory located in the front yard of the street. A small trash enclosure will not alter the character of the area

Staff Comments:
The character of the area should not be impacted by the by the proposed structure given that this lot is an irregular shape and the site plan would place the enclosure approximately 110 feet from the Boise Avenue right-of-way line. Protection of essential character will not be negatively impacted should this hardship be granted. This criteria has been 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 HV22-04 subject to the following condition:

> The refuse enclosure area shall met all City standards for screening (solid fence six feet in height) and additionally, a robust landscape plan for the screening of the refuse enclosure shall be reviewed and approved by planning staff prior to occupancy of the retail building.

Prepared by:

Scott Koops, AICP,
Planner II

Attachments: ZBA application/plans, notice documents

dotloop signature verification: dtlp.us/4Sig-F0tf-ZXnM

Complete application can be emailed to planning@davenportiowa.com

Property Address* 2350 Rockingham Road
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Rod Hamby
Company:	The Overland Group
Address:	1598 Imperial Center, Suite 2001
City/State/Zip:	West Plains, MO 65775
Phone:	417-256-4790
Email:	rodhamby@theoverlandgroup.com

Owner (if different from Applicant)

Name:	Gregg Hempel
Company:	JEGCQ
Address:	951 Rolff St
City/State/Zip	Davenport
Phone:	563-359-7112
Email:	mschnell@shlawdav.com

Engineer (if applicable)

Name:	Rusty Doss
Company:	Overland Engineering, LLC
Address:	1598 Imperial Center, Suite 2009
City/State/Zip	West Plains, MO 65775
Phone:	417-256-8150
Email:	rusty@overlandeng.com

Architect (if applicable)

Name:	
Company	
Address:	
City/State/Zip:	
Phone:	
Email:	

Attorney (if applicable)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Application Form Type:

Plan and Zoning Commission
- Zoning Map Amendment (Rezoning) ☐
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Voluntary Annexation ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☑

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

dotloop signature verification: dtlp.us/4Sig-F0tf-ZXnM

Request:

Please describe the variance(s) requested:

Because the site is bounded on both the north and south by city streets, the proposed trash enclosure location behind the building is technically within the front yard of Boies Avenue. The only way to meet the city requirement is to move the trash enclosure to the east or west sides of the building where it will be even more visible. We request that a hardship variance approved for location of the trash enclosure in the front yard of Boies Avenue as proposed.

Existing Zoning: C2

Submittal Requirements:

- The completed application form.
- A PDF that shows the location and dimensions of existing and proposed structures affected by the hardship variance. If a paper copy is provided, the maximum size is 11" x 17".
- Description and evidence that demonstrates consistency with the criteria listed in Section 17.14.060 of the Davenport Municipal Code.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- Required fee - $200.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:
- Prior to submission of the application for the hardship variance, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the hardship variance process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Zoning Board of Adjustment public hearing:
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Zoning Board of Adjustment's consideration of the hardship variance:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Zoning Board of Adjustment.
- The Zoning Board of Adjustment will hold a public hearing and vote on the request.

(4) The staff report will be available on the City website approximately 4 days before the ZBA meeting at this location: https://www.cityofdavenportiowa.com/government/boards_commissions under Zoning Board of Adjustment > Search Minutes & Agendas.

It is the applicant's responsibility to access the website to see the staff report. Planning staff will not mail/email the report.

dotloop signature verification: dtlp.us/4Sig-F0tf-ZXnM

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

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

Due to the site being a double frontage lot, the only way to meet the city ordinance is to move the trash enclosure to the east or west side of the building. At either of these locations, the enclosure would be more visible to Rockingham Road than in the proposed location, thereby violating the intent of the ordinance.

dotloop signature verification: dtlp.us/4Sig-F0tf-ZXnM

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

#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 lot is double frontage, technically creating a front yard at both the front and rear of the building. The existence of city streets on both sides of the building creates a physical hardship that is not a mere inconvenience.

dotloop signature verification: dtlp.us/4Sig-F0tf-ZXnM

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

#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 area along Boies Avenue is primarily industrial in use. Other businesses along this section of Boies Avenue have multiple storage tanks, trash enclosures, and inventory located within the front yard of the street. The Dollar General trash enclosure is far less prominent than items on the adjacent properties.

Further, the double frontage lot is not a self-created hardship.

dotloop signature verification: dtlp.us/4Sig-F0tf-ZXnM

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

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

The intent of the city ordinance is to limit visibility of the trash enclosure. The proposed location is the least visible location on the lot. As noted above, Boies Avenue is primarily industrial in this area and other businesses have tanks and inventory located in the front yard of the street. A small trash enclosure will not alter the character of the area.

dotloop signature verification: dtlp.us/4Sig-F0tf-ZXnM

Applicant: Rod Hamby Date: 05/10/2022
By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Date:
Planning staff

Date of the Public Hearing:

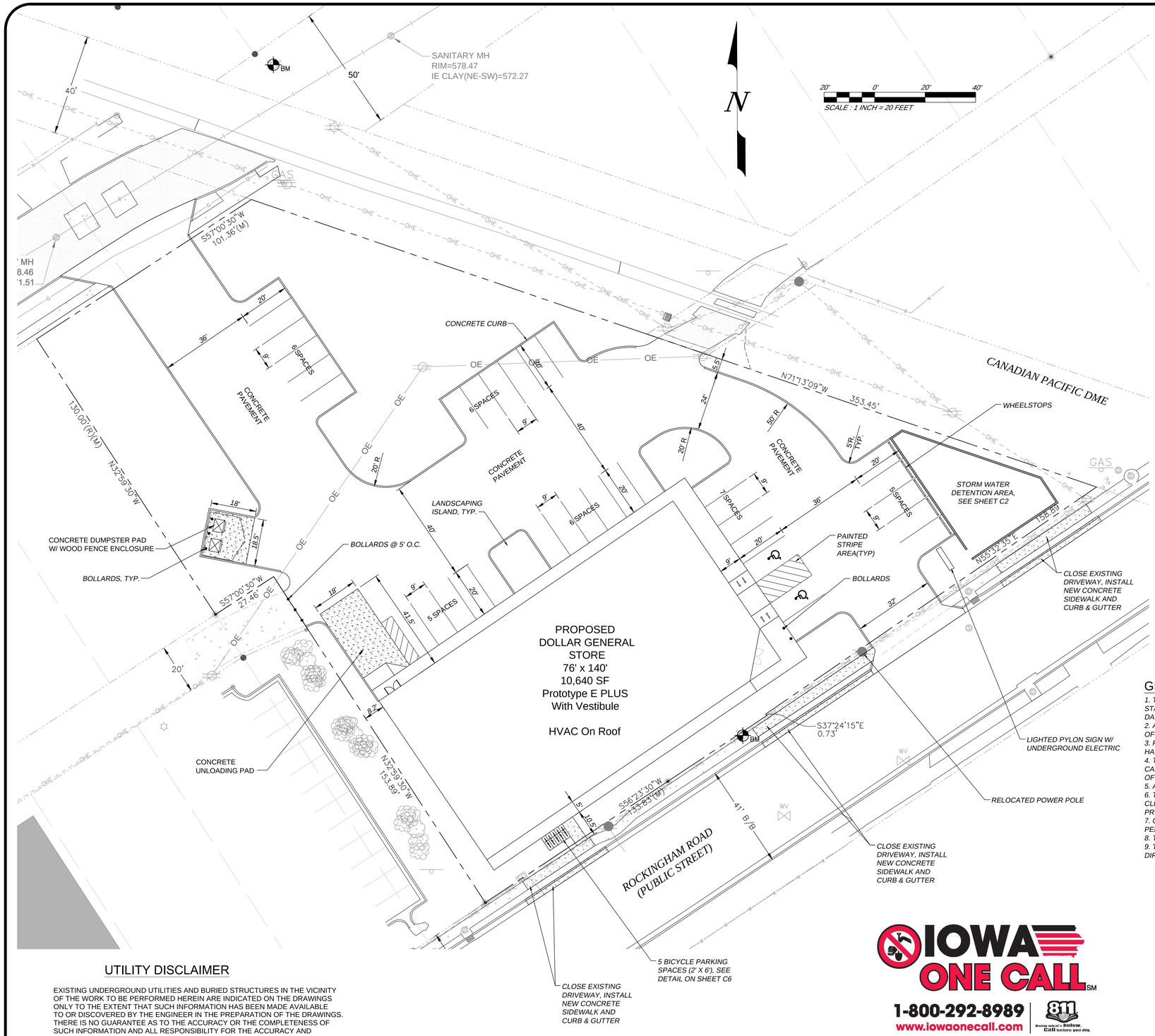
Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Gregg Hempel
authorize Rod Hamby or Glen Meisner
to act as applicant, representing me/us before the Zoning Board of Adjustment for the property located at .

Gregg A. Hempel dotloop verified 05/13/22 7:08 AM CDT QSJT-9NJH-VIJR-EZC1

Signature(s)*
*Please note: original signature(s) required.



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/YELLOW, PLASTIC LS CAP NO. 8165 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR - MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- BORING - SOIL BORING LOCATION
- BM - BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF DAVENPORT, IOWA, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF DAVENPORT, IOWA.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-292-8989. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF IOWA.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE ENGINEER.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

SEAL:

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Russell W. Doss — 12/1/2020
(SIGNATURE) (DATE)

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store #12753
Site# dollarstoreproject.com

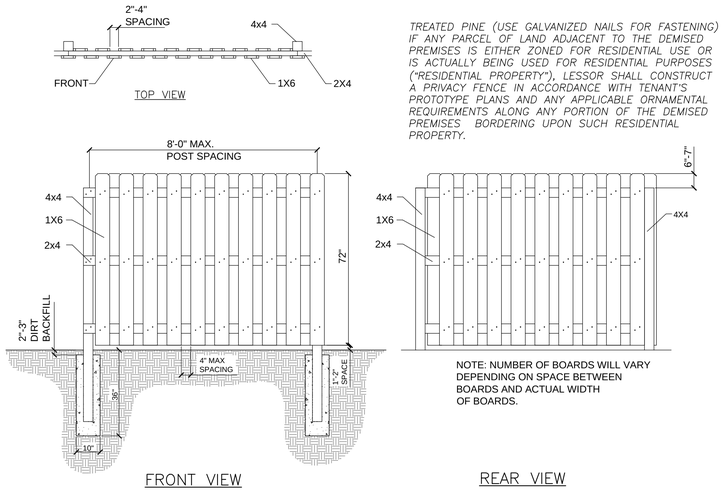
NO.	DATE	DESCRIPTION	BY

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

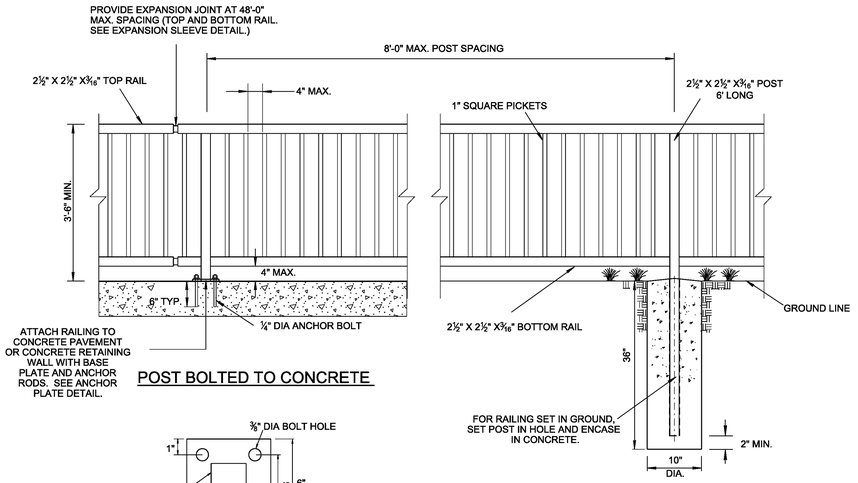
SHEET
C1

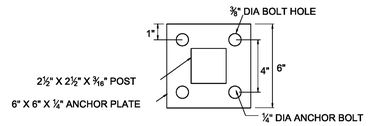


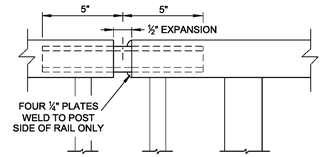
TREATED PINE (USE GALVANIZED NAILS FOR FASTENING) IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS AND ANY APPLICABLE ORNAMENTAL REQUIREMENTS ALONG ANY PORTION OF THE DEMISED PREMISES BORDERING UPON SUCH RESIDENTIAL PROPERTY.

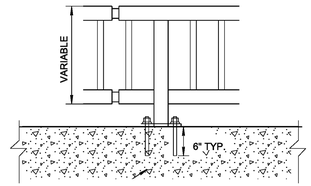
TRASH ENCLOSURE FENCING DETAIL

NOT TO SCALE







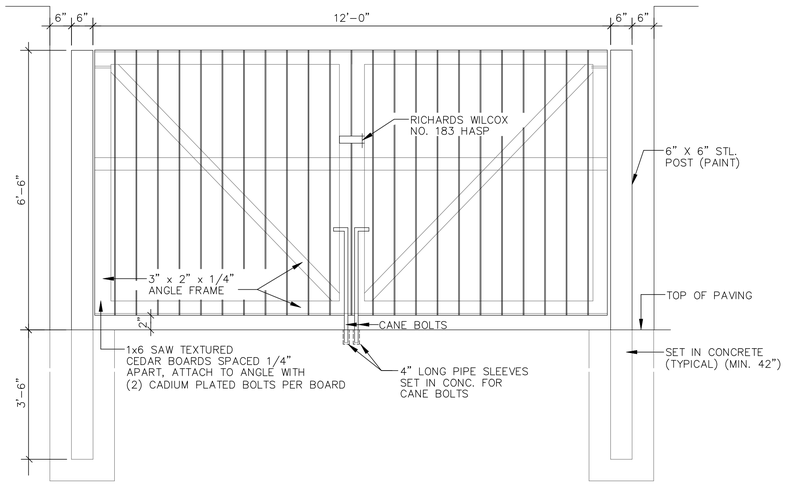


NOTES:

1. STEEL SHALL CONFORM TO ASTM A36.
2. WELD ALL COMPONENTS USING 3/16" FILLET WELD.
3. GRIND WELDS AND CONNECTIONS AS REQUIRED TO PROVIDE A SMOOTH SURFACE, FREE OF BURRS.

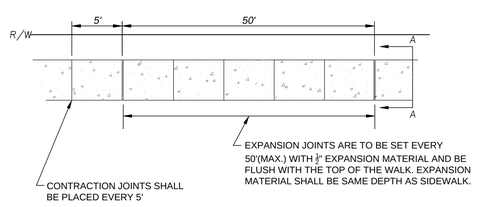
GUARDRAIL DETAIL

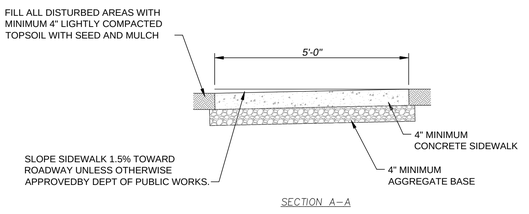
NOT TO SCALE



GATE ELEVATION AT TRASH ENCLOSURE

NOT TO SCALE





NOTES:

1. 4000 PSI CONCRETE MIX SHALL BE USED ON ALL SIDEWALK.
2. ALL CONSTRUCTION SHALL CONFORM TO SUDAS SPECIFICATIONS AND ADA REQUIREMENTS.
3. SIDEWALK CROSSING AT DRIVEWAY SHALL MEET SUDAS AND ADA REQUIREMENTS.

SIDEWALK DETAIL

NOT TO SCALE

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 23452
Site Type: Standard Commercial 10K

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C8

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Zoning Board of Adjustment

Date: 6/9/2022 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Address Block
29 Notices Sent
Ward 1

To: All property owners within 200' of the subject property **2340 Rockingham 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 HV22-04 of Rusty Doss and Rod Hamby of The Overland Group on behalf of Dollar General at 2340 Rockingham RD for a hardship variance to locate a refuse enclosure in the Boies Avenue front yard of this through lot. The proposed dumpster enclosure would be located to the rear of the proposed retail building which is considered the Boies Avenue front yard. Section 17.09.030.Q. prohibits refuse containers in front yards. [Ward 1]

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 centauri 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.

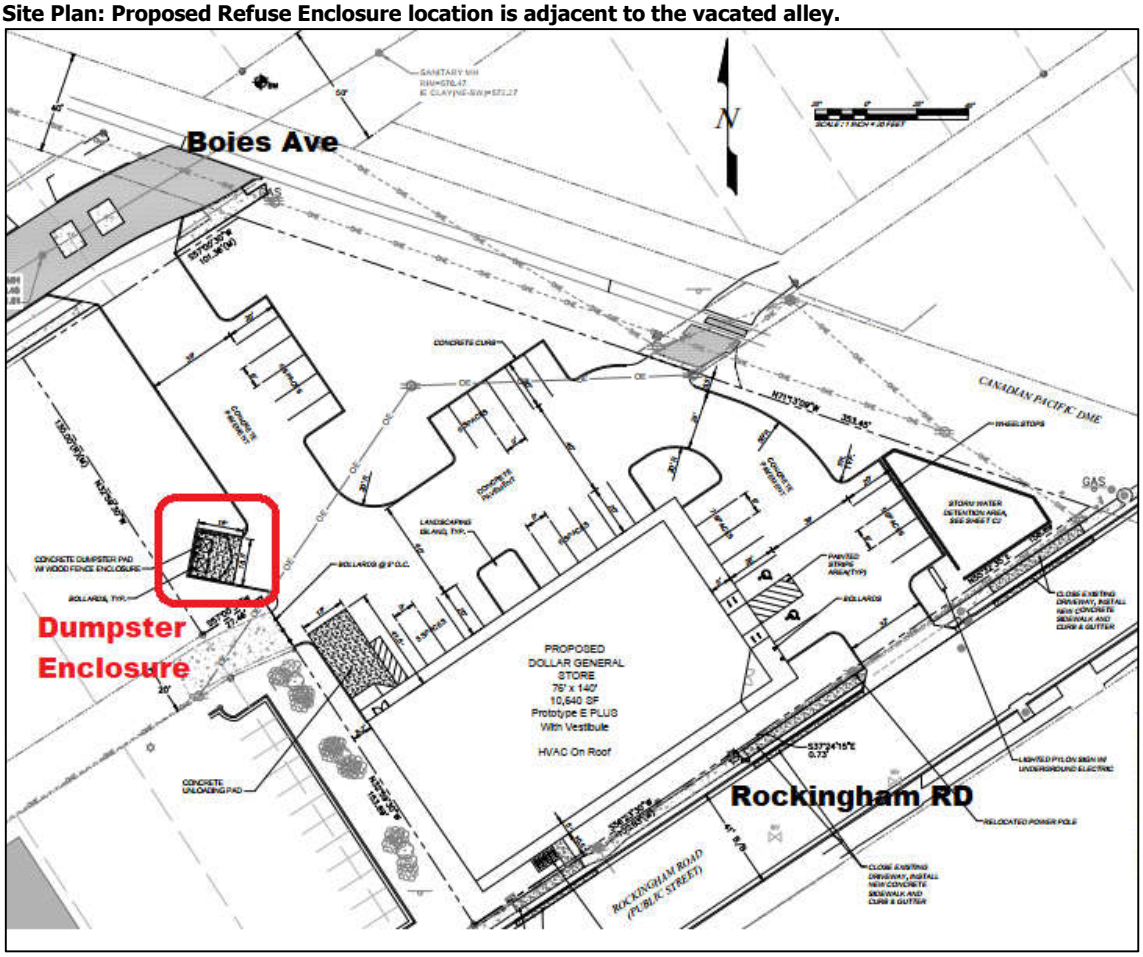
Do You Have Any Questions?

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

Site Plan: Proposed Refuse Enclosure location is adjacent to the vacated alley.



ParcelId	PropertyAddress	OwnerName	OwnerAddress1	OwnerCityStZip
J0039-20A	2352 BOIES AV	KENNETH C OSSIAN TRUST	2562 OLD FREEPORT CT	BETTENDORF IA 52722
J0039-20A	2352 BOIES AV	KAREN S OSSIAN TRUST	2562 OLD FREEPORT CT	BETTENDORF IA 52722
J0040-01	2378 ROCKINGHAM RD	BROADSTONE FD PORTFOLIO II LLC	500 VOLVO PARKWAY	CHESAPEAKE VA 23320
J0040-01A	2333 ROCKINGHAM RD	CARTERS AUTO SALVAGE LLC	3426 S CONCORD ST	DAVENPORT IA 52802
J0040-02	2370 ROCKINGHAM RD	BROADSTONE FD PORTFOLIO II LLC	500 VOLVO PARKWAY	CHESAPEAKE VA 23320
J0040-03	2364 ROCKINGHAM RD	BROADSTONE FD PORTFOLIO II LLC	500 VOLVO PARKWAY	CHESAPEAKE VA 23320
J0040-09	2316 ROCKINGHAM RD	SJM PROPERTIES LLC	2122 WINDING HILL RD	DAVENPORT IA 52807
J0040-10	518 S LINCOLN AV	VIKING INVESTMENTS LLC	28004 230TH ST	LE CLAIRE IA 52753
J0040-11	2302 ROCKINGHAM RD	MUNCHIE'S LLC (Contract)	323 S LINCOLN AVE	DAVENPORT IA 52802
J0040-11	2302 ROCKINGHAM RD	B & V PARTNERS LLC 101	2490 HEATHER GLEN AV	BETTENDORF IA 52722
J0040-12		MINASIAN REI LLC	2316 5TH AVE	MOLINE IL 61265
J0040-13		SCHURLOCK PAUL J	506 S LINCOLN AV	DAVENPORT IA 52802
J0040-13		SCHURLOCK GEORGENE A	506 S LINCOLN AV	DAVENPORT IA 52802
J0040-14		HOLVOET CHRISTOPHER W	6216 HILLANDALE RD	DAVENPORT IA 52806
J0040-15		MERRIHEW ROLF	PO BOX 2151	DAVENPORT IA 52809
J0040-16		MCFARLAND JASON A SR	2319 BOIES AV	DAVENPORT IA 52802
J0040-17		JANSEN RICHARD B	2321 BOIES AV	DAVENPORT IA 52802
J0040-18		GIBSON SHAMALLA B	2325 BOIES AV	DAVENPORT IA 52802
J0040-19		SASS CORD R	2329 BOIES AV	DAVENPORT IA 52802
J0040-20		NOEL MATTHEW H	1936 CAREY AVE	DAVENPORT IA 52803
J0040-23		RYAN JOHNSON PROPERTIES LLC	2401 BRADY ST	DAVENPORT IA 52803
J0040-24		BRODERICK JENNIFER	2340 BOIES AV	DAVENPORT IA 52802
J0040-25		RUSTIC RIVER PROPERTIES LLC	PO BOX 32	BLUE GRASS IA 52726
J0040-26		FIELDS GEORGE H	2334 BOIES AV	DAVENPORT IA 52802
J0040-26		FIELDS PATRICIA J	2334 BOIES AV	DAVENPORT IA 52802
J0040-27		SINDT ALVIN W	2328 BOIES AV	DAVENPORT IA 52802
J0040-41		GENVENTURES INC	1227 E RUSHOLME AV	DAVENPORT IA 52803
J0041-03		AS FOOD & GAS INC	2365 ROCKINGHAM RD	DAVENPORT IA 52802
J0041-04E		ALTER TRADING CORP	700 OFFICE PARKWAY	SAINT LOUIS MO 63141
J0042-27A		GENVENTURES INC		

05-27-22
Public Notices/Accounting

Re: Public Notice

Please publish the following Zoning Board of Adjustment public hearing notice in your next available edition of the Quad City Times per your schedule for Public Notices.

The Purchase Order number for this notice is PO# 2211575.

City staff would appreciate receiving the proof and the affidavit of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

PUBLIC HEARING NOTICE: Davenport Zoning Board of Adjustment (ZBA) will meet on Thursday, June 9, 2022, at 4:00 P.M. in City Hall Council Chambers, 226 W 4th ST, Davenport Iowa, for a public hearing to consider the following request(s):

Request HV22-04 of Rusty Doss and Rod Hamby of The Overland Group on behalf of Dollar General at 2340 Rockingham RD for a hardship variance to locate a refuse enclosure in the Boies Avenue front yard of this through lot. The proposed dumpster enclosure would be located to the rear of the proposed retail building which is considered the Boies Avenue front yard. Section 17.09.030.Q. prohibits refuse containers in front yards. [Ward 1]

Interested persons may submit comments and/or attend the meeting to express opinions on the request(s). Written (and signed) comments should be emailed/received by Planning no later than 12:00 p.m. one day prior to the public hearing. planning@davenportiowa.com | (563) 326-6198 | PO# 2211575

BOIES AVE
Subject Property
ROCKINGHAM RD
200 ft