

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, APRIL 13, 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 Minutes for March 23, 2023

III. Old Business

IV. New Business

- A. Request HV23-08 of Jon Rocha at 1214 Christie ST. for a Hardship Variance to access an alley-served residential property via the street. The new construction single-family dwelling with lower-level attached garage would be accessed directly from Christie ST. Section 17.09.030.K.4. requires access to this property to be from the alley. [Ward 6]
- B. Request HV23-09 of David Bell on behalf of Ryan Kopf at 2646 Dubuque ST. for a Hardship Variance to construct a 24' x 36' (864sf) pole barn garage on a residential property which will exceed the allowed area for a detached garage. Property is zoned R-4C Residential. Section 17.09.30.K allows a detached garage 720sf or less. [Ward 7]

V. Other Business

VI. Adjourn

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
4/13/2023

Subject:
Consideration of Minutes for March 23, 2023

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes 2023-03-23



MINUTES

Zoning Board of Adjustment

March 23, 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 (4): Galliard, Bloemker, and Darland.
Excused: Boyd-Carlson (SL); Absent: Loebach (unable to attend)
Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved unanimously for the 2023-03-09 ZBA Hearing by voice-vote (3-0), as amended, removing the word "(remote)" and correcting the spelling of a name.

III. Old Business:

None.

IV. New Business:

A. Request HV23-06 of Thomas Jacobson at 6436 Woodland Court for a Hardship Variance to encroach into the front yard of a through lot (double frontage lot) with a 26' x 36' detached garage located near the northwest corner of the dwelling. Section 17.09.030.K. & A.5. prohibit accessory structures in the front yard. Section 17.02.040.P.7. requires through lots to meet both front yards setbacks. [Ward 6]

Koops presented the staff report.

Findings: (supported by the staff report analysis)

1. arguably the ordinance has created a certain type of hardship;
2. physical and topographical conditions on site do limit development;
3. unique circumstance has been established;
4. protection of essential character has been established;

Recommendation:

Approval standards appear to have been met. Staff recommends that Board adopt staff's findings and approve request HV23-06 as proposed.

Motion

Galliard moved to adopt staff's findings and approve request HV23-06 as proposed; Bloemker seconded the motion and the motion carried unanimously. (3-0)

Galliard, yes; Bloemker, yes; and Darland, yes.

B. Request HV23-07 of Vera French Manor at 215 East 37th Street for a hardship variance to reduce parking requirements by providing approximately 1.3 parking spaces per dwelling unit. Davenport Municipal Code Table 17.10-2 requires 1.5 parking spaces per residential dwelling unit. [Ward 7]

Koops presented the staff report.

Findings: (supported by the staff report analysis)

1. ordinance hardship has been established;
2. Item #2 physical and topographical conditions on site do limit reasonable site usage;
3. unique circumstance has been established;
4. protection of essential character has been established;

Recommendation:

Approval standards appear to have been met. Staff recommends that Board adopt staff's findings and approve request HV23-07 as proposed; approval standards have been met.

Motion

Galliar moved to adopt staff's findings and approve request HV23-06 as proposed; Bloemker seconded the motion and the motion carried unanimously. (3-0)

Galliar, yes; Bloemker, yes; and Darland, yes.

V. Other Business

Bylaws and Rules of Procedure were approved unanimously (3-0), correcting the date to March 23, 2023, as moved by Galliar, and seconded by Bloemker.

Bloemker, yes; Galliar, yes; and Darland, yes.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:27 p.m.

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
4/13/2023

Subject:

Request HV23-08 of Jon Rocha at 1214 Christie ST. for a Hardship Variance to access an alley-served residential property via the street. The new construction single-family dwelling with lower-level attached garage would be accessed directly from Christie ST. Section 17.09.030.K.4. requires access to this property to be from the alley. [Ward 6]

ATTACHMENTS:

Type	Description
▣ Executive Summary	Staff Report
▣ Exhibit	Application
▣ Exhibit	Notice Letter
▣ Exhibit	Notice List



Zoning Board of Adjustment | Staff Report HV23-08 Access Lot via the Street 1214 Christie St | April 13, 2023

Description

Request HV23-08 of Jon Rocha at 1214 Christie ST. for a Hardship Variance to access an alley-served residential property via the street. The new construction single-family dwelling with lower-level attached garage would be accessed directly from Christie ST. Section 17.09.030.K.4. requires access to this property to be from the alley. [Ward 6]

Code Section:

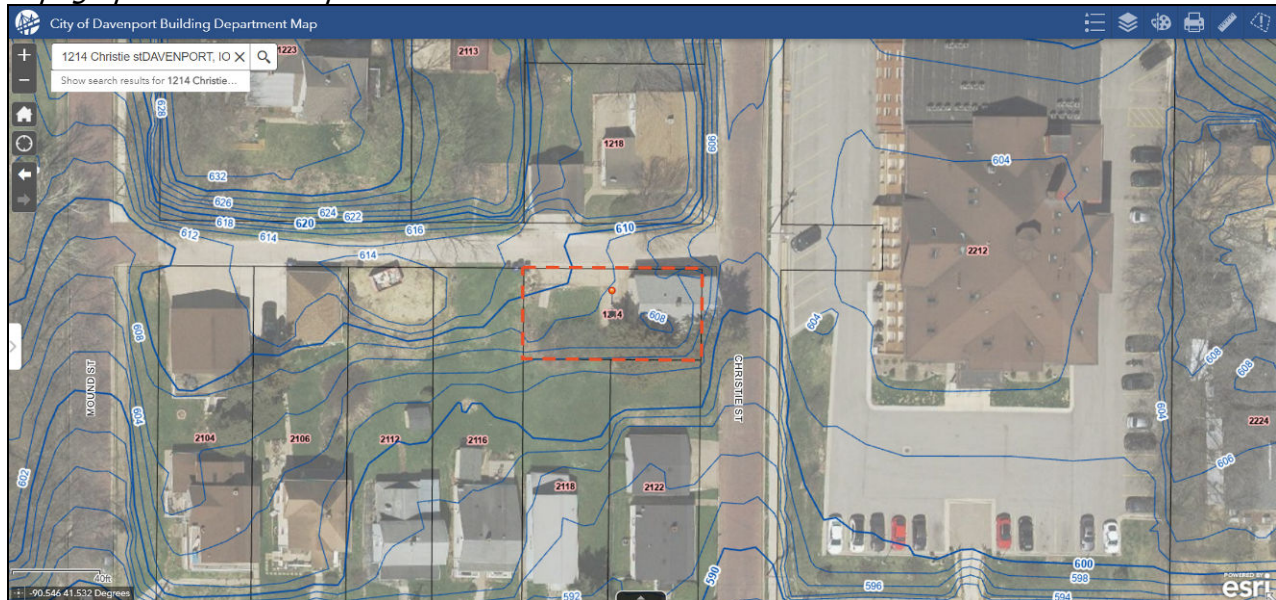
Section 17.09.030.K.4.

Where served by an alley or rear service drive, garages, parking pads for access, and carports must take access from the alley or rear service drive. If a lot abuts an improved public alley that provides adequate access to a street, the garage or carport is not permitted within the required corner side yard setback.

Background | Discussion

The petitioner is proposing a new single-family construction with lower-level garage which will be access via Christie Street. The property is currently vacant. A variance shall be required to build the proposed dwelling with access to Christie Street. The garage is proposed as a basement or lower-level garage due to the slope of the lot. The lot has a 7-foot grade change rising east to west. Placing a lower-level garage off the alley accessed via the side or rear yard is not feasible.

Topographic Contour Map



Note the property to the north of the proposed dwelling has a 12-foot grade change in the front yard. Accessing Christie Street from the alley is made difficult or potentially unsafe due to this nearly 'blind' access to the street.

East Elevation



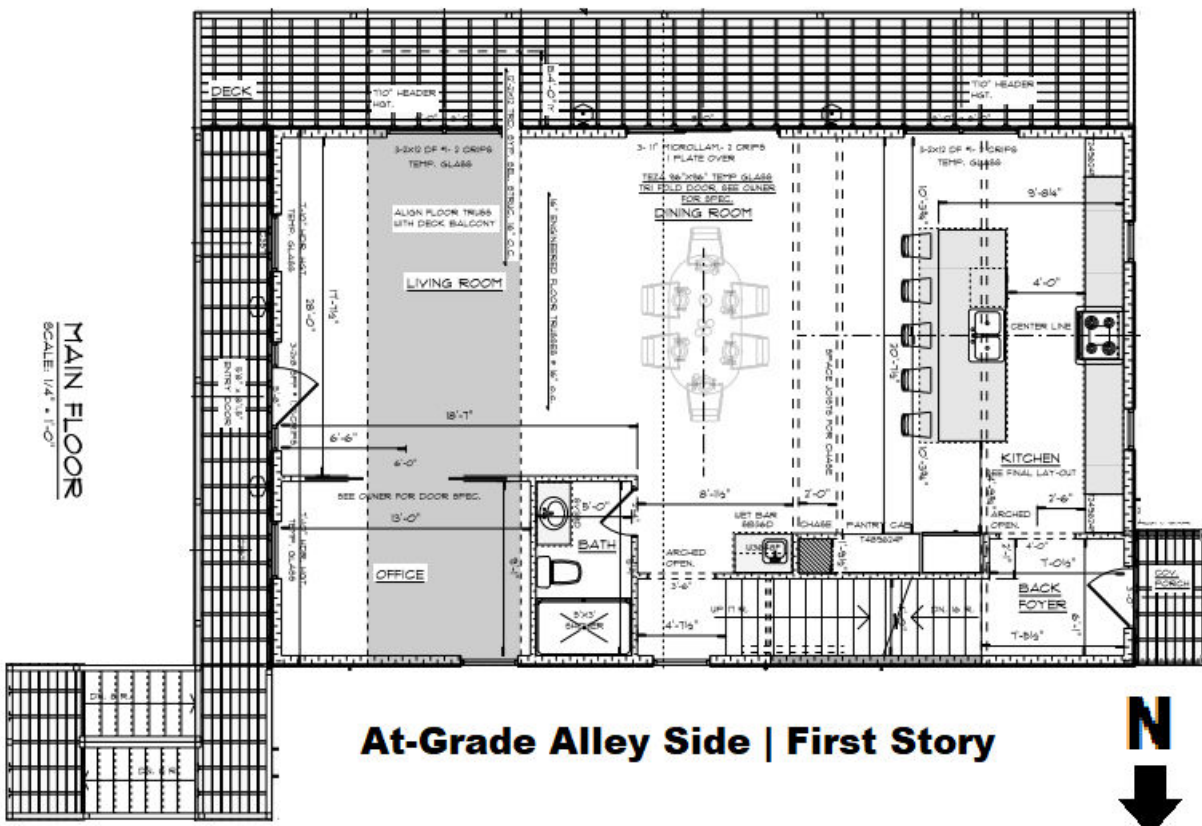
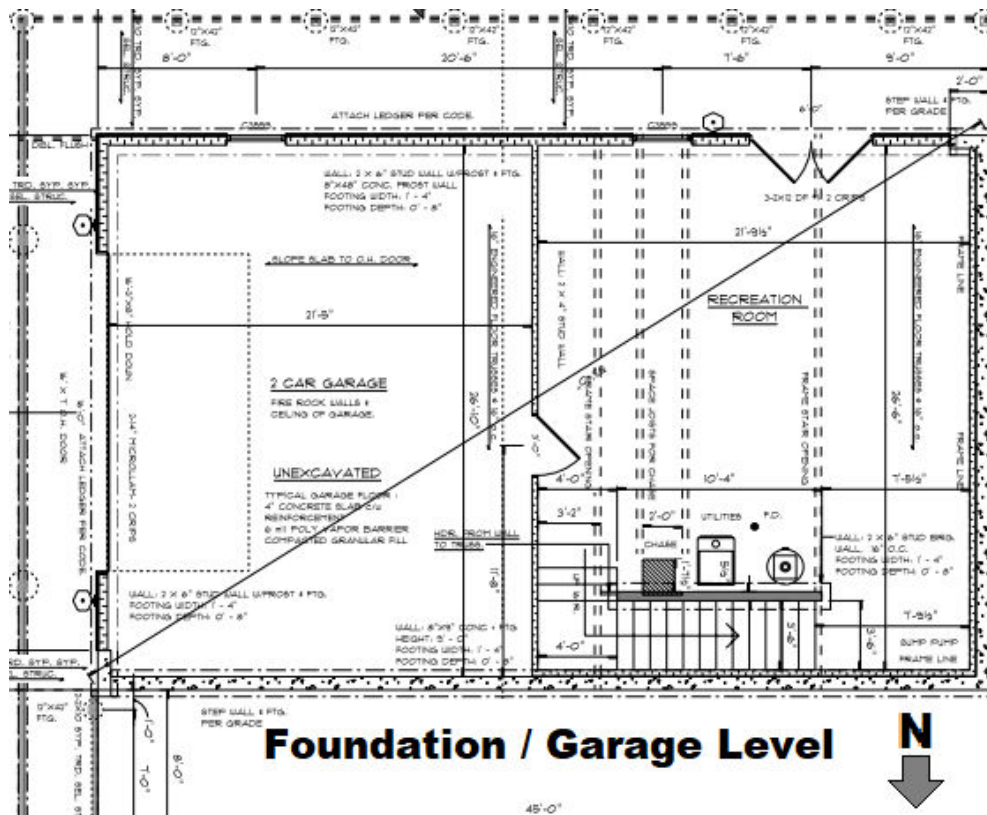
West Elevation



North Elevation



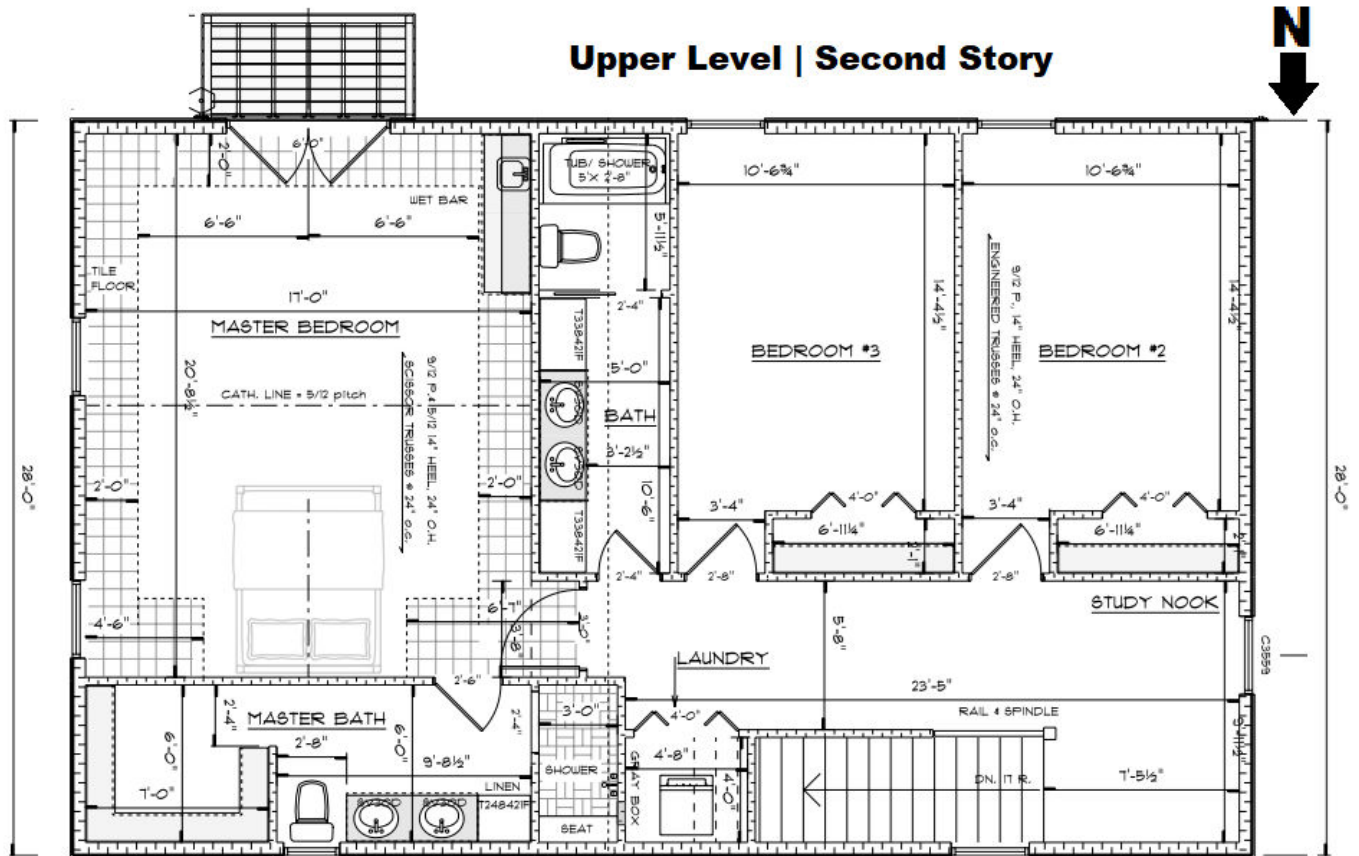




Upper Level | Second Story



SECOND FLOOR
SCALE: 1/4" = 1'-0"



Site Photo – Facing Northwest



Site Photos – Facing Southeast



Facing South



Facing Southwest



Site Photos – Facing North



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

[Zoning] Code states "Where properties are served by an alley, garages must take access from the alley."

The size, elevation, and position of the lot makes it nearly impossible to building a dwelling that has a garage and maintains adequate green space.

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:

We need garage access granted from Christie Street instead of the alley.

Staff Comments:

While garages are not a guaranteed right, it is highly customary for single-family residential dwellings to have such accommodations, especially in midwestern and northern states where snow and harsh temperatures are common. A detached garage would impinge upon the space available for the dwelling, which is already compressed in size as the lot is relatively small at 3,200sf. Also, a detached garage would eliminate much of the required green space for this lot. Under the previous "1983 Zoning Code" the minimum lot size for a single-family dwelling was 6,000sf. Impact to adjacent properties will be minimal, if any. It appears 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:

Without a garage, it will be very difficult to meet appraisal requirements and would not allow us the proper financing for the project. The size, elevation, and position of the lot makes it nearly impossible to build a reasonably sized dwelling, that has a garage, and maintains proper green space.

- a) Due to the size of the lot, we are required to combine the dwelling space and the garage into the same footprint.*
- b) The elevation of the alley does not allow access to a garage under the house like Christie street would*
- c) The position of the lot does not allow the house to be rotated to allow for a different layout or footprint. The lot has been maximized w/ the proposed design.*

Staff Comments:

The physical conditions of the site do limit the developability of the site. A 3,200sf lot limits most practical garage development to underground garages built in the basement/lower-level. Access to such garages is limited to Christie Street due to topography. 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.

Applicant Response:

The adjacent property to the south has Christie Street access due to not having alley access, because of the way the lots were parceled over a 100 years ago.

Staff Comments:

The size of the lot (3,200sf), the topography of the lot, and the topography of the adjacent lot to the north (which makes entering Christie Street via the alley somewhat unwieldy due lack of line-of-sight visibility), all contribute to a unique circumstance for this lot. Standard #3 has been met.

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

Applicant Response:

I will ensure that the curb appeal of the property is better than all the houses around it, I will ensure there is a well-designed garage door facing the street, and it will improve the character of the locality.

Staff Comments:

The character of the area should not be impacted by the proposed project as there are many properties through-out the City and in this area that take access from a street. Protection of essential character has been established. Standard #4 has been met.

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

- Item #1 arguably the ordinance has created a certain type of hardship;
- Item #2 physical and topographical conditions on site do limit practical development;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

It appears that the standards for hardship approval have been met. Staff recommends the Board adopt staff's findings and approve request HV23-08 as proposed.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: ZBA application/plans, notice documents



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 _____		

DATES: PRE-APP **SUBMITTAL** **PUBLIC HEARING**

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION

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.



Public Hearing Notice | Zoning Board of Adjustment

Date: 4/13/2023 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Example Notice
17 Notices Sent

To: All property owners within 200' of the subject property **1214 Christie 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 HV23-08 of Jon Rocha at 1214 Christie ST. for a Hardship Variance to access an alley-served residential property via the street. The new construction single-family dwelling with lower-level attached garage would be accessed directly from Christie ST. Section 17.09.030.K.4. requires access to this property to be from the alley. [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



BUILDING ELEVATIONS:

**PROPOSED
BUILDING
ELEVATIONS**

**PROPOSED
GARAGE
IN THE
LOWER
LEVEL**



**1214 CHRISTIE ST
NEW CONSTRUCTION**

HV23-08 1214 Christie ST Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	1214 CHRISTIE ST	JON ROCHA	2430 5TH AVE	MOLINE IL 61265
Ward/Aldreman:	5TH WARD	KELLY		NOTICES SENT: 16
E0019-01	1218 CHRISTIE ST	WILLIAM VANLEER	1218 CHRISTIE ST	DAVENPORT IA 52803
E0019-02	1228 CHRISTIE ST	ANDREW J ALOIAN	PO BOX 2246	DAVENPORT IA 52809
E0019-04A	2113 E 13TH ST	JOHN E BUSHMAN II	2113 E 13TH ST	DAVENPORT IA 52803
E0019-04B	1223 MOUND ST	BROOKE DUNCOMBE	1223 MOUND ST	DAVENPORT IA 52803
E0030-05	2104 E 12TH ST	ALISA M EVERSON	2104 E 12TH ST	DAVENPORT IA 52803
E0030-06	2106 E 12TH ST	MICHAEL DONAHUE JR	2106 E 12TH ST	DAVENPORT IA 52803
E0030-07	2112 E 12TH ST	CRAIG HERMANN REVOC TRUST	2812 E PLEASANT ST	DAVENPORT IA 52803
E0030-08	2116 E 12TH ST	VIRGINIA E HERBST	2116 E 12TH ST	DAVENPORT IA 52803
E0030-09	2118 E 12TH ST	MFN INVESTMENTS LLC	627 W 2ND ST	DAVENPORT IA 52801
E0030-10	2122 E 12TH ST	MFN INVESTMENTS LLC		
E0030-12	2212 E 12TH ST	PIERCE SCHOOL OWNER LLC	111 PERRY ST STE 300	DAVENPORT IA 52801
E0030-16	-	KJTLJ LLC	4108 CHARLES CT	BETTENDORF IA 52722
E0030-17	2127 E 12TH ST	DGBSCS LLC	224 PROSPECT TER	DAVENPORT IA 52803
E0030-18	2123 E 12TH ST	CYNDRA M LOSASSO REV TRUST	1224 COFFELT AVE	BETTENDORF IA 52722
E0030-19	2119 E 12TH ST	ROBERT T HICKMAN	5775 DODDS DR	BETTENDORF IA 52722
E0030-21B	2111 E 12TH ST	WISOR PROPERTIES LLC	1107 MOUND ST	DAVENPORT IA 52803
E0030-22	2107 E 12TH ST	THE WEEKEND CLINIC PLC	2107 E 12TH ST	DAVENPORT IA 52803

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
4/13/2023

Subject:

Request HV23-09 of David Bell on behalf of Ryan Kopf at 2646 Dubuque ST. for a Hardship Variance to construct a 24' x 36' (864sf) pole barn garage on a residential property which will exceed the allowed area for a detached garage. Property is zoned R-4C Residential. Section 17.09.30.K allows a detached garage 720sf or less. [Ward 7]

ATTACHMENTS:

Type	Description
▢ Executive Summary	Staff Report
▢ Exhibit	Application
▢ Exhibit	EXHIBIT "A" Application Supporting Documents
▢ Exhibit	EXHIBIT "B" 2646 Dubuque Parcel Report Scott Co.
▢ Exhibit	Notice Letter
▢ Exhibit	Notice List

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	4/6/2023 - 1:46 PM



Zoning Board of Adjustment | Staff Report HV23-09
Exceed Garage Area | Metal Siding
2646 Dubuque St | April 13, 2023

Description

Request HV23-09 of David Bell on behalf of Ryan Kopf at 2646 Dubuque ST. for a Hardship Variance to construct a 24' x 36' (864sf) pole barn garage on a residential property which will exceed the allowed area for a detached garage. Property is zoned R-4C Residential. Section 17.09.30.K allows a detached garage 720sf or less. [Ward 7]

Code Section:

Table 17.09-1: Bulk Requirements for Accessory Structures (Single-Family or Two-Family lots)				
	Detached Garage	Accessory Storage Building	Carport	Shed
Area (maximum)	50% of living area or 720 sq. ft., whichever is greater	50% of living area or 720 sq. ft., whichever is greater	576 sq. ft.	120 sq. ft.

Detached garages and accessory buildings are subject to the following design standards:

- a. Structures shall have the eaves of roof extend a minimum of one foot past the outside walls.*
- b. Structures shall have a minimum 4/12 roof pitch*
- d. Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare low-sheen finish) and shall maintain the character of the surrounding neighborhood.*

Background | Discussion

The petitioner is proposing a new detached "pole-barn" garage. The property currently does not have a detached garage. A variance shall be required to build the proposed garage which is 144 sf over the allowed area of 720 sf. The garage is also proposed with metal/steel siding. Metal siding is not allowed unless it maintains the character of the neighborhood. The applicant has provided pictures of storage sheds consisting of metal siding, however none of the photos submitted show full sized garages with metal siding.

Scott Co. Parcel Report 2646 Dubuque ST

Residential Dwelling - Assessor's Office	
Residential Dwelling	
Occupancy	Single-Family
Style	2 Story Frame
Year Built	1890
Exterior Material	Metal
Total Gross Living Area	1,281 SF
Attic Type	None;
Number of Rooms	0 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	607
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fi

See EXHIBIT B – Parcel Report - B0025-38

In the petitioner's application, Mr. Bell states that the someone provided him information to the affect that a steal metal pole barn would be allowed at this location up to 944 sf. The evidence the applicant has provided in support of the hardship is shown in its entirety in Exhibit "A" – Full Application. As evaluated later in this staff report, staff has found insufficient evidential documentation supporting a hardship determination. Staff questions whether this structure would be used for commercial purposes or storage of solar equipment.

Comparison Table

Type of Area	Area (Green = Correct Calculation)	Calculations: (Red = Incorrect Cal.)
Allowed Garage Area	720 sf (50% living area OR 720 sf)	1,281 x 50% = 640.5 sf
Proposed Garage Area	864 sf	1,281 + 607 = 1,888 sf
Overage	144 sf	1,888 x 50% = 944

Living Area Calculation

Staff's policy for calculating the living area of a dwelling is based on the data provided on the Scott County **Parcel Report** for said property.

In discussions with the County, staff was informed that the **entire** living area for a property can be calculated by adding the following three (3) fields (if they indicate finished area):

- 1) **Total Gross Living Area** (finished area on above grade stories; this is 'finished' area)
- 2) **Attic Type** (sf of area labeled 'Finished' is used)
- 3) **Basement Finished Area** (sf indicated under 'Living Quarters' is used)

Example 1

Residential Dwelling	
Occupancy	Single-Family
Style	2 Story Frame
Year Built	1988
Exterior Material	Aluminum
Total Gross Living Area	3,639 SF
Attic Type	None;
Number of Rooms	0 above; 0 below
Number of Bedrooms	5 above; 0 below
Basement Area Type	Full
Basement Area	1,626
Basement Finished Area	968 - Living Qtrs. (Multi)

$$\begin{array}{r} 3,639 \\ + \quad 0 \\ + \quad 968 \\ \hline \text{Living Area: } \mathbf{4,607} \end{array}$$

Example 2

Residential Dwelling	
Occupancy	Single-Family
Style	2 Story Frame
Year Built	1902
Exterior Material	Brick (Solid)
Total Gross Living Area	5,743 SF
Attic Type	Fully Finished; 1131 SF
Number of Rooms	0 above; 0 below
Number of Bedrooms	5 above; 0 below
Basement Area Type	Full
Basement Area	2,161
Basement Finished Area	

$$\begin{array}{r} 5,743 \\ + 1,131 \\ + \quad 0 \\ \hline \mathbf{6,874} \end{array}$$

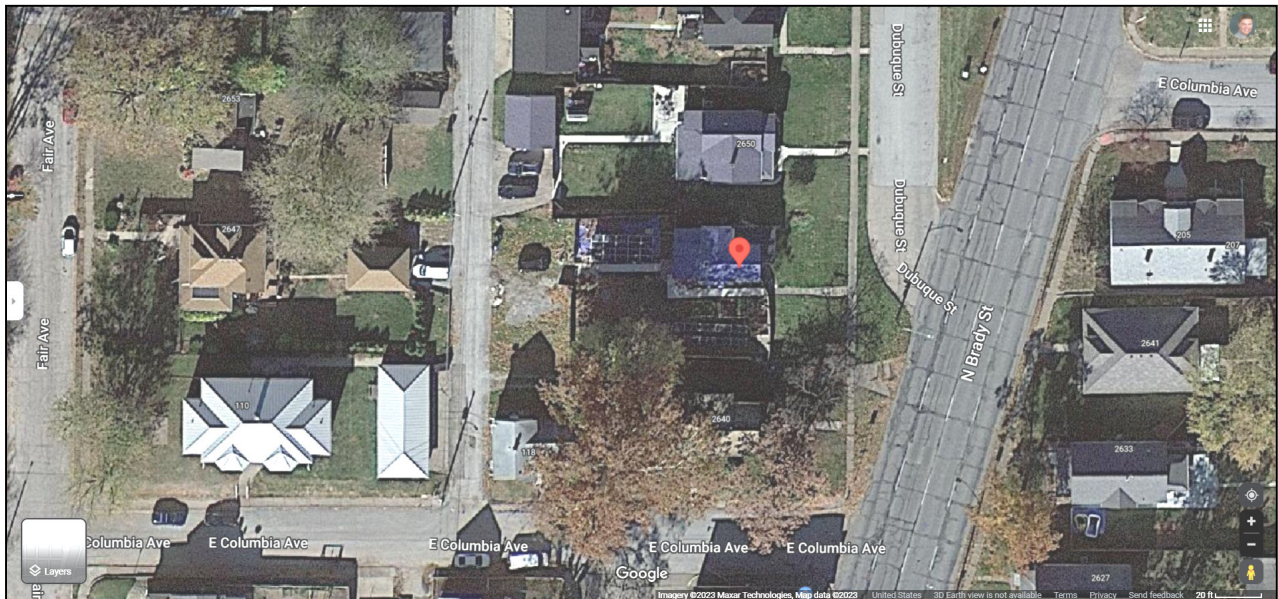
Subject Property

Residential Dwelling	
Occupancy	Single-Family
Style	2 Story Frame
Year Built	1890
Exterior Material	Metal
Total Gross Living Area	1,281 SF
Attic Type	None;
Number of Rooms	0 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	607
Basement Finished Area	

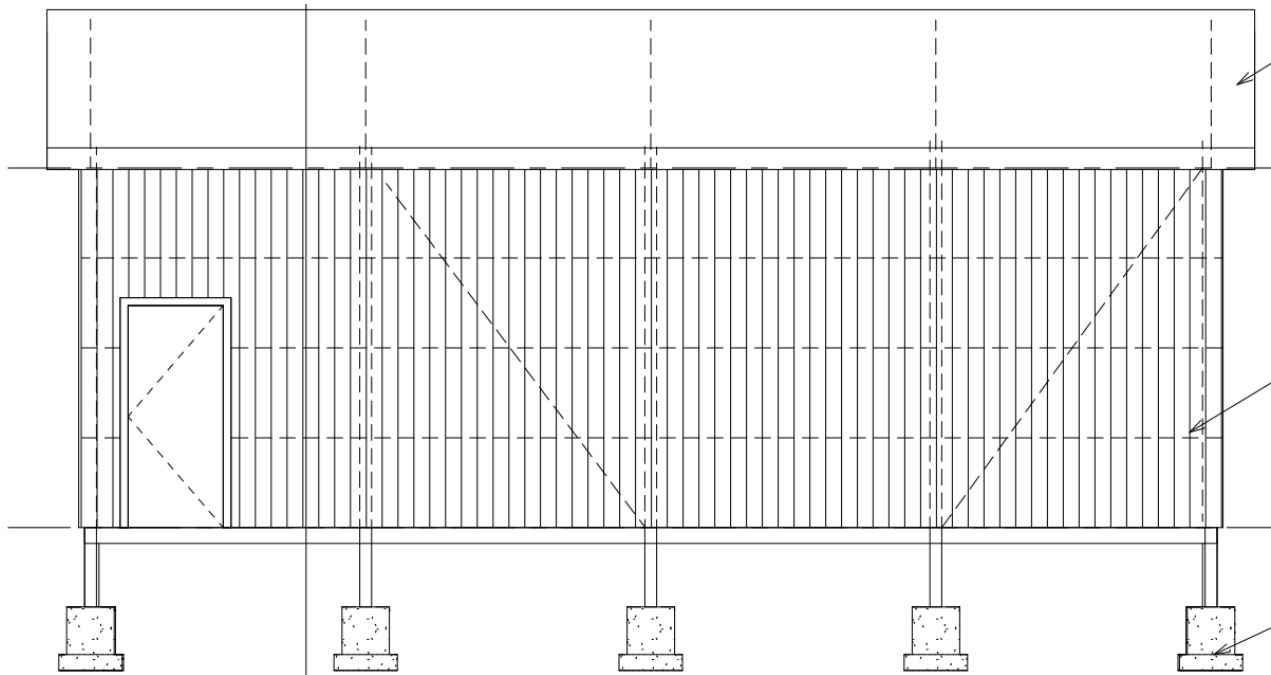
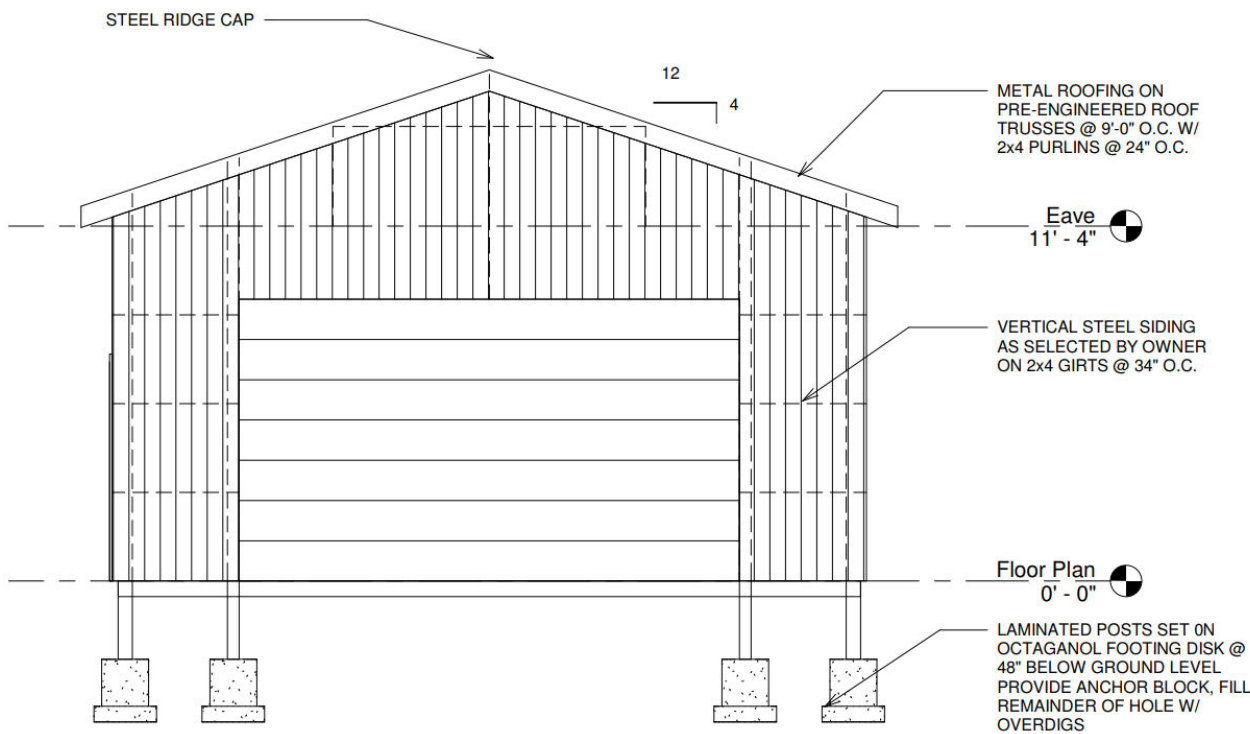
$$\begin{array}{r} 1,281 \\ + \quad 0 \\ + \quad 0 \\ \hline \mathbf{1,281} \end{array}$$

See *EXHIBIT B – Parcel Report - B0025-38* for the County's Parcel Report of 2646 Dubuque St.

Site



Building Plans



Applicant Site Plan:

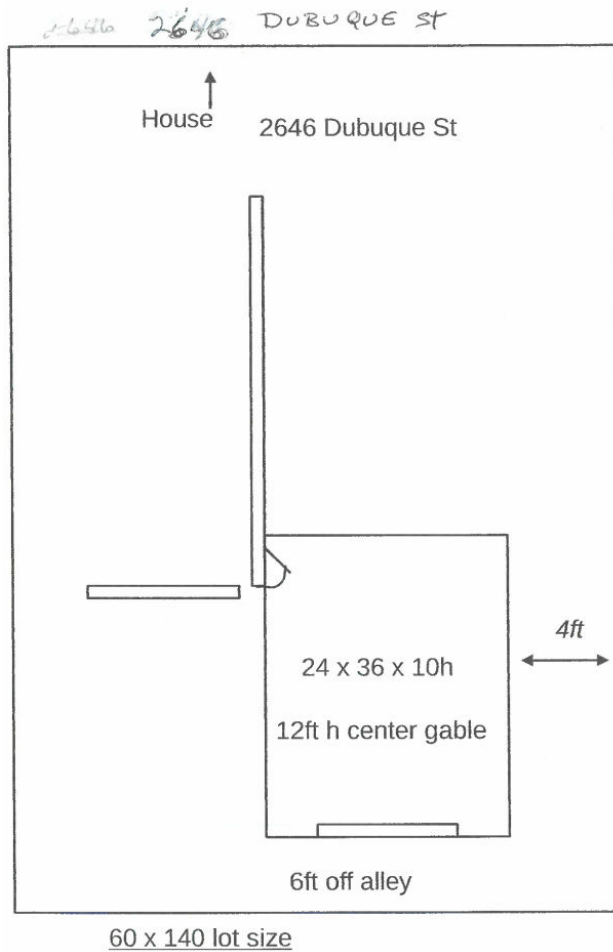


Photo of the Dwelling:



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.*"

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographical conditions or other extraordinary or exceptional situations of a specific piece of property, the strict application of any provision of this title would result in clearly demonstrable hardship upon the owner of such property, amounting to practical confiscation thereof and not a mere inconvenience to the owner, *then* the board may authorize, after public hearing, a hardship variance from the strict application of the terms of the zoning code.

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

Applicant's Reason for the Request

Financial lost caused by city by no fault of the owner.

Approval Standards

The Zoning Board of Adjustment decision must make findings to support **ALL** of the following: ([code requirement](#) | [applicants' response](#) | staff comments)

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

Applicant Response:

1. How it accrued

All the information was brought to the city including the following. Building size, building type, steel post frame and building location. Information was received from city as building size can be up to 944 sf, Steel post frame permitted.

2. Effect

Material was ordered , special order material. Blue roof to match steel blue roof of resident, flat white to match walls. Building size 24x36 864s.f. Drawings ordered from architect. Site prep preformed. Drawings submitted to city. City informs that they made a mistake and gave the wrong information. They gave permitted size based on the total s.f. of the resident 1,888s.f., however the city neglected to deduct the footage of the unfinished basement, permit rejected.

Staff Comments:

Mr. Bell has stated to Building Department staff that he came to the Building counter this past winter. No plans were provided to staff, but Mr. Bell wanted to know what size garage would be allowed. Building Plans were not reviewed by staff until Mr. Bell and/or one of his associates' (Joseph@JAG-Architects.com) submitted plans through the Eplan system on March 17, 2023.

During the course of the Eplan review staff indicated to the applicant that the plans were deficient through five separate comment windows in Eplan. This is when the applicant was informed that the subject property would be limited to 720 square feet for a detached garage.

The applicant has informed staff that building materials have been purchased prior to the Eplan Review. The zoning ordinance in this situation has not placed overly or unnecessary obligations on the owner inappropriately or without cause, nor has code been applied unreasonably. The property owner is required to comply with the same codes as other similarly situated owners with similar residential property.

The developer has purchased building materials at their own risk prior to City Eplan review was conducted. The developer and/or the owner have inconvenienced themselves. Inconvenience is not grounds for a hardship. Standard #1 ordinance hardship, has not been met or demonstrated through evidence provided by the petitioner.

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 proposed building does not violate current property regulations. If size were reduced it would be a large financial lost.

Staff Comments:

The physical conditions of the site do not in any way limit the developability of the site. There is not a hardship due to reasons of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographical conditions. Standard #2 has not 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 1. How it accrued

All the information was brought to the city including the following. Building size, building type, steel post frame and building location. Information was received from city as building size can be up to 944 sf, Steel post frame permitted.

2. Effect

Material was ordered , special order material. Blue roof to match steel blue roof of resident, flat white to match walls. Building size 24x36 864s.f. Drawings ordered from architect. Site prep preformed. Drawings submitted to city. City informs that they made a mistake and gave the wrong information. They gave permitted size based on the total s.f. of the resident 1,888s.f., however the city neglected to deduct the footage of the unfinished basement, permit rejected. If the basement was finished it would be less than the allowed size and the permit could pass. Hardship, all material purchased, non-returnable.

3. Cure

Issue permit based on error of city with no fault of the property owner. It's within the allowable size based on the resident size except for the unfinished basement. Non issue of permit causing a great loss in cost of thousands of dollars for non-returnable material, architect drawings and work already purchased.

Staff Comments:

Should the basement of the dwelling be converted to finished living space, the applicant/owner would not have any loss of material costs. Inconvenience is not grounds for a hardship variance.

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

Applicant Response:

If granted would be an upgrade compared to a large portion of the current buildings in the area. The blue steel roof would match the steel blue roof of the resident and the white walls would match the white walls of the resident. The size is permitted for the size of the resident except for the fact that the basement is not completely finished.

Staff Comments:

The character of the area may be impacted by the proposed project as staff has not seen or been provided with evidence of other garages exceeding allowed size or being constructed with metal siding in this area (small sheds excluded). Protection of essential character does not appear to have been established. Standard #4 has not been met.

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

- Item #1 the case for ordinance has created hardship has not been demonstrated as presented with the submitted application;
- Item #2 physical and topographical conditions do not limit development for an allowed detached garage appropriately sized;
- Item #3 no demonstratable evidence exists establishing unique circumstance;
- Item #4 protection of essential character may or may not have been established;

Recommendation:

The standards for hardship have not been met. Necessary supporting evidence of a hardship has not been submitted or illustrated.

Staff recommends the Board adopt staff's findings and move for consideration the application with a no vote as staff's findings do not support approval of request HV23-09.

If a structure is authorized by the Board, staff would request a condition stating that the structure shall not be used for non-residential uses nor non-residential storage.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: ZBA application/plans, notice documents, EXHIBIT A – Full Application, & EXHIBIT B – Parcel Report



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.	



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
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DEVELOPMENT TEAM	
Property Owner	
Address _____	
Phone _____	Secondary Phone _____
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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.	

Koops, Scott E.

From: belltech@accessus.net
Sent: Friday, March 24, 2023 1:29 PM
To: Koops, Scott E.
Subject: [EXT] Fwd: Photos
Attachments: 20230323_131533.jpg; 20230323_132000.jpg; 20230323_132235.jpg; 20230323_131614.jpg

ATTENTION: This is an external email.

Scott
attached photos of steel buildings and steel roofs in the build site area. Also a photo of the build site and residents blue steel roof that will be matched on the new building. 2646 Dubuque St

David

----- Original Message -----

Subject: Photo
Date: 2023-03-24 12:48 pm
From: David Bell <belltechnologycorp@gmail.com>
To: belltech@accessus.net

Send

Koops, Scott E.

From: belltech@accessus.net
Sent: Friday, March 24, 2023 12:09 PM
To: Koops, Scott E.
Subject: [EXT] hardship app attached
Attachments: Hardship Variance Application Form 2023.pdf

ATTENTION: This is an external email.

Scott
what do you need on the attached form. Customer (Ryan) is ill and will have check (\$200) delivered to us for you Monday

David,
ABCgarage.com





Koops, Scott E.

From: belltech@accessus.net
Sent: Monday, March 27, 2023 8:59 PM
To: Koops, Scott E.
Subject: Re: [EXT] hardship app attached

Scott
Here is what I received from the owner Ryan.
db

From [Ryan L. Kopf](#) on 2023-03-27 3:21 pm

Hi,

My fiance lives there. I sleep there once a week. We do some home gardening to make our lives more sustainable so it'll be stuff like our minivan, her jeep, and our gardening tools. Plus anything I would store in a garage in general. My house at 2945 Brady St, Davenport, IA 52803 doesn't have space for a garage so things like if I get a kayak and stuff would be stored over there.

Ryan

On Mon, Mar 27, 2023, 1:49 PM <belltech@accessus.net> wrote:

Ryan

City wants to know,

Who is living at this property?

How will the garage be used; what will be stored in the garage

On 2023-03-27 3:44 pm, Koops, Scott E. wrote:

I have a few questions regarding the request.

Who is living at the property?

What will be stored inside the building?

Thank you!

SCOTT KOOPS, AICP

City of Davenport

☎ 563-328-6701

1200 E 46th ST | Davenport IA 52807

davenportiowa.com/planning | [EPlan](#) | [Zoning Ordinance](#) | [Zoning Map](#)

Make Davenport Better, Use **SeeClickFix**, to make requests for service.

<https://seeclickfix.com/davenport>

From: belltech@accessus.net <belltech@accessus.net>
Sent: Friday, March 24, 2023 12:09 PM
To: Koops, Scott E. <Scott.Koops@davenportiowa.com>
Subject: [EXT] hardship app attached

ATTENTION: This is an external email.

Scott
what do you need on the attached form. Customer (Ryan) is ill and will have check (\$200) delivered to us for you Monday

David,
ABCgarage.com

EPLAN SUBMITTAL

On March 17, of 2023 an Eplan Building and Site Plan Permit (PRJ-3842) was submitted. There was no name listed in the contacts section; email was "JOSEPH@JAG-ARCHITECTS.COM"

The project description was "24' x 36' Garage, detached" and was submitted on the "Single-Family / Two-Family with or without Site Work" project type.

E-Plan Additional Details – Final

Project Details

Project Type *

- ☐ Identification Sign or Billboard
- ☐ Multiple-Family / Commercial / Industrial with No Site Work
- ☐ Multiple-Family / Commercial / Industrial with Site Work
- ☐ New Improvement or Repair Infrastructure in City Right-of-Way
- ☒ Single-Family / Two-Family with or without Site Work
- ☐ Subdivision
- ☐ Wireless Communications Tower / Antenna on City Property
- ☐ Wireless Communications Tower / Antenna on Private Property

Estimated Start Date

03/20/2023

Project Description *

24'x 36' Garage, detached

 **Project Information**

Project Name	Kopf Pole Barn	Review Type	Standard Review
Project ID	PRJ-3842	Start Date	3/17/2023
Alternate ID		Review Status	Review Cycle 1, Closed
Project Group		Project Status	Pending Submission
Site Address	2646 Dubuque Street, Davenport, IA, 52806	View Additional Information	
1: 3/20/2023 - 3/27/2023 (Closed) ▾			
Reviewer Due Date	3/22/2023		
Review Cycle Due Date	3/24/2023		
Reviews Completed	3 out of 3		

The sheets that follow are the submitted Eplan plan sheets.

EPLAN PLANNING COMMENTS TO THE BUILDER

Planning Comment 1:

 Plan Review Comment — □ ×

Department: ▼ ☐ Internal Only

Comment: Revision: 1 PLANNING 3/24/2023

Provide a site plan indicating the footprint of the garage and setbacks from property lines. The garage must be setback a minimum of 4 feet from side and rear lot lines. Paving is required for the access driveway from the alley to the structure.

Planning Comment 2:

 Plan Review Comment — □ ×

Department: ▼ ☐ Internal Only

Comment: Revision: 1 PLANNING 3/24/2023

Provide a site plan indicating the footprint of the garage and setbacks from property lines. The garage must be setback a minimum of 4 feet from side and rear lot lines. Paving is required for the access driveway from the alley to the structure.

Planning Comment 3:

 Plan Review Comment — □ ×

Department: ▼ ☐ Internal Only

Comment: Revision: 1 PLANNING 3/20/2023

The metal siding and roof shall have a matte finish (or other similar non-glare finish).

Planning Comment 4:

 Plan Review Comment — □ ×

Department: ▼ ☐ Internal Only

Comment: Revision: 1 PLANNING 3/20/2023

The garage must take access from the alley.

Planning Comment 5:

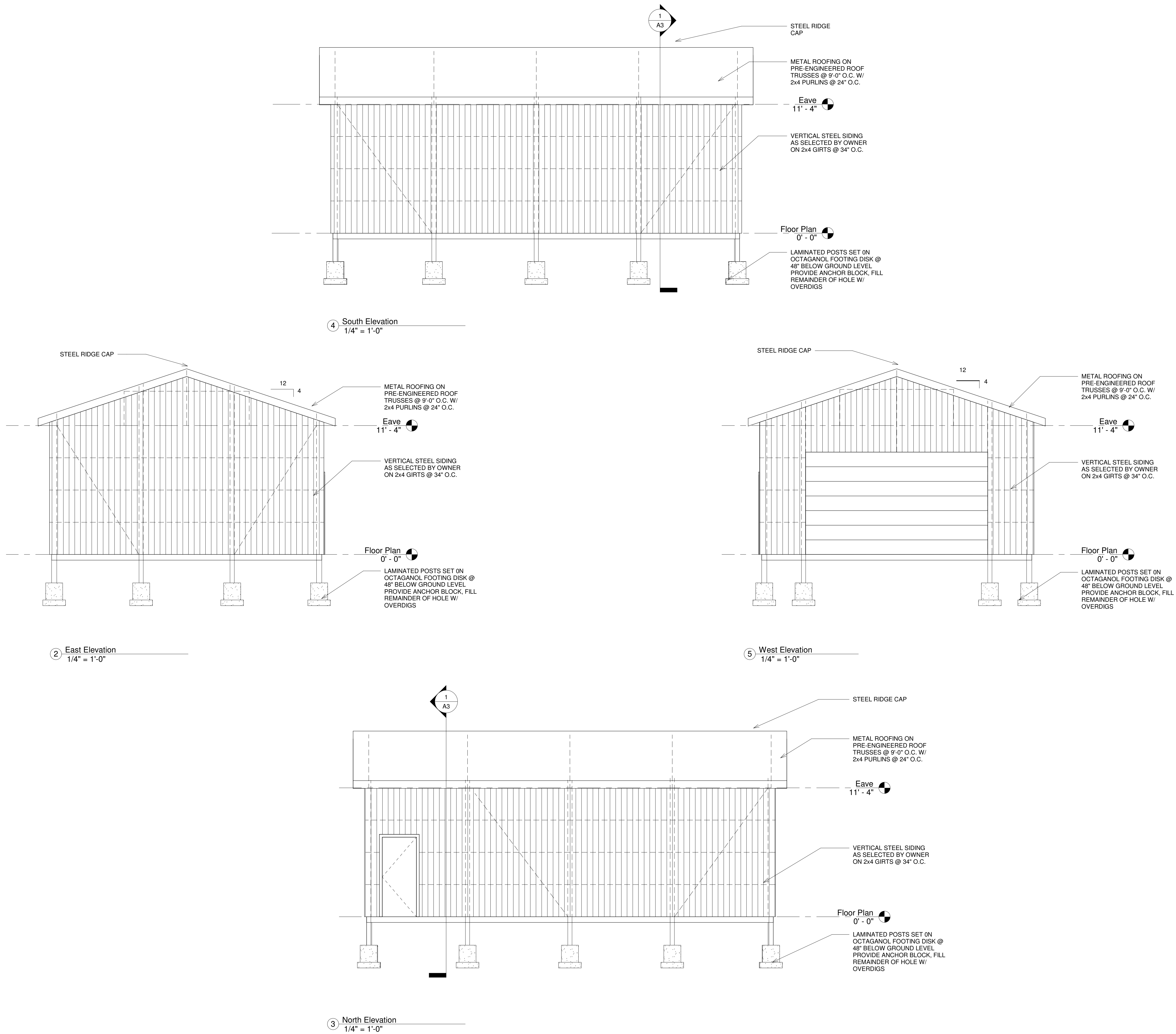
 Plan Review Comment — □ ×

Department: ▼ ☐ Internal Only

Comment: Revision: 1 PLANNING 3/24/2023

Planning Needs the following information:

Who is living at this property?
How will the garage be used; what will be stored in the garage?



Construction Documents for:
Kopf Garage
2646 Dubuque Street, Davenport, Iowa

JOSEPH ALLEN
5092
IOWA

Elevations

DATE
17 March 2023

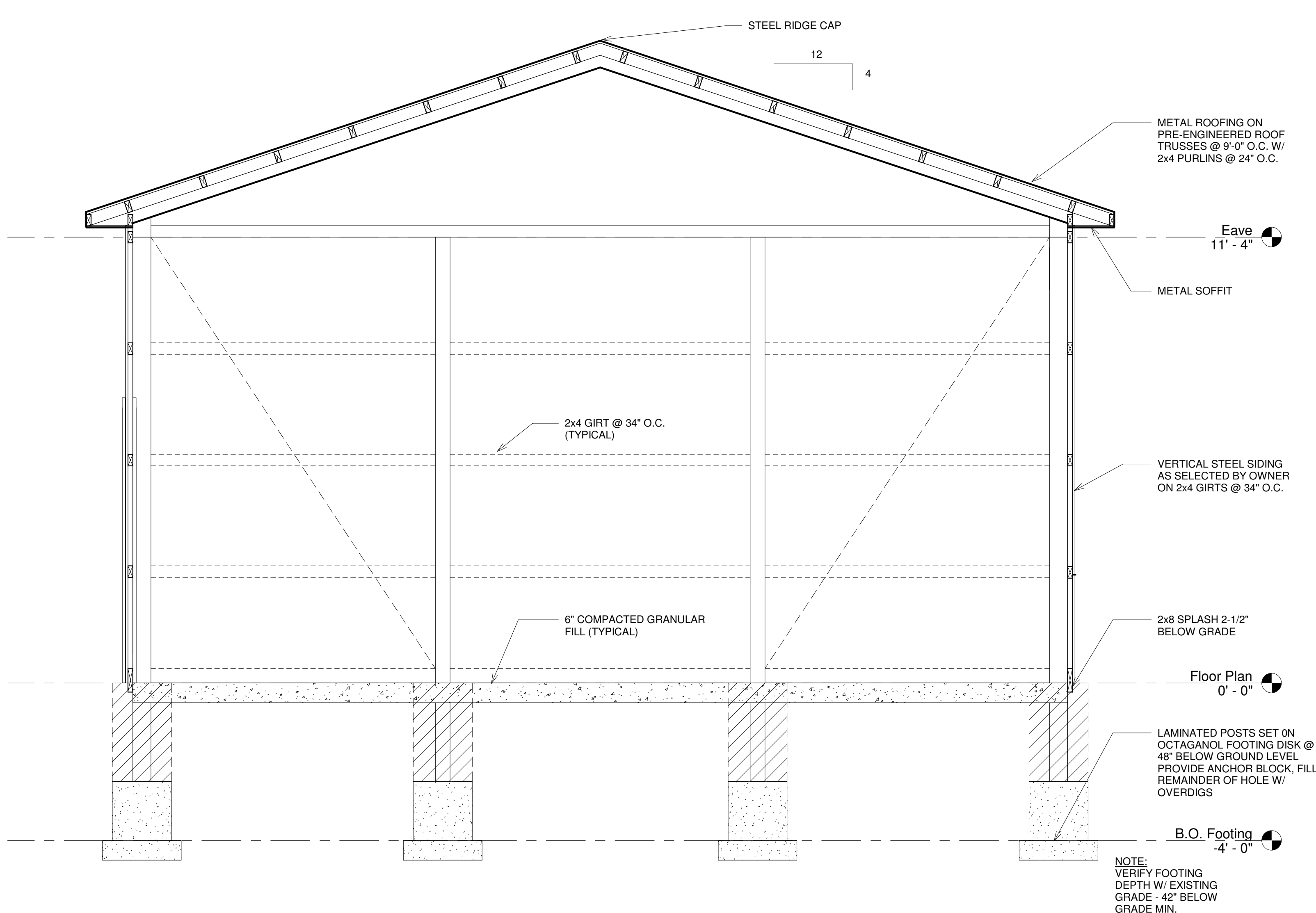
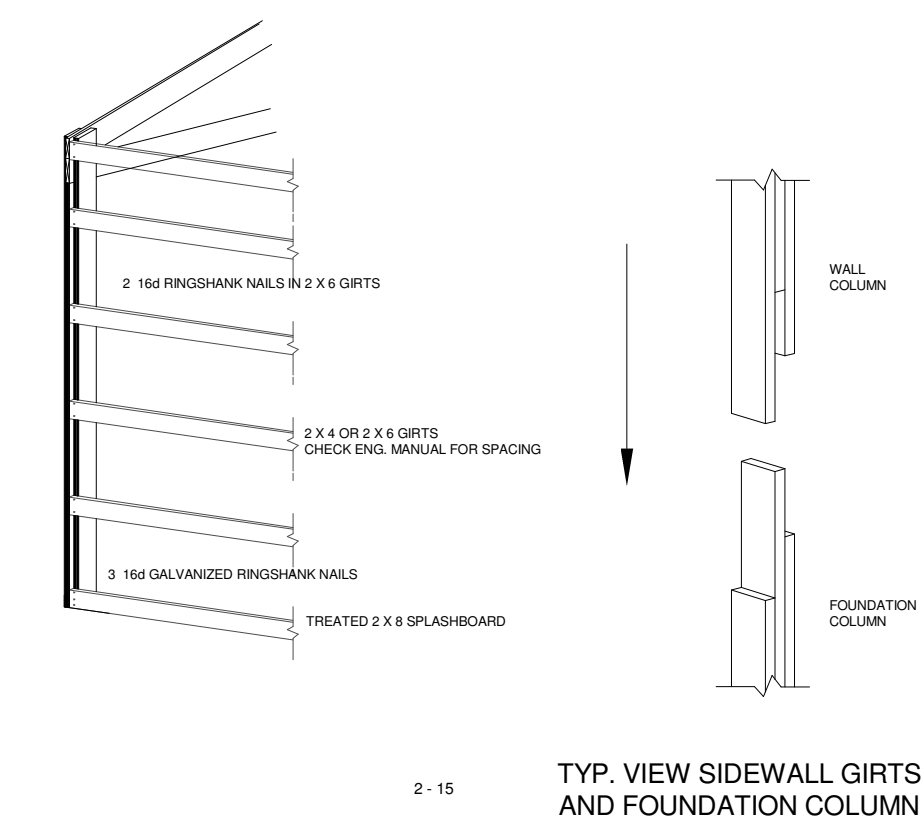
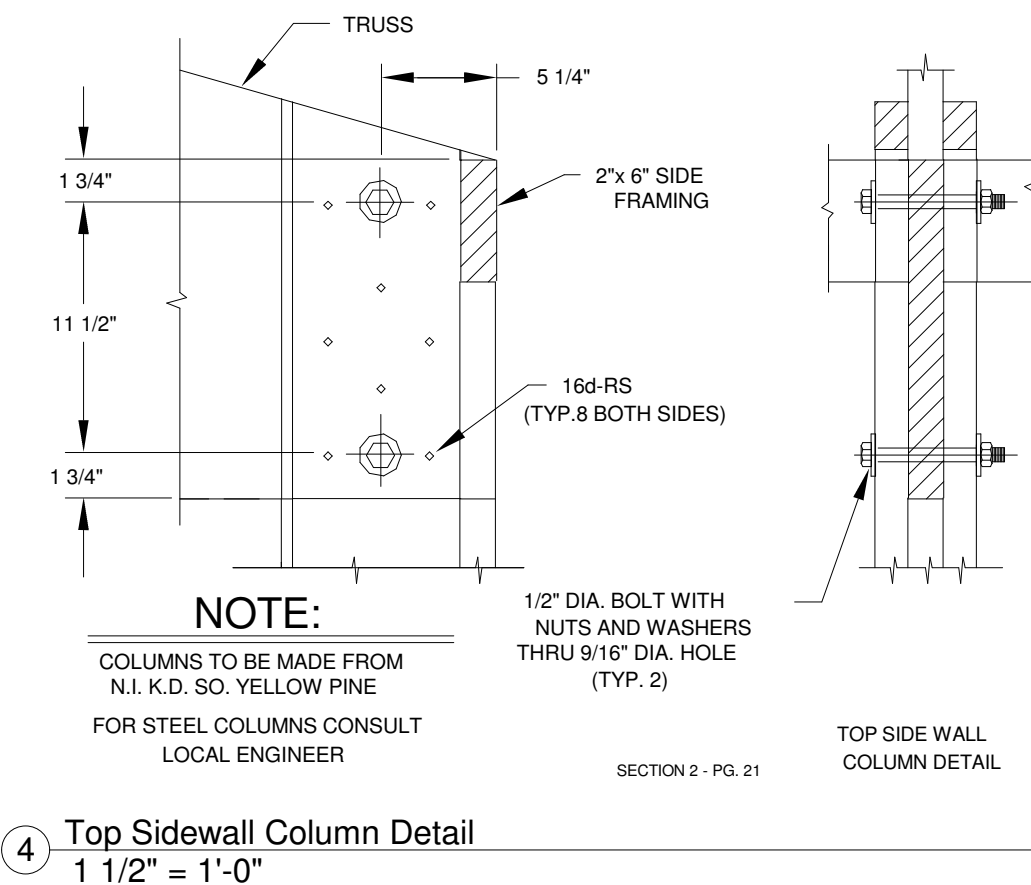
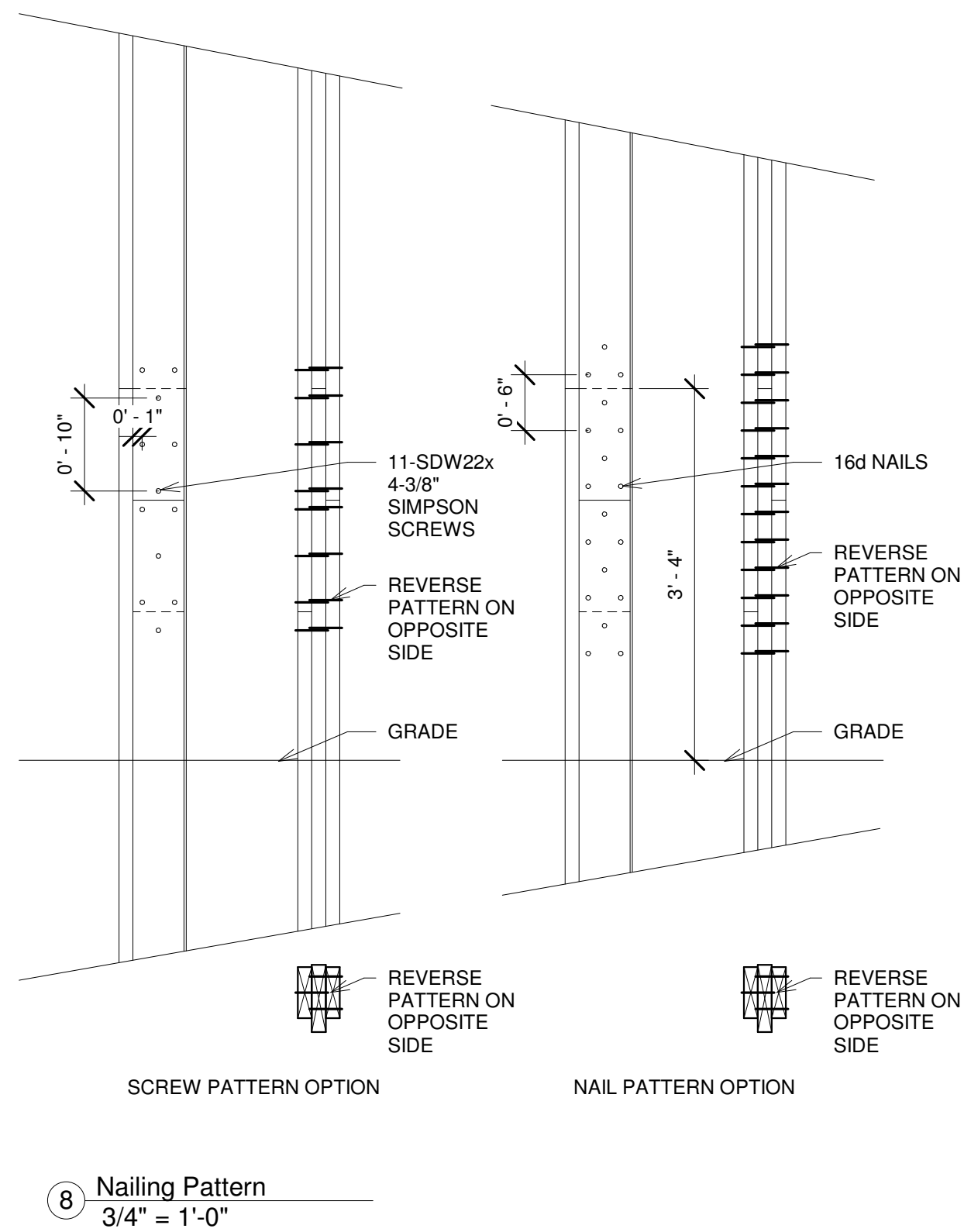
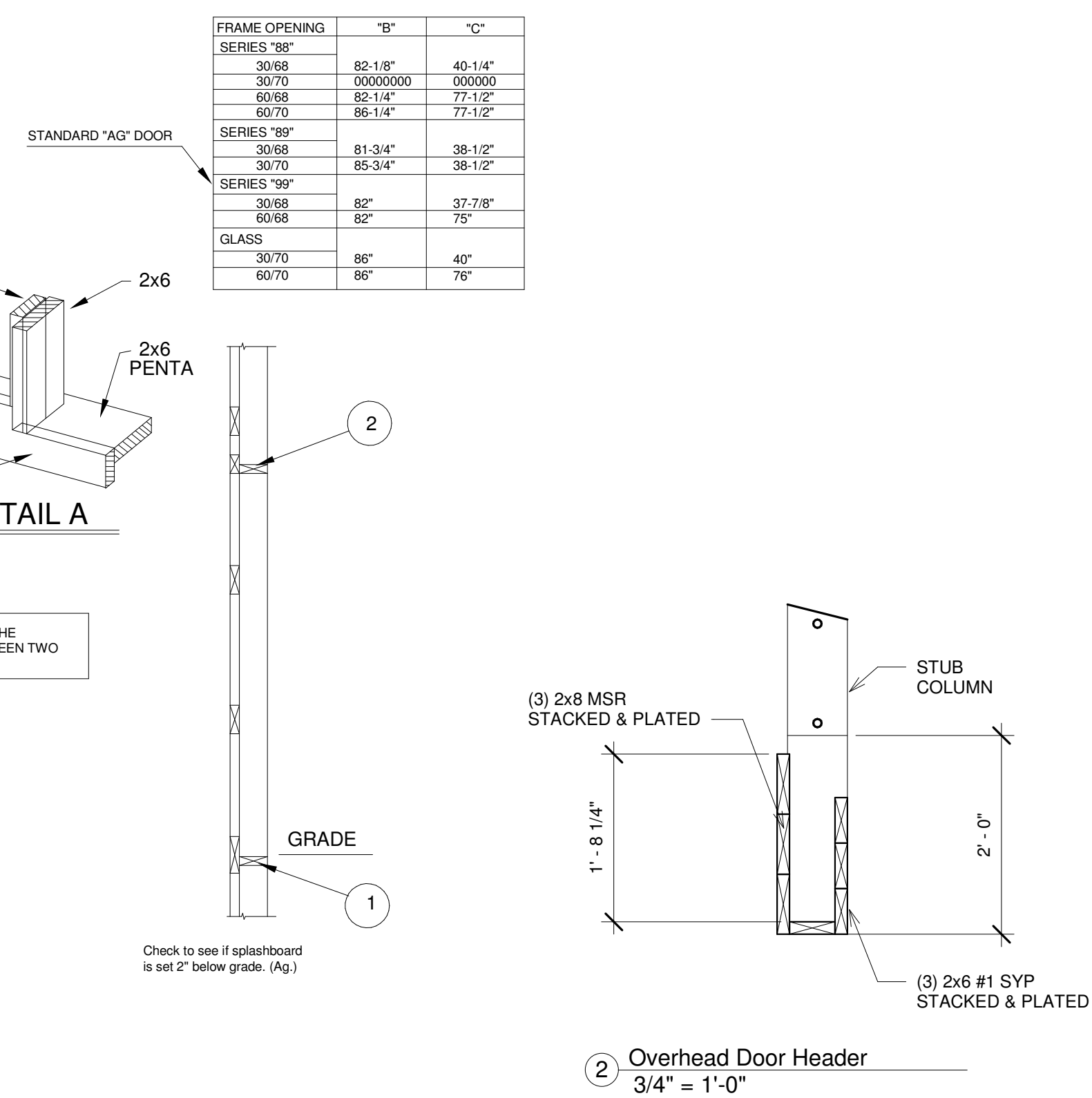
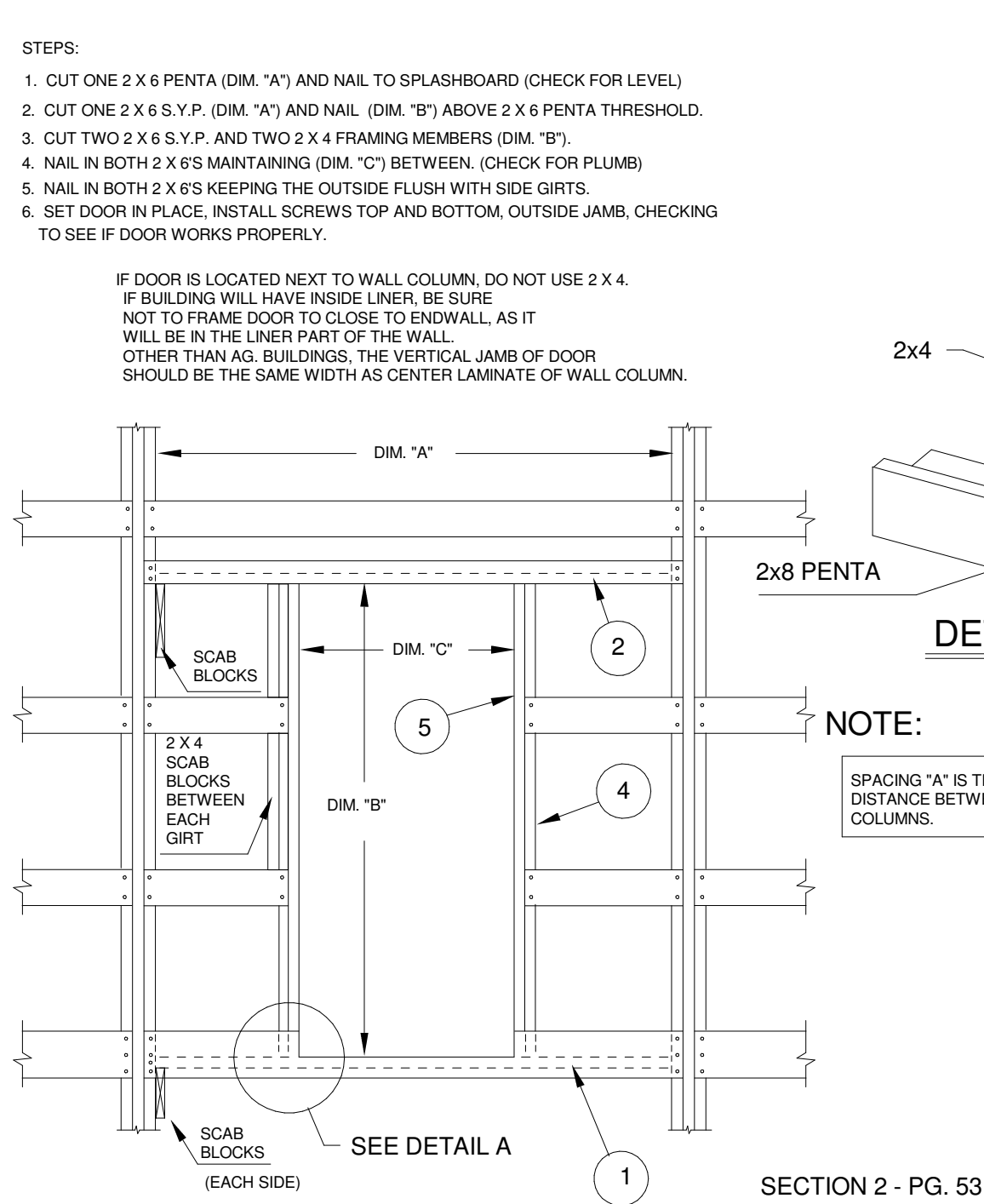
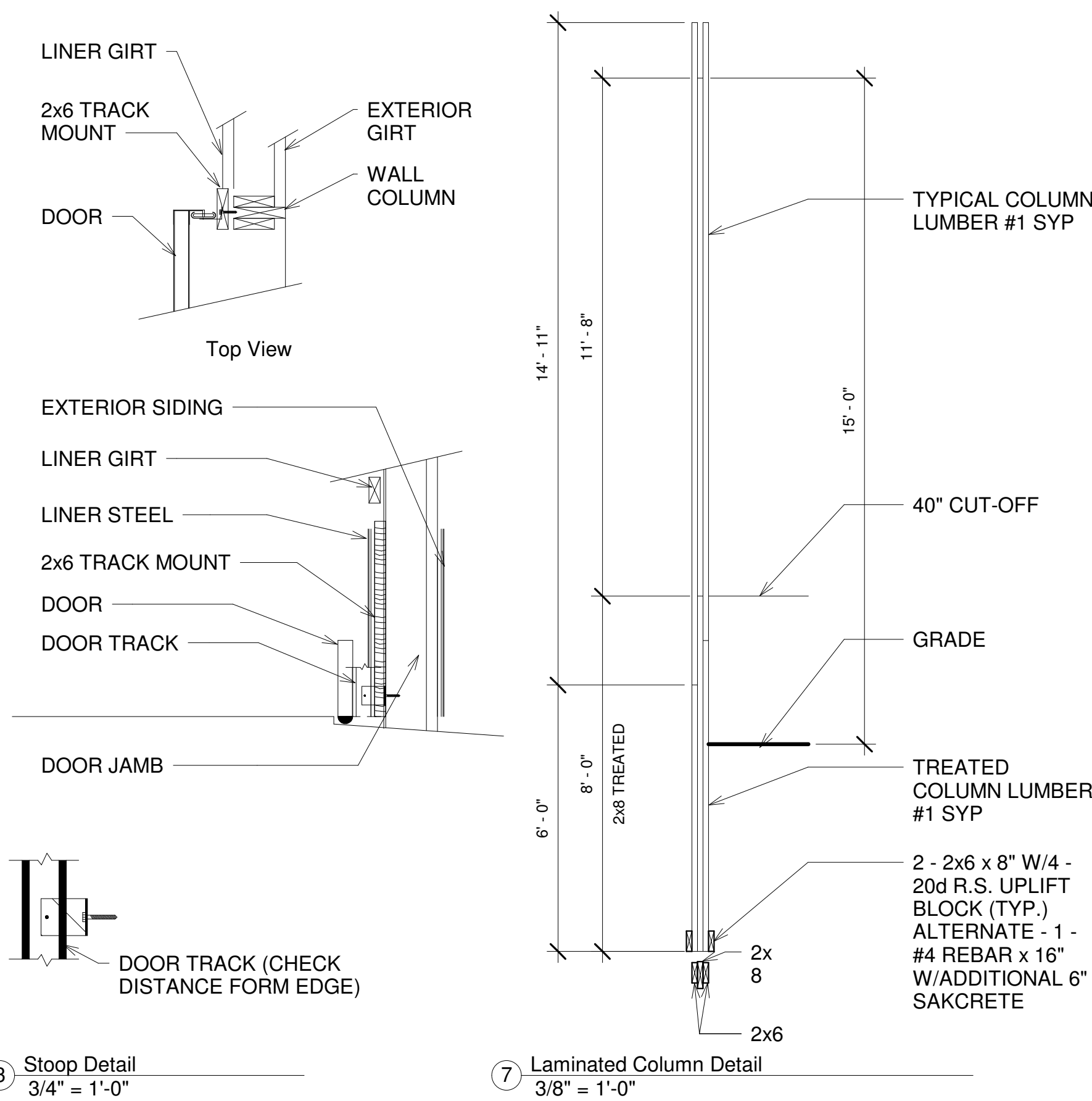
A2
PROJECT NO.
#02923

REVISIONS

4510 42nd Avenue
Rock Island, IL 61201
Phone: 309.398.9924
Fax: 309.398.9924
jag-architects.com

JOSEPH ARCHITECTURAL GROUP, P.C.

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Construction Documents for:
Kopf Garage
2646 Dubuque Street, Davenport, Iowa

Building Section

DATE
17 March 2023

A3
PROJECT NO.
#02923

JOSEPH ALLEN
GURSE
5092
IOWA

JOSEPH ARCHITECTURAL GROUP, P.C.
4510 42nd Avenue
Rock Island, IL 61201
Phone: 309.392.9924
Fax: 309.392.9924
jag-architects.com

REVISIONS
A A A A

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STRUCTURAL DESIGN NOTES

DESIGN DATA

1. Design soil pressure.....2000 psf
2. Minimum 28-day compressive strength (f'c) of cast-in-place concrete:

a. Grade walls, slabs-on-grade and all concrete exposed to freezing weather.....4000 psi

b. All other concrete.....3000 psi
3. Reinforcing steel:

a. Deformed reinforcing bars.....ASTM A615-60

b. Welded Wire Fabric shall conform to ASTM A185 and ASTM A82. Provide flat sheets - rolls are not acceptable.
4. Metals:

a. Structural Steel Shapes.....ASTM A992

b. Standard Bolts (1/2" or less).....ASTM A307

c. High Strength Bolts (5/8" or greater).....ASTM A325
5. Non-Shrink Grout: EMBECO 636 as manufactured by Master Builders, Cleveland, Ohio, Ferrogrout by L & M Construction Chemicals or Ferrolith G by Sonneborn Building Products.
6. Wood:

a. 2 x 4 and 2 x 6 Spruce-Pine-Fir, No. 2 and better

b. 2 x 8 and larger Douglas Fir-Larch, No. 2 and better

c. 6 X 6 Spruce-Pine-Fir, No. 2 and better

d. Prefabricated Wood Roof Trusses:

1) Trusses shall be fabricated with wood chords and wood or metal webs in accordance with designs prepared under the supervision and certified in writing by a Structural Engineer licensed in the State of Iowa.

2) Design shall conform with the applicable provisions of the "National Design Specification for Wood Construction", published by the National Forest and Paper Products Association and any other applicable code depending on type of truss used.

3) Design Criteria - Main Roof Trusses:

a) Top Chord Dead Load.....4 psf

b) Bottom Chord Dead Load.....5 psf

c) Top Chord Live Load.....30 psf

TOTAL LOAD.....39 psf

4) Provide and install any required horizontal and/or diagonal bracing required by the design. All bracing, including roof sheathing, shall be installed in an on-going sequence as the trusses are installed.

e. Wood connectors such as anchors, hangers, clips, etc. shall be standard products as manufactured by Simpson Strong-Tie Company, Inc., or other approved manufacturer. Contractor shall provide all connectors, nails, screws, lag screws, bolts, etc. as required for a complete installation.
7. Design Loads:

a. Roof Live Load.....30 psf

b. Wind Load.....In accordance with IBC-2015 with 115-mph wind and Exposure B.

FOOTING AND FOUNDATION NOTES

1. Footings have been designed on the basis of a net allowable bearing pressure of 2000 pounds per square foot (psf). This allowable pressure assumes footings will bear on firm, undisturbed natural soil, or on controlled, compacted fill.
2. Fill or backfill material shall consist of well-graded granular fill approved by the Soils Engineer. Cohesive soil and silty/clayey granular material may be acceptable above subgrades that have been stabilized with granular materials. Fill must be free of unsuitable soil, frozen material, rubble, organics, degradable material, chemical contaminants and stones that would interfere with compaction or compaction testing. Compact fill to at least 95 % of its maximum dry density as determined by ASTM D698.
3. Owner shall retain the services of a competent geotechnical engineering firm for testing and observation during excavation, backfill and foundation construction phases of this project to help determine that design requirements are fulfilled.

CONCRETE NOTES

1. Concrete work shall conform to all requirements of ACI 301-96. Specifications for Structural Concrete for Buildings, except as modified by supplemental requirements contained in the following notes.
2. Unless otherwise detailed or noted, reinforcing shall be in accordance with "The ACI Detailing Manual, SP-66."
3. Elevations given thus (-3'-0") are to the top of footings, slabs, etc. with reference to the finished Ground Floor Elevation, (0'-0") = 679.40' (Verify).
4. All concrete testing shall be performed under the direct supervision of a qualified engineer who is licensed to practice in the State of Illinois. The testing agency shall meet requirements contained in ASTM E329.
5. Prepare design mixes for each type and strength of concrete by either laboratory trial batch or field experience methods as specified in ACI 301.

a. Trial Batch Method: If trial batches are used, an independent testing laboratory, approved by the Architect, shall prepare mix designs. The mix design shall be proportioned to achieve an average strength of 1200 psi higher than the specified strength (f'c).

b. Field Experience Method: If the field experience method is selected, the proposed mix design must be accompanied by the complete standard deviation analysis.

- c. Compressive Strength: Strength requirements at 28 days and the location of each type of concrete required for this project shall be as noted in Design Data.
- d. Slump shall be 4" maximum, 2" minimum for walls and footings and 5" maximum, 3" minimum for slabs-on-grade.
- e. Limit the use of fly ash to 15% of the cement content. (percentage could be increased to 20% for type C) (Fly ash lowers the heat of hydration so use caution in winter months)
- f. Contractor shall exercise care in selection of mix design and curing methods to minimize the differential moisture losses that may result in curling of concrete slabs placed over polyethylene.
6. Use air-entraining admixture in exterior, exposed concrete. Comply with the manufacturer's recommendations and Table 4.2.2.4. of ACI 301.
7. Ready-Mix Concrete shall be in compliance with requirements of ASTM C94, and as herein specified.
8. Concrete forms shall be tight and provide a straight, smooth-finished surface.
9. Design, erect, support, brace and maintain formwork to support vertical and lateral loads that will be imposed by concrete and construction activities. Construct formwork so concrete members and structures are of correct size, shape, alignment, elevation and position.
10. Provide supports for reinforcing including bolsters, chairs, spacers and other devices for spacing, supporting and fastening reinforcing bars and welded wire fabric in place. Use wire bar type supports complying with Concrete Reinforcing Steel Institute (CRSI) recommendations, unless otherwise approved.
11. Hot Weather Placing: When hot weather conditions exist that would seriously impair quality and strength of concrete, place concrete in compliance with ACI 305.
12. Provide concrete slab finishes that conform to the Architectural requirements of the project. Follow procedure contained in paragraph 5.3.4. of ACI 301. See Arch. Dwg. A6.

STRUCTURAL WOOD FRAMING NOTES

1. Perform structural wood framing as shown on these drawings and as required for a complete installation.
2. All structural wood framing shall be performed in accordance with accepted standards of practice for commercial construction in this area.
3. All structural wood-framing members shall be properly anchored and supported. Use joist hangers, sheet metal clips and other acceptable means of achieving positive connections.
4. Refer to Architectural drawings for non-structural wood framing and carpentry requirements.
5. Do not drill holes, saw or otherwise alter structural wood components without approval from the Structural Engineer.
6. All sheathing, walls and roof, shall be applied such that it is continuous over a minimum of two (2) spans with the grain of face plys running across supports.

CODE DATA

BUILDING SIZE: 24'-0"x 36'-0" = 864 Square Foot Building

CONSTRUCTION TYPE: V-B WOOD FRAMED POLE BUILDING (TABLE 601)
OCCUPANCY GROUP: GROUP - U AGRICULTURAL BUILDING (SECTION 312)

ALLOWABLE BUILDING SIZE: 5,500 S.F. 1 STORY (TABLE 503)

ALLOWABLE SIZE INCREASE: N/A

OCCUPANT LOAD: WAREHOUSE @ 864 S.F. / 500 GROSS = 2 (TABLE 1004.1.2)

MINIMUM EXITS REQUIRED: 2 OCCUPANTS = 1 (TABLE 1018.2)

EXITS PROVIDED: 1 - SEE PLAN FOR LOCATION

EMERGENCY EXIT LIGHTS: NOT REQUIRED

FIRE EXTINGUISHERS: 1 REQUIRED

ADA COMPLIANCE: NOT REQUIRED

PARKING REQUIRED: NONE REQUIRED

PARKING PROVIDED:

2012 INTERNATIONAL BUILDING CODE

OWNER/STREET ADDRESS

Ryan Kopf
2646 Dubuque Street
Davenport, Iowa

DRAWINGS LIST

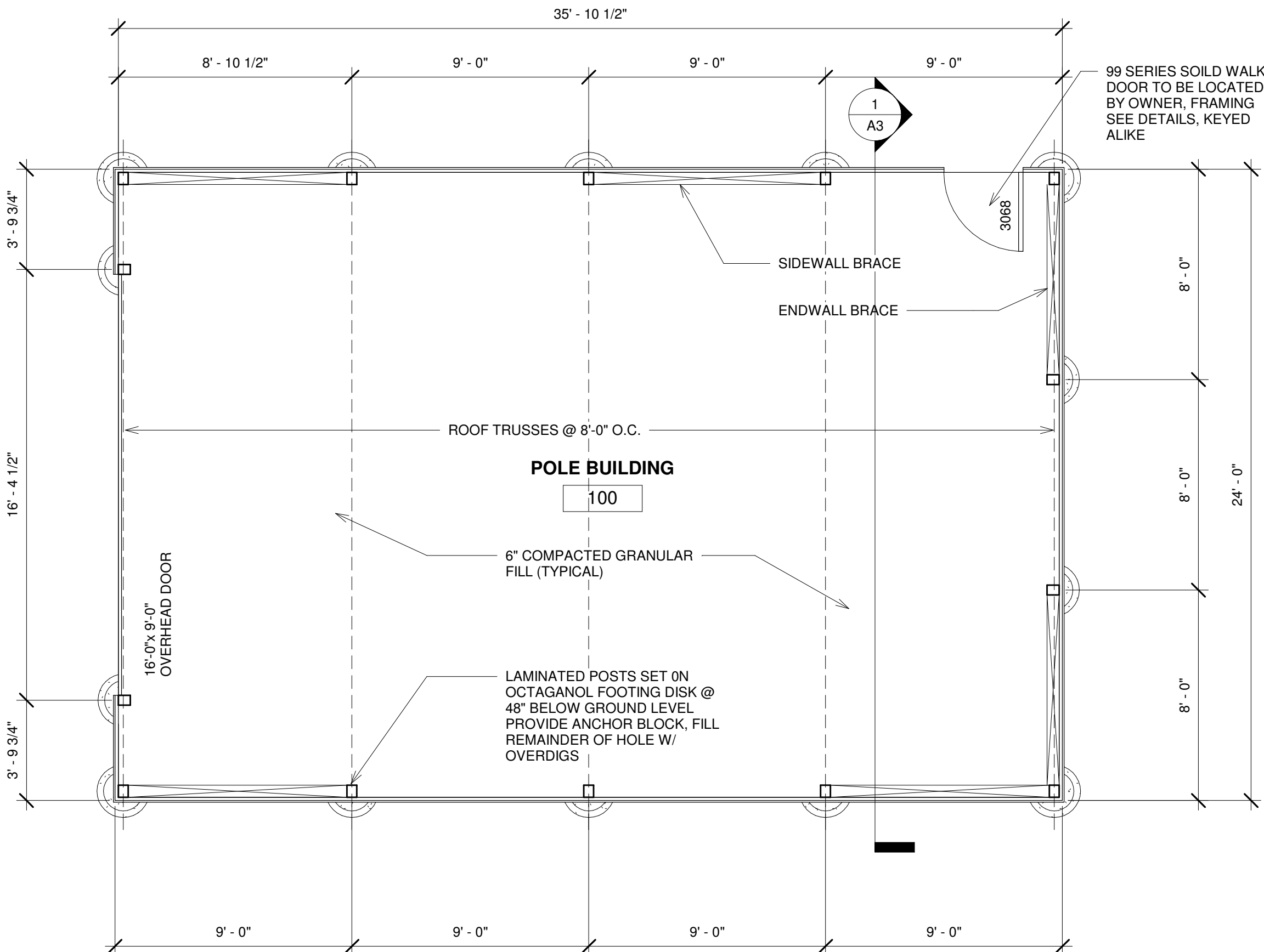
A1 FLOOR PLAN & NOTES
A2 ELEVATIONS
A3 BUILDING SECTION

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES THAT APPLY TO THIS CLASS OF WORK.
2. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR THE BUILDING PERMIT.
3. ALL ITEMS AND MATERIALS INDICATED ON THE DRAWINGS OR REQUIRED FOR A COMPLETE INSTALLATION BUT NOT HEREIN SPECIFIED SHALL BE FURNISHED AND INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. THE GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR ALL MOUNTED EQUIPMENT, ACCESSORIES, FIXTURES, ETC.
5. PATCH AND REPAIR ALL WALLS, CEILINGS, FLOORS, ETC. DAMAGED PRIOR TO OWNER MOVE-IN.
6. ALL TIMBER USED SHALL BE AS SPECIFIED UNDER THE STRUCTURAL SPECIFICATIONS. ALL LUMBER USED AT ROOF OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPB STD. LF-2.
7. ALL CUTTING AND PATCHING SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER BY MECHANICS SKILLED IN THE VARIOUS TRADES INVOLVED. NO EXCESSIVE CUTTING WILL BE PERMITTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER.
8. THE SUITABILITY OF THE SITE FOR THE BUILDING CONSTRUCTION SHOWN ON THESE PLANS IS THE COMPLETE RESPONSIBILITY OF THE OWNER. CERTIFICATION OF THESE PLANS IS FOR THE BUILDING STRUCTURE ONLY AN DOES NOT APPLY TO ANY OTHER DEVELOPMENT FEATURES SUCH AS LAND DRAINAGE, SLOPE STABILITY, LANDSCAPING, PAVING, SEWERS AND/OR OTHER UTILITIES.

MECHANICAL, ELECTRICAL, PLUMBING

1. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES.
2. EACH CONTRACTOR IS RESPONSIBLE FOR ANY FEES, TAPS, AND PERMITS NECESSARY FOR THEIR PARTICULAR WORK.
3. ANY ADDITIONAL DRAWINGS, DIAGRAMS, DETAILS, ENGINEERING STAMPS, ETC. REQUIRED TO OBTAIN MECHANICAL, ELECTRICAL OR PLUMBING PERMIT IS UP TO THE INDIVIDUAL CONTRACTOR.
4. WORK TO INCLUDE ANY AND ALL FINAL CONNECTIONS TO EQUIPMENT, INCLUDING EQUIPMENT FURNISHED BY OTHERS.



1 Floor Plan
1/4" = 1'-0"

Construction Documents for:

Kopf Garage

2646 Dubuque Street, Davenport, Iowa

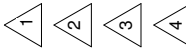


Floor Plan & Notes

DATE
17 March 2023

A1
PROJECT NO.
#02923

REVISIONS



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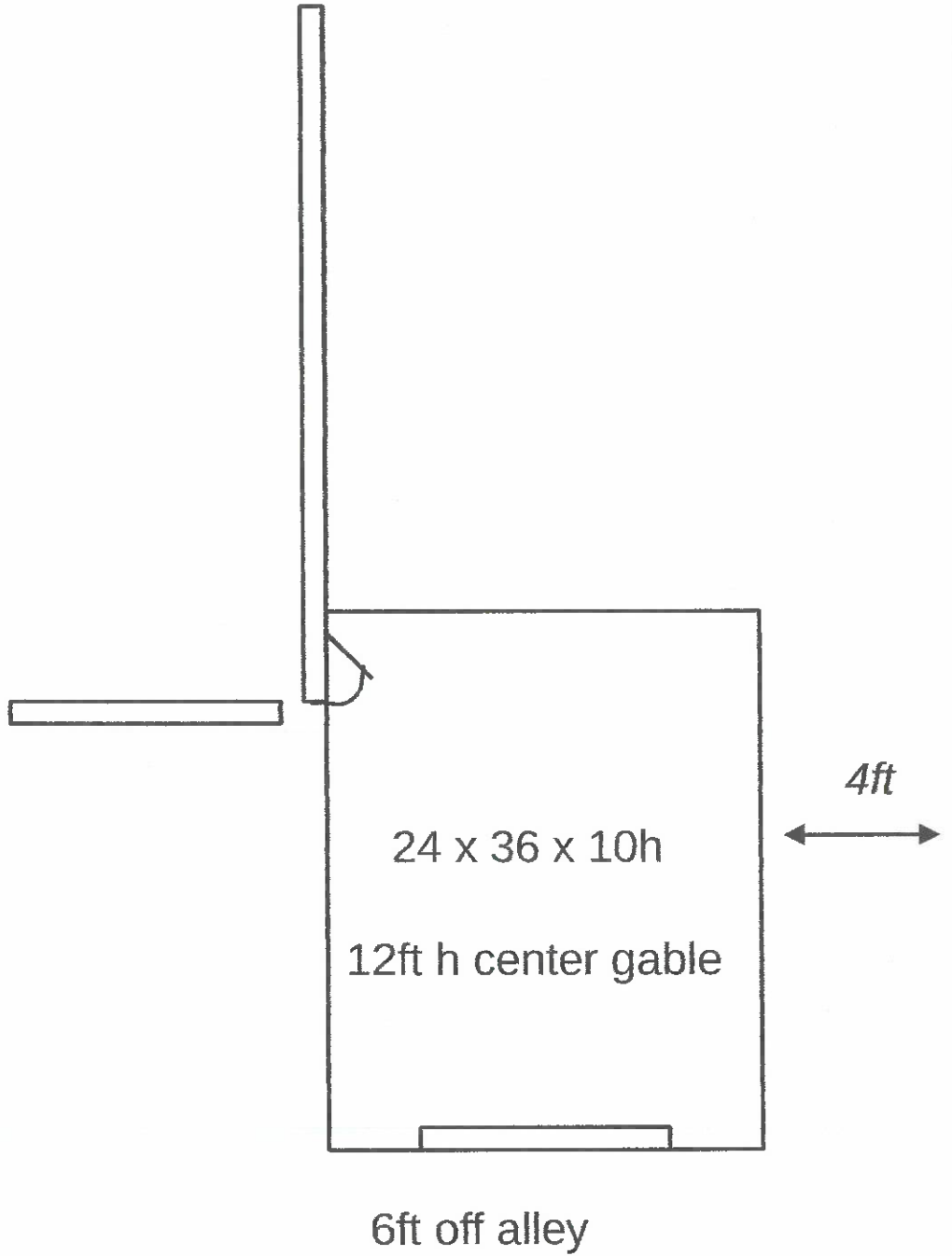
4510 42nd Avenue
Rock Island, IL 61201
Phone: 309-396-9924
Fax: 309-396-9924
jag-architects.com

JOSEPH ARCHITECTURAL GROUP, P.C.

~~2646~~ 2646 DUBUQUE ST

House ↑

2646 Dubuque St



60 x 140 lot size



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	B0025-38
Alternate ID	B12008
Property Address	2646 DUBUQUE ST DAVENPORT IA 52803
Sec/Twp/Rng	N/A
Brief Tax Description	GRANT'S SUBD Lot: 009 Block: 001 GRANT'S SUBD (Note: Not to be used on legal documents)
Deed Book/Page	2018-30997
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	GRANT'S SUBD



Owners - Auditor's Office

Deed Holder
[KOPF RYAN L](#)
[2945 BRADY ST](#)
DAVENPORT IA 52803
Contract Holder
Mailing Address
KOPF RYAN L
2945 BRADY ST
DAVENPORT IA 52803

Land - Assessor's Office

Map Area	B12
Lot Dimensions	Regular Lot: 60.00 x 140.00
Lot Area	0.19 Acres; 8,400 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Residential Dwelling - Assessor's Office

Residential Dwelling	
Occupancy	Single-Family
Style	2 Story Frame
Year Built	1890
Exterior Material	Metal
Total Gross Living Area	1,281 SF
Attic Type	None;
Number of Rooms	0 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	607
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fi
Central Air	Yes
Heat	FHA - Gas
Fireplaces	
Porches	1S Frame Open (35 SF);
Decks	Concrete Patio (49 SF);
Additions	1 Story Frame (91 SF); 1 Story Frame (56 SF) (56 Bsmt SF); 1 Story Frame (32 SF); 1 Story Frame (110 SF) (110 Bsmt SF); 1 Story Frame (110 SF);
Garages	

Yard Extras - Assessor's Office

#1 - (1) Decks, Patios, etc. W10.00 x L12.00 120 SF, Concrete Patio, Low Pricing, Built 2020
#2 - (1) Solar 10 kW, Roof Mount No, Built 2022



Public Hearing Notice | Zoning Board of Adjustment

Date: 4/13/2023 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Example Notice
30 Sent

To: All property owners within 200' of the subject property **2646 Dubuque 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 HV23-09 of David Bell on behalf of Ryan Kopf at 2646 Dubuque ST. for a Hardship Variance to construct a 24' x 36' (864sf) pole barn garage on a residential property which will exceed the allowed area for a detached garage. Property is zoned R-4C Residential. Section 17.09.30.K allows a detached garage 720sf or less. [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?

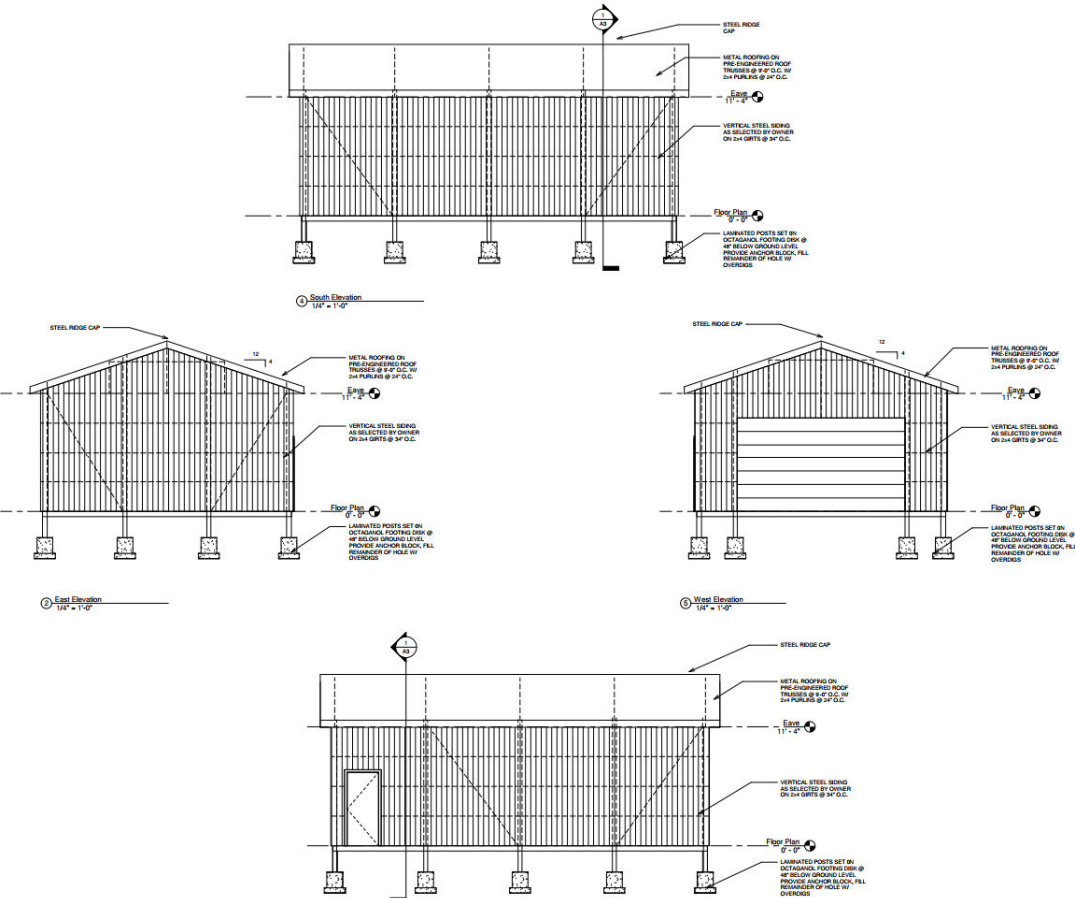
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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



BUILDING ELEVATIONS (24' x 36'):



HV23-09 - 2646 Dubuque ST - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	2646 DUBUQUE ST	Ryan Kopf	2945 BRADY ST	
Ward/Alderman:	5TH WARD	KELLY		NOTICES SENT: 30
B0024-30	119 E HAYES ST	STANGER RYAN W	119 E HAYES ST	DAVENPORT IA 52803
B0024-31	111 E HAYES ST	DELANEY STEVEN M	111 E HAYES ST	DAVENPORT IA 52804
B0024-32A	107 E HAYES ST	EARNEST EXSO	1409 W 36TH ST	DAVENPORT IA 52806
B0024-33	103 E HAYES ST	AUSTIN DANIEL P	1646 SADIE LN	ADEL IA 50003
B0024-33	103 E HAYES ST	AUSTIN JENNIFER	2604 W 54TH ST	DAVENPORT IA 52806
B0024-34A	2659 FAIR AV	WHITE DEVON	2659 FAIR AV	DAVENPORT IA 52803
B0024-35	2656 DUBUQUE ST	MEDINA STEPHEN D	2656 DUBUQUE ST	DAVENPORT IA 52803
B0024-36	2660 DUBUQUE ST	PETERSCHMIDT NICKOLAS M	2660 DUBUQUE ST	DAVENPORT IA 52803
B0024-37	2662 DUBUQUE ST	TERRY JAMES C III	2662 DUBUQUE ST	DAVENPORT IA 52803
B0024-37	5523 OAK BROOK RD	MATHURIN JACOB	5523 OAK BROOK RD	DAVENPORT IA 52806
B0025-20	2653 FAIR AV	STEVEN E DIERCKS REVOC TRUST	21915 UTICA RIDGE RD	DAVENPORT IA 52807
B0025-21	2647 FAIR AV	STONE ROBERT G	2647 FAIR AV	DAVENPORT IA 52803
B0025-22	110 E COLUMBIA AV	WOLD INVESTMENTS LLC	28755 210TH AV	LONG GROVE IA 52756
B0025-23	2635 FAIR AV	STEVEN E DIERCKS TRUST	21915 UTICA RIDGE RD	DAVENPORT IA 52807
B0025-24	2627 FAIR AV	MCCALLISTER JOYCE L	2627 FAIR AV	DAVENPORT IA 52803
B0025-32	2622 BRADY ST	SMITH MICHAEL R	1215 34TH AVE CT	ROCK ISLAND IL 61201
B0025-33	2626 BRADY ST	ARCEO CESAR	2626 BRADY ST	DAVENPORT IA 52803
B0025-34	2636 BRADY ST	SWARTZENDRUBER GLENN D	2636 BRADY ST	DAVENPORT IA 52803
B0025-35	115 E COLUMBIA AV	RUSTIC RIVER PROPERTIES LLC	12421 228TH ST N	PORT BYRON IL 61275
B0025-36	118 E COLUMBIA AV	RICHEAL ANDREW S	118 E COLUMBIA AV	DAVENPORT IA 52803
B0025-37	2640 DUBUQUE ST	REED PROPERTY RENTALS LLC	2825 262ND ST	DE WITT IA 52742
B0025-39	2650 DUBUQUE ST	MENDOZA ROBERT L	2650 DUBUQUE ST	DAVENPORT IA 52803
C0017-24	2701 BRADY ST	THAO NGUYEN PROPERTIES LLC	PO BOX 303	DAVENPORT IA 52805
C0017-25	2642 BRADY ST	COFFEE HOUND DELI	2642 BRADY ST	DAVENPORT IA 52803
C0032-29	207 E COLUMBIA AV	JCY PROPERTIES LLC	13415 100TH AVE	DAVENPORT IA 52804
C0032-30	2641 BRADY ST	DUNBAR MARTHA	2641 BRADY ST	DAVENPORT IA 52803
C0032-31	2723 E 58TH ST	KOTULA MIKE	2723 E 58TH ST	DAVENPORT IA 52807
C0032-32	2627 BRADY ST	PAONESSA MATTHEW AARON	2627 BRADY ST	DAVENPORT IA 52803
C0032-33	2619 BRADY ST	MINASIAN REI LLC	2316 5TH AVE	MOLINE IL 61265
C0032-34	2615 BRADY ST	ERIC W WINFIELD RICHARDSON TR	55 COBBLESTONE LN	LECLAIRE IA 52753