

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, MARCH 5, 2020; 4:30 PM

POLICE COMMUNITY ROOM, 416 HARRISON STREET

I. Call to Order

II. Secretary's Report

A.

III. Old Business

IV. New Business

- A. Case SU20-01: Request of Dr. Bradley Burt for a Special Use approval in order to construct a car wash at 6110 Elmore Avenue, within the C-E, Elmore Corners Zoning District. [Ward 6]
- B. Case HV20-03: Request of Vera French Manor for a hardship variance to reduce the required number of parking spaces from 1.5 parking spaces per unit to 1.1 parking spaces per unit. [Ward 7]

V. Other Business

VI. Adjourn

City of Davenport
Zoning Board of Adjustment

Department:
Contact Info:

Date

Subject:

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	3/2/2020 - 9:33 AM

City of Davenport
Zoning Board of Adjustment

Department: CPED
Contact Info: Scott Koops 563-326-6701

Date
3/5/2020

Subject:

Case SU20-01: Request of Dr. Bradley Burt for a Special Use approval in order to construct a car wash at 6110 Elmore Avenue, within the C-E, Elmore Corners Zoning District. [Ward 6]

Recommendation:

The criteria for a special use have been met; staff recommends approval.

Background:

See attached packet for staff report, application, and supporting documentation.

ATTACHMENTS:

Type	Description
▢ Backup Material	Staff Report, Application and Attachments

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	3/2/2020 - 9:51 AM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT
ZONING BOARD OF ADJUSTMENT

ZONING BOARD OF ADJUSTMENT

Meeting: March 5, 2020
Request: Special Use – car wash in C-E Elmore Corners District
Address: 6110 Elmore Ave.
Applicant: Aqua-Tech Car Wash/Dr. Bradley Burt

Description

Request SU20-01 of Aqua-Tech/Dr. Bradley Burt at 6110 Elmore Ave for a special use to approve a car wash facility. The property is zoned C-E Elmore Corners District. Table 17.08-1 of the Davenport Municipal Code requires a special use for car wash facilities on property zoned “C-E”. [6th Ward]

Background

The subject property is in a proposed mixed use area and is zoning for Elmore Corner, a zoning district which has an associated plan. City staff and the Design Review Board (DRB) review projects within this district. The proposed building will be a two-story building with office units above the car wash facilities. Building design/elevations of the car wash were approved by the DRB at their last meeting. The Zoning Board of Adjustment is to evaluate whether this use would have a detrimental impact to adjacent properties.

Findings/Approval Standards

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

The plans meet code requirements for this use. The site is properly designed to have minimal, if any, impact on adjacent property and public facilities if constructed per required building code as has been proposed by the developer

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

The plans meet code requirements and the site is properly designed to have minimal, if any, impact on adjacent property. Neighboring properties have or are zoned for commercial use and businesses.

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

The property immediately abutting the use is commercial property. Land use policy has been met along with all code requirements.

Recommendation

Findings:

The location/design/construction of the proposed use meets the requirements of a Special Use.

Recommendation:

Staff recommends approval of the request.

Prepared by:

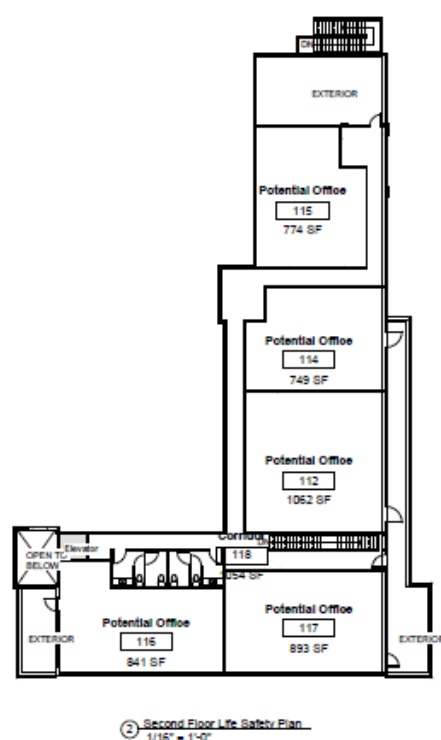
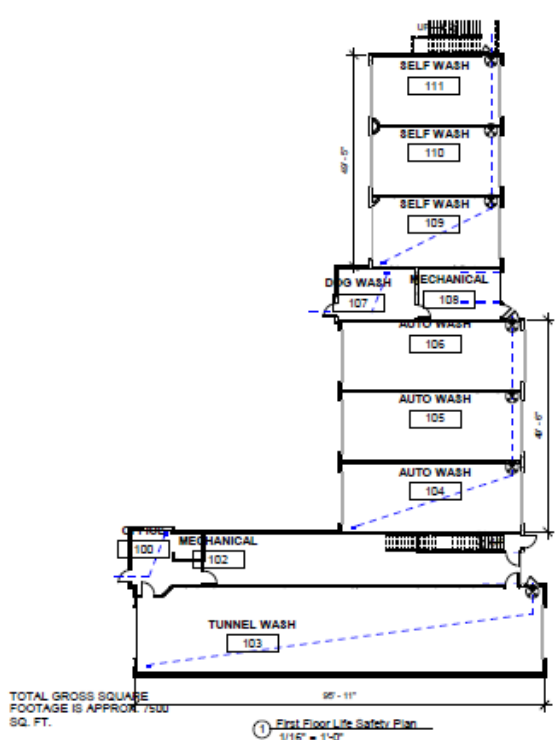
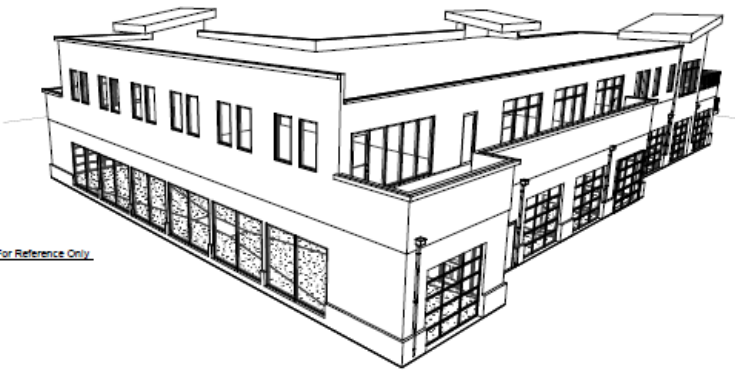
A handwritten signature in black ink, appearing to read "Scott Koops". The signature is fluid and cursive, with the first name "Scott" and last name "Koops" clearly distinguishable.

Scott Koops,
Planner II

Attachments: Aerial Map, Site Plan Submitted by the Petitioner, Application, Notification Map, Exhibits

AQUA TECH CAR WASH

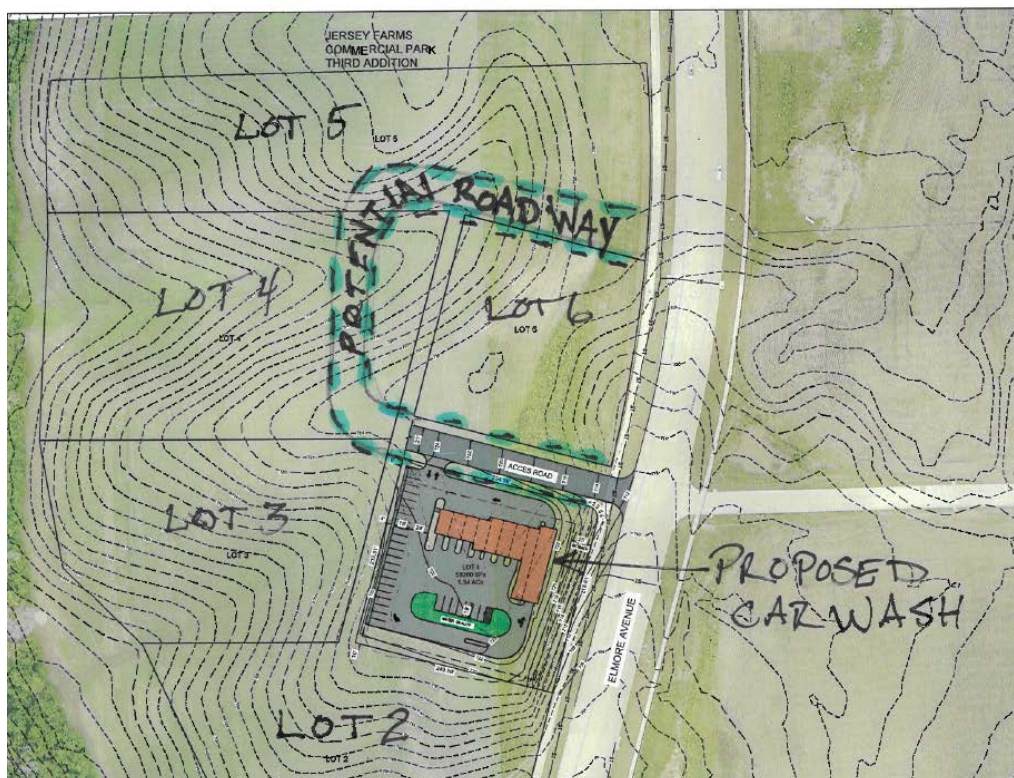
NEW CONSTRUCTION



Master Planned Mixed Use Development – Conceptual Building Layout from the Elmore Corners Plan



POTENTIAL PLATTING LAYOUT



PLEASE NOTE: This plan is a one story version shown below; a two-story building is proposed



PLEASE NOTE: This plan is a one story version shown below; a two-story building is proposed





Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact) **

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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

Request:

Please describe the special use requested:

Existing Zoning:

Submittal Requirements:

- The completed application form.
- A PDF that shows the location and dimensions of existing and proposed improvements affected by the special use. 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 17.14.050 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 - \$400.

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

(1) Application:

- Prior to submission of the application for the special use, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the special use 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.
- If approved, a new special use application shall be required for any change to any approved special use that does not qualify as an administrative modification.
- Special uses shall expire one hundred eighty days after the date of the approval unless licenses or permits required for the operation or maintenance of the use have been obtained.

(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 special use permit:

- 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.

Description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.050 E. of the Davenport Municipal Code:

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

Description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.050 E. of the Davenport Municipal Code:

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

Description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.050 E. of the Davenport Municipal Code:

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

Applicant:

Date:

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:

Planning staff

Date:

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,
authorize
to act as applicant, representing me/us before the Zoning Board of Adjustment for the property located
at .

Signature(s)*

*Please note: original signature(s) required.

ZBA Calendar 2019

ZONING BOARD OF ADJUSTMENT

*** The Applicant or their representative MUST be at the Meeting/Public Hearing ***

Day:	Monday (5pm)	Thursday (4pm)
Activity:	Submittal	Meeting
Date:	12/17/18	01/10/19
	12/31/18	01/24/19
	01/22/19 *	02/14/19
	02/04/19	02/28/19
	02/19/19 *	03/14/19
	03/04/19	03/28/19
	03/18/19	04/11/19
	04/01/19	04/25/19
	04/15/19	05/09/19
	04/29/19	05/23/19
	05/20/19	06/13/19
	06/03/19	06/27/19
	06/17/19	07/11/19
	07/01/19	07/25/19
	07/15/19	08/08/19
	07/29/19	08/22/19
	08/19/19	09/12/19
	09/03/19 *	09/26/19
	09/16/19	10/10/19
	09/30/19	10/24/19
	10/21/19	11/14/19
	No Meeting	No Meeting (Thanksgiving)
	11/18/19	12/12/19
	No Meeting	No Meeting (Christmas)
	12/16/19	01/09/20
	12/30/19	01/23/20

* Date changed due to Holiday

Location/Time subject to change

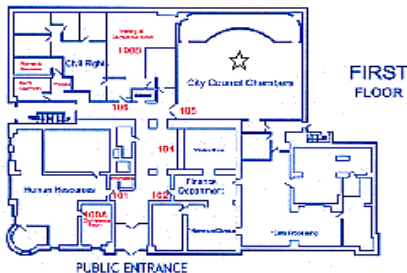
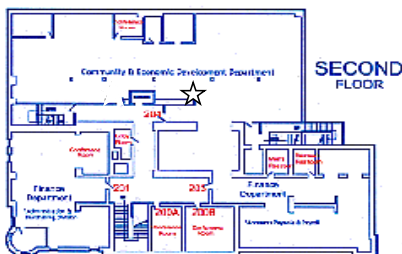
Contact planning@ci.davenport.ia.us to confirm meeting date/time/location

Application Due:

Meeting Appearance (Required):

Time: 5:00 PM
Location: Community Planning
Second Floor, City Hall
(see below)

Time: 4:00 PM
Location: City Council Chambers
First Floor, City Hall
(see below)



City Hall is located at 226 W 4th St, Davenport IA 52801

2019

January							February							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
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March							April							
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31														
May							June							
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July							August							
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September							October							
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29	30						27	28	29	30	31			
November							December							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
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OFFICE





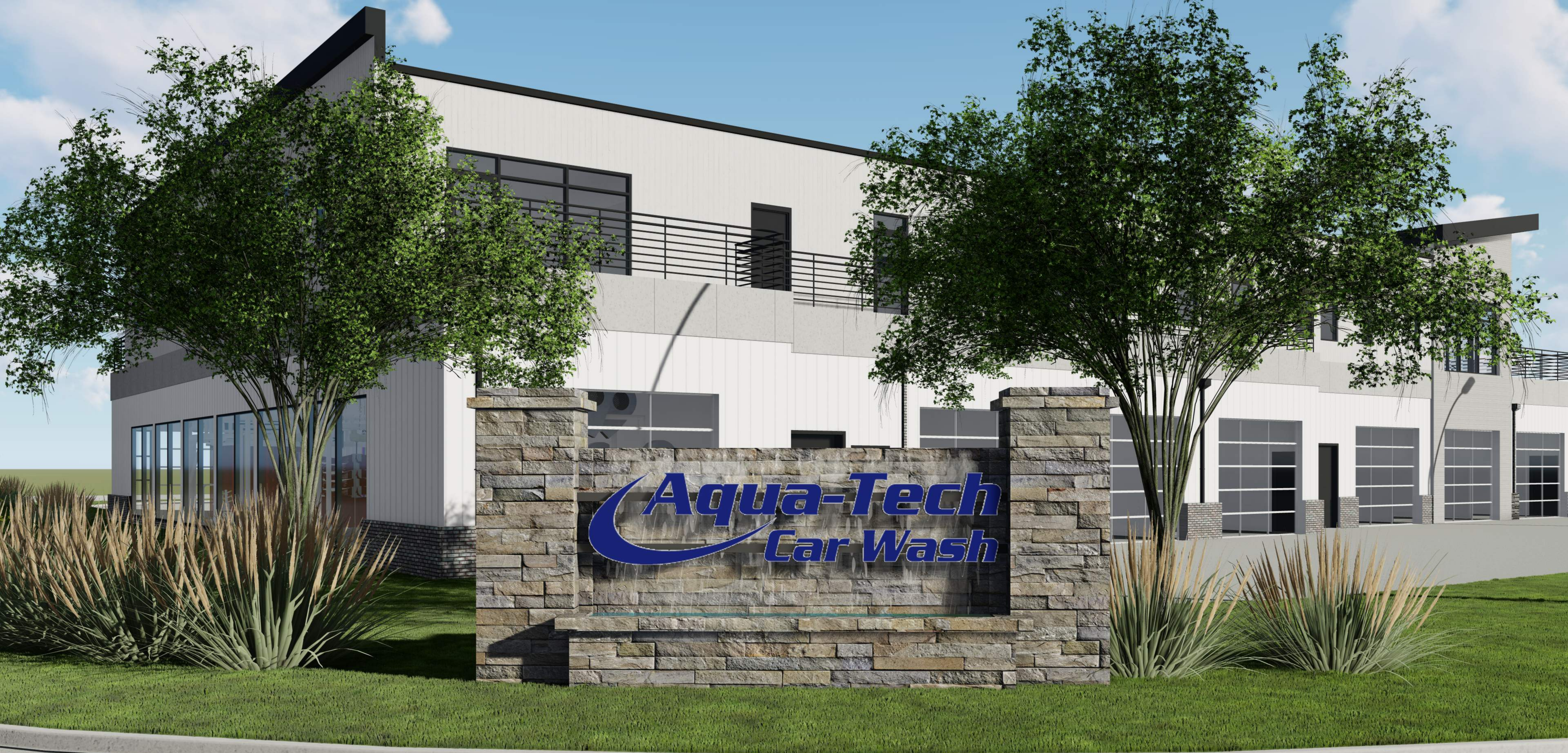
PET WASH

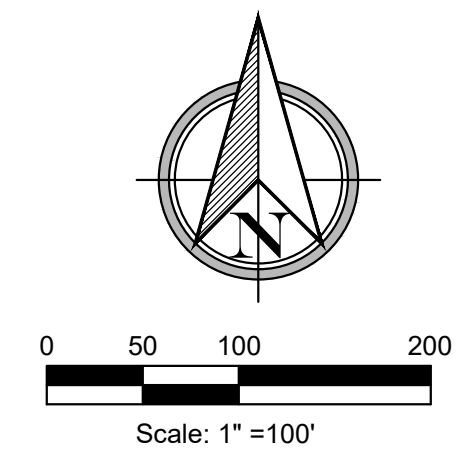
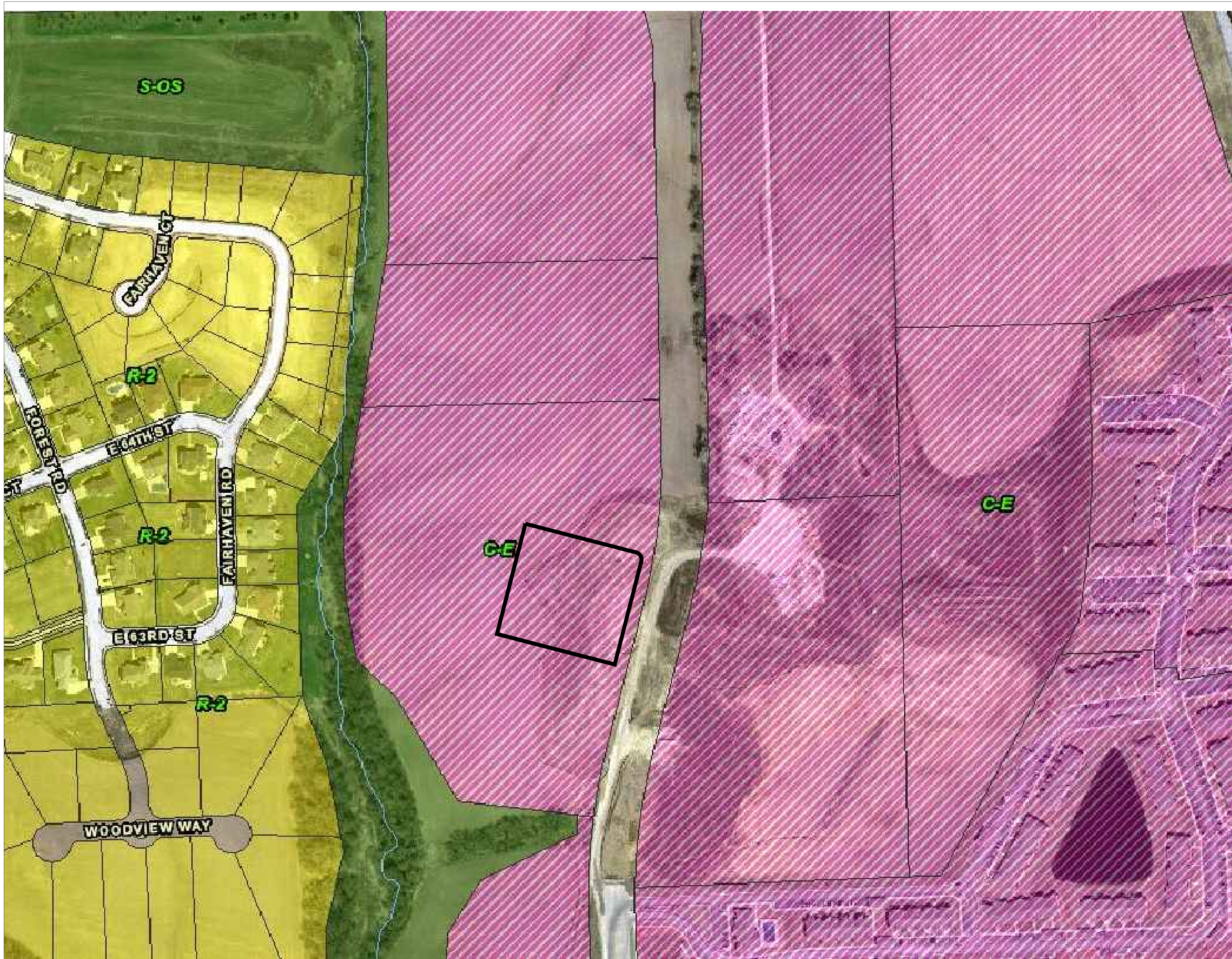
OFFICE

streamline
ARCHITECTS









no.	date	revision

AQUA-TECH CAR WASH
ELMORE CORNERS
Davenport, IA

jmc project no.	20-002
designed by:	
drawn by:	mhm
checked by:	baj
date:	01.15.2020

ZONING MAP



**PUBLIC HEARING NOTICE
ZONING BOARD OF ADJUSTMENT
CITY OF DAVENPORT**



Public Hearing Details:

Date: 3/5/2020

Ward: **6th Ward**

Time: 4:30 PM

Location: Community Room, Davenport Police Station 416 Harrison Street Davenport, Iowa

Subject: Public hearing for a Special Use before the Zoning Board of Adjustment

Case #: SU20-01

To: All property owners within 200 feet of the subject property located at **6110 Elmore Avenue**.

What is this All About?

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

Request Description

Request SU20-01 of Aqua-Tech/Dr. Bradly Burt at 6110 Elmore Ave for a special use to approve a car wash facility. The property is zoned C-E Elmore Corners District. Table 17.08-1 of the Davenport Municipal Code requires a special use for car wash facilities on property zoned "C-E". [Ward 6]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. For projects requiring a Building Permit the applicant may contact the Permit office (563-326-7745) the next Business day.

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 neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Scott Koops, AICP, the case planner assigned to this project at sek@ci.davenport.ia.us or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

Zoning Board of Adjustment: Adjacent Property Owner Notice Area



6110 Elmore Ave - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner: Aquad-Tech/ Dr. Bradly Burt				
Neighborhood: None				
Ward/Ald:	Ward 6	All Alderman Notified	Both Admin Clerks Notified	28 Notices Sent
Y0639-02A		BOLDT RANDALL E	6335 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-02A		BOLDT JAYA	6335 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655-07A		DUEKER LIVING TRUST	6301 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655-06A		JUDY A HYLAND 2018 DECLAR OF TRUST	6307 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655-05A		BRETT L & APRIL D FELS LIVING	6315 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655-04A		INGLEBY MICHAEL	6321 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-03A		SULLIVAN JAMES M	6329 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-03A		SULLIVAN DEBORA J	6329 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-08F		ACRI TIMOTHY M	6435 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-09F		TOWNE & COUNTRY MANOR	2660 E 53RD ST STE 7	DAVENPORT IA 52807
Y0639-10F		TEMMERMAN TY	6411 FAIRHAVED RD	DAVENPORT IA 52807
Y0639-10F		TEMMERMAN PENNIE	6411 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-OLA		TEMMERMAN TY	6411 FAIRHAVED RD	DAVENPORT IA 52807
Y0639-OLA		TEMMERMAN PENNIE	6411 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-OLB		TOWNE & COUNTRY MANOR	2660 E 53RD ST STE 7	DAVENPORT IA 52807
Y0639-OLC		MEADOW BUILDERS INC	4929 UTICA RIDGE RD	DAVENPORT IA 52807
Y0639-01A		SMITH BRIAN S	6403 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-01A		SMITH VALERIE A	6403 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655A11		WATTERS DOUGLAS N	10 WOODVIEW WAY	DAVENPORT IA 52807
Y0655A11		WATTERS JANE A	10 WOODVIEW WAY	DAVENPORT IA 52807
Y0655A12		LAI MINH B	921 W 66TH ST	DAVENPORT IA 52806
Y0549-01A		CITY OF DAVENPORT IOWA	226 W 4TH ST	DAVENPORT IA 52801
Y0549A02		QC SOUTH LANDS EQUITY INVESTMENTS LLC	201 N HARRISON ST #402	DAVENPORT IA 52801
Y0549A03		JCO PROPERTIES INC	PO BOX 49	PRINCETON IA 52768
Y0535A06		JJO LLC	PO BOX 49	PRINCETON IA 52768
Y0533B02		ARROWHEAD LLC	6600 ELMORE AVE	DAVENPORT IA 52807
Y0533B03		QC SOUTH LANDS EQUITY INVESTMENTS LLC	201 N HARRISON ST #402	DAVENPORT IA 52801
Y0533BOLA		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801

City of Davenport
Zoning Board of Adjustment

Department: CPED
Contact Info: Scott Koops 563-326-6701

Date
3/5/2020

Subject:

Case HV20-03: Request of Vera French Manor for a hardship variance to reduce the required number of parking spaces from 1.5 parking spaces per unit to 1.1 parking spaces per unit. [Ward 7]

Recommendation:

Findings: (supported by the previous analysis)

Item #1 ordinance hardship has been established;

Item #2 physical and topographical conditions on site do limit reasonable site usage;

Item #3 unique circumstance has been established;

Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as approval standards will be met as proposed.

Background:

See attachment for staff report, application, and supporting documentation.

ATTACHMENTS:

Type	Description
▢ Backup Material	Staff Report, Application and Supporting Documentation.

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	3/2/2020 - 3:35 PM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT
ZONING BOARD OF ADJUSTMENT

Description

Request HV20-03 of Vera French Manor at 215 East 37th Street for a hardship variance to reduce parking requirements by providing 1.1 parking spaces per dwelling unit. Davenport Municipal Code Table 17.10-2 requires 1.5 parking spaces per residential dwelling unit. [Ward 7]

Background & Discussion

The petitioner is proposing 13 new dwelling units for this site. The request is to provide 47 parking spaces which is 1.1 per unit, rather than the required 65 at 1.5 spaces per unit. Currently, only 6 of 50 renters park a car.

Table 1. Parking Provisions	Existing Development	Resulting Development (totals after proposed site work)
# of parking spaces provided	50	47
Required parking spaces	45	65
# of dwelling units	30	43
Parking ratio (spaces/unit)	1.7	1.1
Residents parking a car	6 (20%)	10 (23%) estimated

Purpose of a Hardship Variance

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

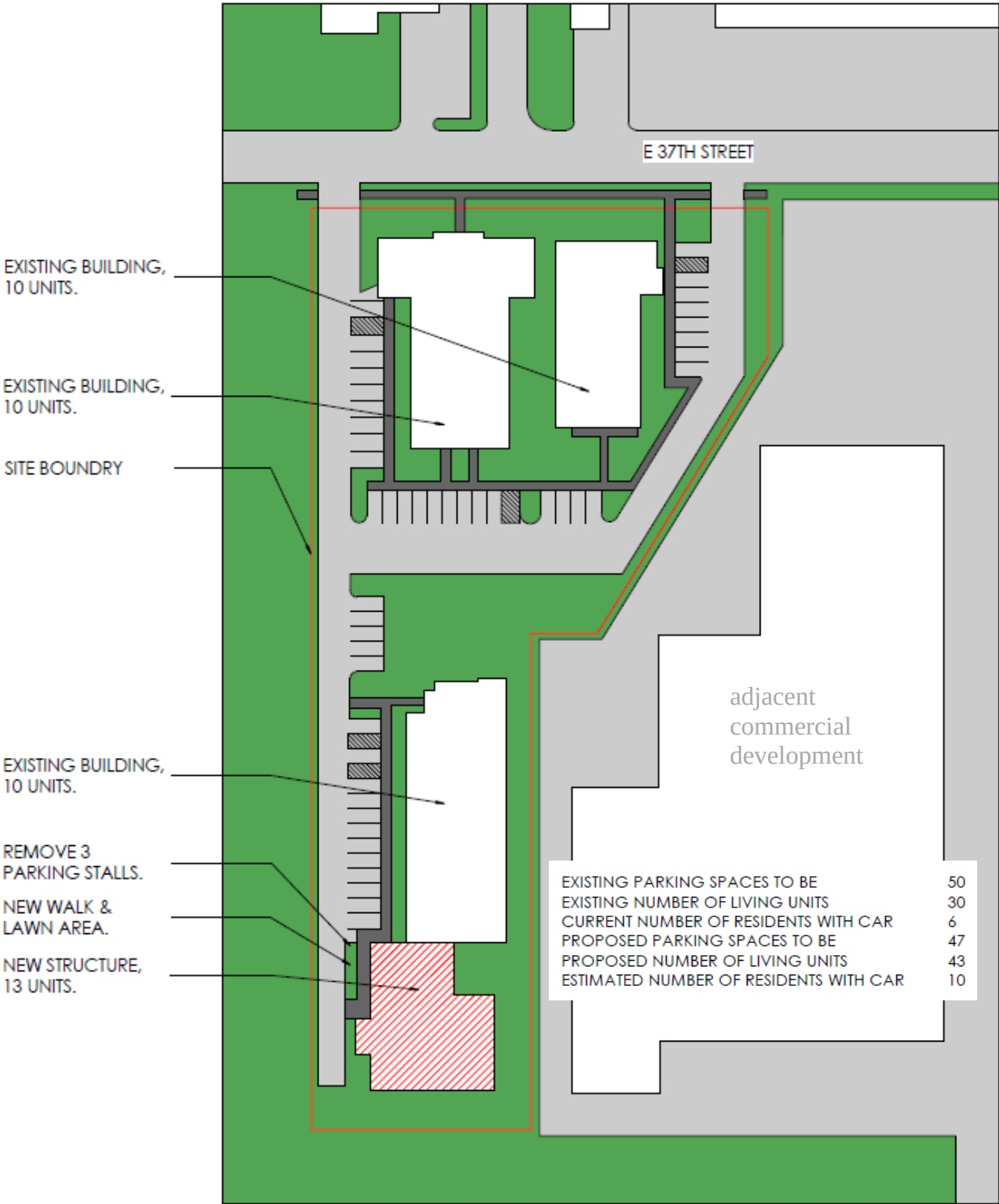
Approval Standards

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

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

The petitioner's plan would add 13 units to this existing site which has 30 dwelling units presently. Attached photo exhibits and informal staff surveys illustrate the overabundance of parking on this site. Parking utilization was well under 20 percent of the existing site during staff inspections, including weekend dates. Staff does not want or support over providing parking/pavement which at a minimum would lead to unnecessary stormwater runoff. The petitioner's plan should in no way pose a parking issue for this site or adjacent neighborhoods. The petitioner has met the grounds for relief from this specific code section.

Site Plan:



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 physical conditions of the site do limit the use of the site as there are minimal areas available for parking. Staff supports this requested parking reduction due, in part, to the detrimental impacts of unnecessary stormwater runoff.

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.

This site supports a specific clientele which happen to have significantly less demand for off-street parking. The purpose of minimum off-street parking requirements are to limit congestion in the street and to protect adjacent property owners. A hardship for this property would uphold the purposes of this code section.

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

The character of the area will not be impacted by the proposed parking reduction as the site is already constructed and has a presence in the neighborhood with excess parking spaces. Underutilized parking spaces already existing on the site will provide the necessary off-street parking capacity for the additional dwelling units. Protection of essential character has been established.

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

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

Recommendation:

Staff recommends approval of the request as approval standards will be met as proposed.

Prepared by:



Scott Koops, AICP, Planner II

Attachments: ZBA application/plans, notice documents



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 215 East 37th Street

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)**

Name: Stacy Kiser-Willey
Company: Vera French Housing
Address: 211 East 37th Street
City/State/Zip: Davenport, Iowa 52806
Phone: 563-445-7977
Email: kiserwilleys@verafrenchmhc.org

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

Owner (if different from Applicant)

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

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

Name: Brent Schipper
Company: AskStudio
Address: 3716 Ingersoll Ave . Ste. A
City/State/Zip: Des Moines, IA 50312
Phone: 515-277-6707
Email: bschipper@askstudio.com

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name: Tom Wine
Company: Thomas L. Wine Atty
Address: 1414 W. Locust St.
City/State/Zip: Davenport, IA 52804
Phone: 563-324-1387
Email: twine@scheblerwinelaw.com

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

Request:

Please describe the variance(s) requested:

Existing Zoning:

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.

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

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

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

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.

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

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.

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

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

January 22, 2020



January 22, 2020



January 23, 2020



January 23, 2020



January 24, 2020



January 25, 2020



January 25, 2020



January 27, 2020



January 27, 2020



January 27, 2020



January 28, 2020



January 28, 2020



January 28, 2020



January 30, 2020



January 30, 2020



January 31, 2020



January 31, 2020



February 3, 2020



February 3, 2020



February 4, 2020





**PUBLIC HEARING NOTICE
ZONING BOARD OF ADJUSTMENT
CITY OF DAVENPORT**



Public Hearing Details:

Date: 3/5/2020

Ward: **7th Ward**

Time: 4:30 PM

Location: Community Room, Davenport Police Station 416 Harrison Street Davenport, Iowa

Subject: Public hearing for a Hardship Variance before the Zoning Board of Adjustment

Case #: HV20-03

To: All property owners within 200 feet of the subject property located at **215 East 37th Street**.

What is this All 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 dimension requirement of the zoning ordinance.

Request Description

Request HV20-03 of Vera French Manor at 215 East 37th Street for a hardship variance to reduce the parking requirements from 1.5 parking spaces per dwelling unit to 1.2 parking spaces. Table 17.10-2 requires 1.5 parking spaces for per residential dwelling unit. [Ward 7]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. For projects requiring a Building Permit the applicant may contact the Permit office (563-326-7745) the next Business day.

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 neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Scott Koops, AICP, the case planner assigned to this project at sek@ci.davenport.ia.us or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

Zoning Board of Adjustment: Adjacent Property Owner Notice Area



Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner: Aquad-Tech/ Dr. Bradly Burt				
Admin Clerk: Samantha Torres		samantha.torres@ci.davenport.ia.us		
Admin Clerk: Tiffany Thorndike		tthorndike@ci.davenport.ia.us		
Neighborhood: None				
Ward/Ald:	Ward 6	All Alderman Notified	Both Admin Clerks Notified	28 Notices Sent
Y0639-02A		BOLDT RANDALL E	6335 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-02A		BOLDT JAYA	6335 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655-07A		DUEKER LIVING TRUST	6301 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655-06A		JUDY A HYLAND 2018 DECLAR OF TRUST	6307 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655-05A		BRETT L & APRIL D FELS LIVING	6315 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655-04A		INGLEBY MICHAEL	6321 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-03A		SULLIVAN JAMES M	6329 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-03A		SULLIVAN DEBORA J	6329 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-08F		ACRI TIMOTHY M	6435 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-09F		TOWNE & COUNTRY MANOR	2660 E 53RD ST STE 7	DAVENPORT IA 52807
Y0639-10F		TEMMERMAN TY	6411 FAIRHAVED RD	DAVENPORT IA 52807
Y0639-10F		TEMMERMAN PENNIE	6411 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-OLA		TEMMERMAN TY	6411 FAIRHAVED RD	DAVENPORT IA 52807
Y0639-OLA		TEMMERMAN PENNIE	6411 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-OLB		TOWNE & COUNTRY MANOR	2660 E 53RD ST STE 7	DAVENPORT IA 52807
Y0639-OLC		MEADOW BUILDERS INC	4929 UTICA RIDGE RD	DAVENPORT IA 52807
Y0639-01A		SMITH BRIAN S	6403 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-01A		SMITH VALERIE A	6403 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655A11		WATTERS DOUGLAS N	10 WOODVIEW WAY	DAVENPORT IA 52807
Y0655A11		WATTERS JANE A	10 WOODVIEW WAY	DAVENPORT IA 52807
Y0655A12		LAI MINH B	921 W 66TH ST	DAVENPORT IA 52806
Y0549-01A		CITY OF DAVENPORT IOWA	226 W 4TH ST	DAVENPORT IA 52801
Y0549A02		QC SOUTH LANDS EQUITY INVESTMENTS LLC	201 N HARRISON ST #402	DAVENPORT IA 52801
Y0549A03		JCO PROPERTIES INC	PO BOX 49	PRINCETON IA 52768
Y0535A06		JJO LLC	PO BOX 49	PRINCETON IA 52768
Y0533B02		ARROWHEAD LLC	6600 ELMORE AVE	DAVENPORT IA 52807
Y0533B03		QC SOUTH LANDS EQUITY INVESTMENTS LLC	201 N HARRISON ST #402	DAVENPORT IA 52801
Y0533BOLA		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801



February 17, 2020

Matthew G. Flynn, AICP
Senior Planning Manager
Community Planning and Economic Development Dept.
City of Davenport
226 W 4th St, Davenport, IA 52801
563-888-2286

Matt,

We have put together the information for a request for relief on the number of parking stalls required for Vera French to allow for the addition of 13 residential units.

It is import to note that the existing facility of 30 units has 50 parking spaces, while only 6 residents own and operate vehicles. We believe the residents served by Vera French represent a special group of citizens that don't fit into the norms of the zoning ordinance. The addition will allow Vera French to serve more residents in this location that has served the community effectively for decades.

Vera French is currently working towards an application with the Iowa Finance Authority for tax credits to construct 13 additional living units. The submission will only be accepted by IFA if the City allows the parking ration of 1,09 spaces per dwelling unit as requested.

On behalf of Vera French we are requesting a variance from typical parking standards to allow a one to one ratio for this project.

Thank you for your consideration.

Respectfully;
ASK Studio

Brent A. Schipper, AIA LEED AP