

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, FEBRUARY 27, 2020; 4:00 PM

CITY HALL COUNCIL CHAMBERS 226 W 4TH ST

ZONING BOARD OF ADJUSTMENT, A FIVE MEMBER QUASI-JUDICIAL DECISION MAKING BODY, HOLDS PUBLIC HEARINGS TO CONSIDER HARDSHIP VARIANCES, SPECIAL USES, AND INTERPRETATIONS.

I. Call to Order

II. Secretary's Report

- A. Consideration of the meeting minutes form 1-9-20.

III. Old Business

- A. Request HV20-19 of ACME Sign on behalf of Five Below at 4026 E 53rd Street for a hardship variance to install an 87.79 square foot sign which will exceed the amount of allowed wall signage by 18.21 square feet. Section 17.12.060.I.4 allows a maximum sign area of 69.58 square feet for this commercial unit's wall sign. [Ward 6]

IV. New Business

- A. Request HV20-02 of OneEighty.org at 1116 West 6th Street for a hardship variance to encroach into the required corner side yard with a proposed 50' by 72' garage/accessory structure which will be setback approximately 8' west of the Myrtle Street property line and 25' south of the alley property line. Section 17.11.090.K.4. requires the setback to be equal to the depth of the corner side yard when there is alley access (access to the structure must be from the alley). Section 17.02.030.P.4.a. defines a corner side yard as being located between the principal building and the corner side property line. [Ward 3]

V. Other Business

VI. Adjourn

City of Davenport
Zoning Board of Adjustment

Department: CPED
Contact Info: Scott Koops, Planner II, AICP
scott.koops@ci.davenport.ia.us

Date
1/16/2020

Subject:
Consideration of the meeting minutes form 1-9-20.

Recommendation:
Approve the minutes

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes



MINUTES
City of Davenport
Zoning Board of Adjustment
January 9, 2020



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.

Call to Order

Chairman Reistroffer called the Zoning Board of Adjustment meeting to order in the Community Planning Room at the Davenport Police Station, Davenport, Iowa at 4:05 p.m.

Board Members present: Strayhall, Cochran, Quinn, and Reistroffer.

Board Members excused: none.

Staff present: Hoyt and Koops

I. Secretary's Report:

The minutes of the 12-16-19 meeting were approved unanimously by voice vote.

II. Old Business:

A. Request HV19-21 of Tim Shaffer dba Dale's Service Center at 3816 W. Locust Street for a hardship variance to waive curbing requirements along the north and west perimeter of the parking lot and to reduce the width of a buffer yard from 15 to 7.5 feet along the east property line. [Ward 1]

Koops presented the staff report and the Findings/Recommendation to the Board.

No written or verbal comments were submitted (for or against).

Findings & Staff Recommendation:

Item #1 application of the ordinance creating hardship has been established;

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

Item #3 unique circumstance has been established;

Item #4 protection of essential character has been established;

Staff recommends approval of the request as it meets the approval standards for a hardship variance with one condition: perimeter parking lot curbing shall be installed within seven years or alternatively, curbing shall be constructed in the future parking areas depicted on the site plan when those areas are available to the petitioner for development, whichever comes first.

Motion

Strayhall made a motion to approve the request with the staff condition which was seconded by Quinn and was approved unanimously (4-0). Cochran, yes; Quinn, yes; Strayhall, yes; and Reistroffer, yes.

III. New Business: None.

IV. Other Business None.

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:20 pm.

City of Davenport
Zoning Board of Adjustment

Department: CPED
Contact Info: Scott Koops, Planner II, AICP
scott.koops@ci.davenport.ia.us

Date
1/23/2020

Subject:

Request HV20-19 of ACME Sign on behalf of Five Below at 4026 E 53rd Street for a hardship variance to install an 87.79 square foot sign which will exceed the amount of allowed wall signage by 18.21 square feet. Section 17.12.060.I.4 allows a maximum sign area of 69.58 square feet for this commercial unit's wall sign. [Ward 6]

Recommendation:

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as proposed.

Background:

The petitioner has proposed a front entrance wall sign. The scale of the sign would appear to be in keeping with other signs at this location and with within acceptable design practices. Planning staff plans to redraft the sign ordinance to allow businesses a more suitable signage allowance per building frontage.

Approval Standards

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

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

Applicant Response:

Five Below is located at the Northridge shopping center, far north end of the parking lot. The store is 69.58 feet wide. The space they wish to go in has recently been the Dress Barn. They are a considerable distance from the street and the sign on the building is their main form of advertising and directing people to their business. They will be new to the Quad Cities and need all the help we can give them; this will be their second store.

Staff Comments:

As the petitioner indicated, the proposed sign would be at a similar scale to the existing adjacent tenant signage. If the code is applied to this business as required, the sign would have the appearance of being too small for this entrance feature. The sign proposal meets the requirement

for a hardship determination.

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

Applicant Response:

The physical surroundings that bring about special conditions is the distance from the street.

Staff Comments:

Due to the sign being located over 500 feet from 53rd Street there are grounds for a variance due to the physical surroundings.

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:

Looking at the adjacent tenant spaces, you can see that the proposed Five Below sign is in line with the other sign at Northridge. The requested sign is similar in size to the adjacent tenants.

Staff Comments:

The situation is unique in that all the adjacent tenants have signs of similar size or larger than what is proposed. Due to the extreme set back from the roadway and the size of the proposed sign, the request appears to meet the requirements for unique circumstance.

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

Applicant Response:

The shopping center has a huge parking lot in between it and 53rd Street. The area is commercial and all the storefronts that have businesses have signs of a similar.

Staff Comments:

The petitioner has proposed a sign similar to or smaller than several of the existing signs in the development. The character of the locality will not be impacted by the proposed signage.

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as proposed.

ATTACHMENTS:

Type	Description
☐ Exhibit	Exhibits for report
☐ Exhibit	Application
☐ Exhibit	Notice List
☐ Exhibit	Notice Letter & Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	2/21/2020 - 10:45 AM

Description

Request HV20-19 of ACME Sign on behalf of Five Below at 4026 E 53rd Street for a hardship variance to install an 87.79 square foot sign which will exceed the amount of allowed wall signage by 18.21 square feet. Section 17.12.060.1.4 allows a maximum sign area of 69.58 square feet for this commercial unit's wall sign. [Ward 6]

Background & Discussion

The petitioner has proposed a front entrance wall sign. The scale of the sign would appear to be in keeping with other signs at this location and with within acceptable design practices. Planning staff plans to redraft the sign ordinance to allow businesses a more suitable signage allowance per building frontage.

Signage:



EXISTING STOREFRONT



PROPOSED STOREFRONT



ENLARGED STOREFRONT

Site/Store Location



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: (code requirement/ applicants response/ staff comments)

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

Applicant Response:

Five Below is located at the Northridge shopping center, far north end of the parking lot. The store is 69.58 feet wide. The space they wish to go in has recently been the Dress Barn. They are a considerable distance from the street and the sign on the building is their main form of advertising and directing people to their business. They will be new to the Quad Cities and need all the help we can give them; this will be their second store.

Staff Comments:

As the petitioner indicated, the proposed sign would be at a similar scale to the existing adjacent tenant signage. If the code is applied to this business as required, the sign would have the

appearance of being too small for this entrance feature. The sign proposal meets the requirement for a hardship determination.

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

Applicant Response:

The physical surroundings that bring about special conditions is the distance from the street.

Staff Comments:

Due to the sign being located over 500 feet from 53rd Street there are grounds for a variance due to the physical surroundings.

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:

Looking at the adjacent tenant spaces, you can see that the proposed Five Below sign is in line with the other sign at Northridge. The requested sign is similar in size to the adjacent tenants.

Staff Comments:

The situation is unique in that all the adjacent tenants have signs of similar size or larger than what is proposed. Due to the extreme set back from the roadway and the size of the proposed sign, the request appears to meet the requirements for unique circumstance.

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

Applicant Response:

The shopping center has a huge parking lot in between it and 53rd Street. The area is commercial and all the storefronts that have businesses have signs of a similar.

Staff Comments:

The petitioner has proposed a sign similar to or smaller than several of the existing signs in the development. The character of the locality will not be impacted by the proposed signage.

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as proposed.

Prepared by:



Scott Koops, AICP, Planner II

Attachments: ZBA application/plans, notice documents

Request:

Please describe the zoning appeal:

FIVE BELOW IS MOVING INTO THE FORMER DRESS BARN SPACE. THERE STORE FRONT LEASE WIDTH IS 69' 7" WHICH WOULD MAKE THEIR ALLOWABLE SQ FOOTAGE 69.58. THEY WISH TO PUT UP AN INDIVIDUAL LETTER SIGN THAT IS 42" X 25' 1" WHICH IS 87.79 SQ FT. THIS WILL EXCEED THE ALLOWABLE SQ FOOTAGE BY 18.21 SQ FT. THIS SIGN IS SMALLER THAN THE ORIGINAL DRESS BARN SIGN

Existing Zoning:

Submittal Requirements:

- The completed application form.
- A PDF that shows the location and dimensions of existing and proposed improvements affected by the appeal. If a paper copy is provided, the maximum size is 11" x 17".
- Supporting documentation and evidence.
- 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 - \$250.

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

(1) Application:

- Prior to submission of the application for the zoning appeal, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the appeal 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.
- Pursuant to Section 17.14.130 of the Davenport City Code zoning appeals shall be filed in writing within 30 calendar days after the decision is rendered with the Zoning Administrator.

(2) Zoning Board of Adjustment's consideration of the zoning appeal:

- 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.

Douglas J. Jains

Applicant: ACME SIGN CO. INC

Date: 12/30/19

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.

five BELOW
PROPOSED STORE

Illuminated Letters on Storefront

FIVE BELOW Tenant faces
on D/F Pylon SIGN A

FIVE BELOW Tenant faces
on D/F Pylon SIGN B



SITE PLAN
N. T. S.



EXISTING STOREFRONT



PROPOSED STOREFRONT



ENLARGED STOREFRONT

Facade:

- LL to engineer and build up parapet, height to be 32'-0"
- LL to engineer new storefront glass, 10'-6" high, 4'-0" min panel width, no upper mullions
- LL to locate 10'-6" tall storefront doors per tenant's final plans
- LL to install walkway lighting, 6'-0" min O.C., with additional door light
- LL to install decorative sconces per Five Below plans
- LL to install HILTI eyebolts in facade for temporary banners, see A40 for loc.
- Existing curb cut to remain
- LL to provide unobstructed permanent access to sign mountable/electrical connection area
- LL to provide electrical to center of all applicable sign mountable areas

Signage:

- Primary Sign: 42" internally illuminated channel letters
- Temp Post and Panel: Construction sign placed near entrance
- Walkway sign: 1'-0" x 3'-0" UC Sign
- Pylon Panel: LL to provide tenant with a sign panel on the common pylon sign.
If a panel is not available, tenant has the right to take an open panel when available.

Finishes by LL:

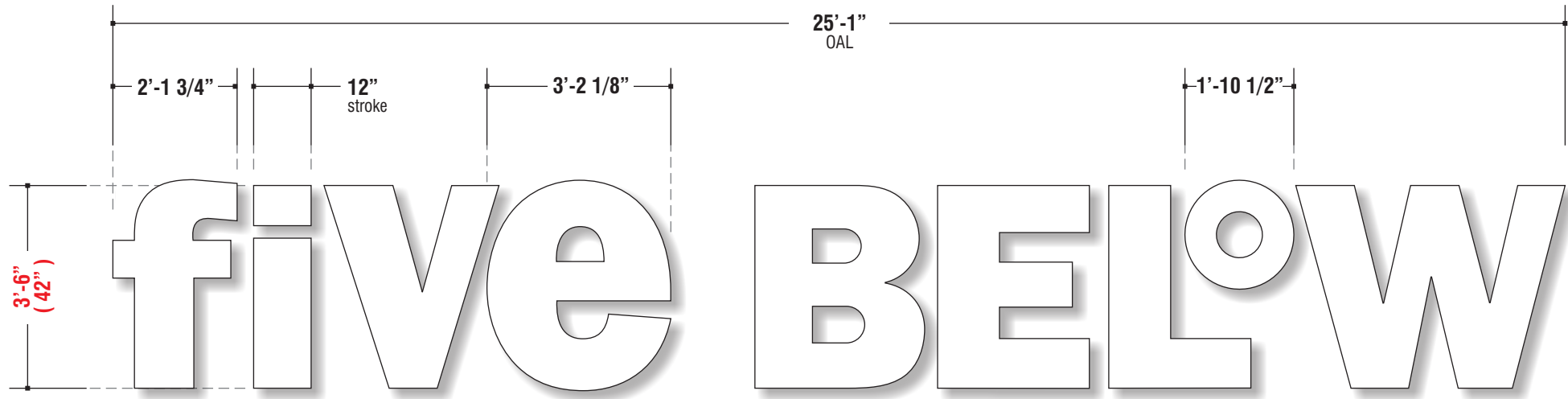
- Facade: 3" Dryvit 456 Oyster Shell
Note: 12" off of the Blue EIFS is a 3/4" V-Groove surround.
- Signage EIFS: 1" Dryvit FIBE011021S (Five Below Blue to match SW Blue Chip #6959)
- Pilasters: 2" Dryvit 113 Amarillo White

Sign A

Sign Type:	42" Five Below Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	87.79 TTL SQ FT
Reference DRWG. #B61022D for detailed specifications	

Sign B

Sign:	1' x 3' Undercanopy Sign
Sign Type:	Exterior Sign
Illumination:	Non-Illuminated
Square Footage:	3.0 TTL SQ FT
Reference DRWG. #B65543B for detailed specifications	



Letter Set Layout

Scale: 3/8" = 1'-0"

Square Feet: 87.79

GENERAL SPECIFICATIONS

Internally Illuminated Letter Set to be flush-mounted.

COLOR SPECIFICATIONS

Material/Paint Specifications

- P1

Painted Brushed Aluminum
Logotype Returns
- P2

White Acrylic
Faces

CHANNEL LETTERS - REMOTE

A	ILLUMINATION	COLOR	WHITE
		TYPE	AGILITE
B	POWER SUPPLY	TYPE	ADVANCE
C	FACE	MATERIAL	ACRYLIC
		COLOR	WHITE
D	RETAINER	TYPE	TRIM CAP
		COLOR	1"
E	RETURN	MATERIAL	.040 x 5.3" COIL
		COLOR	METALLIC SILVER
F	BACK	MATERIAL	.063 ALUMINUM
		DEPTH	5"
G	MOUNTING	TYPE	MECHANICAL
		FASTENER	1/4-20 NC THREADED ROD
H	ELECTRICAL	TYPE	PASS THRU
		TYPE	-
I	SWITCH	TYPE	DISCONNECT/TOGGLE
		LOCATION	BY ELECTRICIAN

* 2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
* CAULK REQUIRED.
* UL LISTED PRODUCT
* ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION.



D / F P Y L O N S I G N A

N . T . S .



Face Layout

(2) Faces Required

N.T.S.

General Description

Tenant faces. White Polycarbonate faces w/ 3M translucent vinyl applied to 1st surface - SEE COLOR SCHEDULE for standard color specs.

- COLOR SCHEDULE:
- ☒ Match 3M #3630-167 Bright Blue
 - ☐ White Logotype (weeded)



D / F PYLON SIGN B

N. T. S.



Face Layout

(2) Faces Required

N.T.S.

General Description

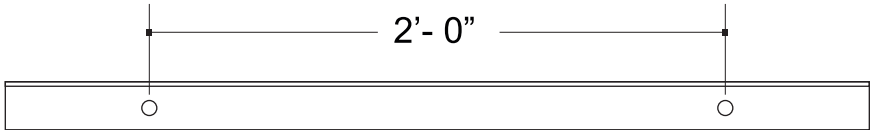
Tenant faces. White Polycarbonate faces w/ 3M translucent vinyl applied to 1st surface - SEE COLOR SCHEDULE for standard color specs.

- COLOR SCHEDULE:
- ☒ Match 3M #3630-167 Bright Blue
 - ☐ White Logotype (weeded)

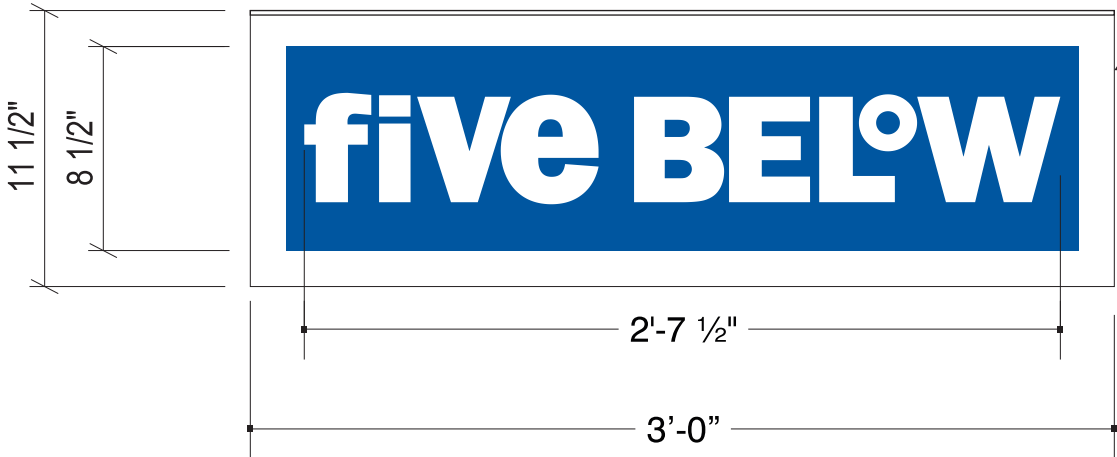


TYPICAL INSTALLATION

METAL CANOPY APPLICATION



Top View



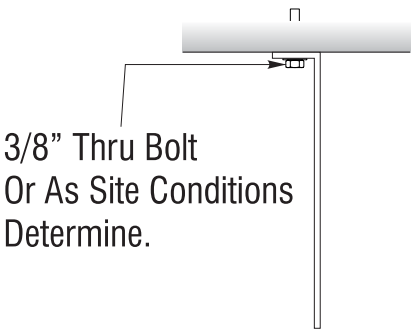
D/F Under Canopy Sign

Scale: 1 1/2" = 1'-0"

.063 White pre-coat aluminum
w/brake-formed 1" flange at
top. 5/16" dia. holes drilled in
flange.
3M vinyl logotype graphics
applied 1st surface.
Mounting hardware to be
provided by installer.

COLOR SPECIFICATIONS

3M #3630-167 Bright Blue



3/8" Thru Bolt
Or As Site Conditions
Determine.

Side View

Scale: 1 1/2" = 1'-0"

ACCOUNT: FIVE BELOW	PRODUCTION PROCESSING	REVISIONS:	INITIALS & DATE:
LOCATION: VARIOUS	Kieffer Item # -	A -	-
ACCT. REP: LC DESIGNER: MAK	Job # -	B -	-
DATE: 7/22/15	-001 -	C -	-
COMPANION FILES	-002 -	D -	-
	-003 -	E -	-
	-004 -	F -	-
	-005 -	G -	-
		H -	-



S/F Banner Layout

GENERAL SPECIFICATIONS

S/F Banner to be digitally printed.

COLOR SPECIFICATIONS

Vinyl Specifications

VI  To Match #3630-167 Bright Blue Background

Scale: 3/8" = 1'-0"

Square Feet: 80.00



A-Side

GENERAL SPECIFICATIONS

D/F Banner to be digitally printed.

'Week, Month, Day T.B.D.' to be left off manufacturing. Vinyl to be added later by local installer.

COLOR SPECIFICATIONS

Vinyl Specifications

VI  To Match #3630-167 Bright Blue Background



B-Side

D/F Banner Layout

Scale: 3/8" = 1'-0"

Square Feet: 80.00



COLOR SCHEDULE
Vinyl Specifications

(V1) To Match #3630-167 Bright Blue

ACCOUNT: FIVE BELOW	PRODUCTION PROCESSING	REVISIONS:	INITIALS & DATE:
LOCATION: VARIOUS	Kieffer Item #	A Location note	MAK 1/2/18
ACCT. REP: LC	Job #	B -	-
DATE: 3/26/13	-001 -	C -	-
DESIGNER: MAK	-002 -	D -	-
COMPANION FILES	-003 -	E -	-
-	-004 -	F -	-
	-005 -	G -	-
		H -	-

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner: AMCE Sign Admin Clerk: Samantha Torres samantha.torres@ci.davenport.ia.us Admin Clerk: Tiffany Thorndike tthorndike@ci.davenport.ia.us Neighborhood: None				
	Ward/Ald: 6th Ward	Alderman <>	ben.jobgen@davenportiowa.com	6 Notices Sent
	Ward/Ald: At-Large	Alderman Condon	jj.condon@davenportiowa.com	
	Ward/Ald: At-Large	Alderman Gripp	kyle.gripp@davenportiowa.com	
Y0823-01	4040 E 55TH ST	BICKFORD OF DAVENPORT LLC	13795 S MURLEN RD SUITE 300	OLATHE KS 66062
Y0823-03		53RD ST JOINT VENTURE PHASE II	3211 E 35TH ST CT	DAVENPORT IA 52807
Y0823-01D	4000 E 53RD ST	DAVBOOK LLC	185 NW SPANISH RIVER BLVD STE 100	BOCA RATON FL 33431
Y0823-02B	4020 E 53RD ST	DONALD L & PATRICIA L MCCURRY TRUST	17007 MARCY ST STE 2	OMAHA NE 68118
Y0823-02B	4020 E 53RD ST	MDDS DEVELOPMENT LLC	17007 MARCY ST STE 2	OMAHA NE 68118
Y0823-04B	4064 E 53RD ST	WCK DAVENPORT 4/KNAPP PROP. INC	5000 WESTOWN PARKWAY STE 400	WEST DES MOINES IA 50266
Y0823-05B	4010 E 53RD ST	FALLS PLAZA LLC	3044 VILLAGE PARK DR	PLOVER WI 54467



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



Public Hearing Details:

Date: 1/23/2020

Ward: **6th Ward**

Time: 4:00 PM

Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa

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

Case #: HV20-01

To: All property owners within 200 feet of the subject property located at **4026 E. 53rd St..**

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 HV20-01 of AMCE Sign on behalf of Five Below at 4026 E. 53rd St. for a hardship variance to install an 87.79 square foot sign which will exceed the amount of allowed wall signage by 18.21 square feet. Section 17.12.060.1.4 allows a maximum sign area of 69.58 square feet for this commercial unit's wall sign. [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.



City of Davenport
Zoning Board of Adjustment

Department: CPED
Contact Info: Scott Koops, Planner II, AICP
scott.koops@davenportiowa.com

Date
2/27/2020

Subject:

Request HV20-02 of OneEighty.org at 1116 West 6th Street for a hardship variance to encroach into the required corner side yard with a proposed 50' by 72' garage/accessory structure which will be setback approximately 8' west of the Myrtle Street property line and 25' south of the alley property line. Section 17.11.090.K.4. requires the setback to be equal to the depth of the corner side yard when there is alley access (access to the structure must be from the alley). Section 17.02.030.P.4.a. defines a corner side yard as being located between the principal building and the corner side property line. [Ward 3]

Recommendation:

Findings: (supported by the staff report analysis)

- Item #1 application of the ordinance creating hardship appears to have been met;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as it meets the approval standards for a hardship variance.

ATTACHMENTS:

Type	Description
▢ Executive Summary	Exhibits for report
▢ Exhibit	Application
▢ Exhibit	Notice Letter & Map
▢ Exhibit	Notice List
▢ Exhibit	Site Plan

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	2/21/2020 - 10:54 AM



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

Description

Request HV20-02 of OneEighty.org at 1116 West 6th Street for a hardship variance to encroach into the required corner side yard with a proposed 50' by 72' garage/accessory structure which will be setback approximately 8' west of the Myrtle Street property line and 25' south of the alley property line. Section 17.11.090.K.4. requires the setback to be equal to the depth of the corner side yard when there is alley access (access to the structure must be from the alley). Section 17.02.030.P.4.a. defines a corner side yard as being located between the principal building and the corner side property line. [Ward 3]

Background & Discussion

The petitioner has submitted a site plan for an accessory structure. The petitioner's plans show the structure 25 feet south of the alley and 8 feet west of the Myrtle street property line.

Site Plan: Proposed 50 x 72 accessory structure; 25' from alley, 8' from Myrtle side street



Site:

Facing northwest looking at the site



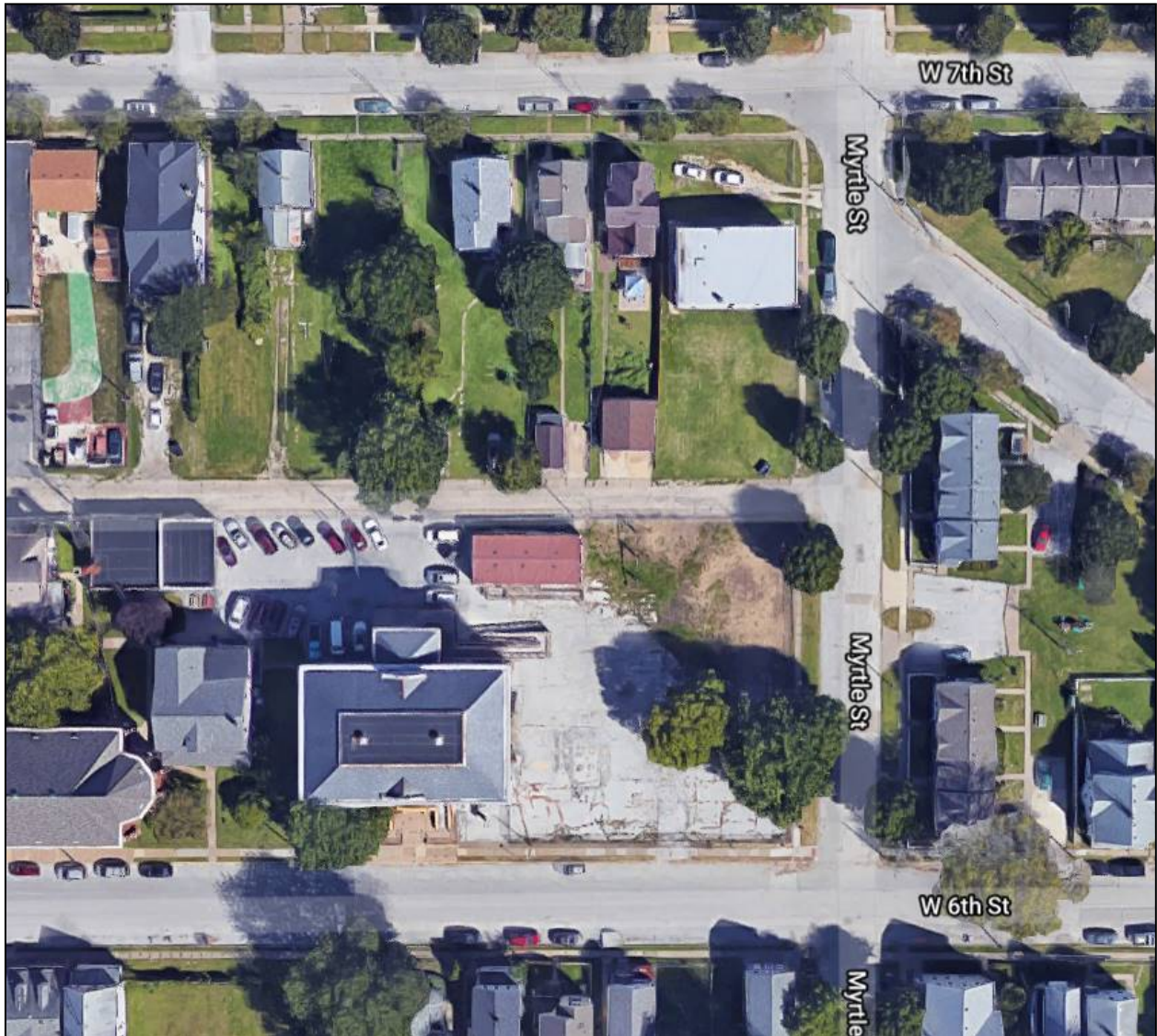
Facing southwest looking at the site



Facing east/northeast look at adjacent property



Site:



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:
(code requirement/ applicants response/ staff comments)

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

Applicant Response:

Our location at 6th and Marquette Street is on a thoroughway of foot traffic. Over the past two years, we have filed more than half a dozen Insurance claims or police reports. Upon Investigation, we often find that the people involved are part of the foot traffic or neighborhood kids. We understand there is always a risk in what we do and where we are located. However, we are trying to improve the community and have been since 2016. Since that time we have also invested over \$5,000,000 In bricks and mortar and renovating abandoned or dilapidated buildings within walking distance.

Examples of things that have happened; windows shot out of vehicles (x3), trailers broken into (x4), vehicles stolen (x1), and equipment stolen (x5). Additionally, the fence has been damaged 6 of those times from people cutting/pulling up on it to go under it. We have got to great lengths to do our best to prevent this from happening. Including; installing hi-tech security cameras, allowing Davenport Police to access our campus (and even set up shop in our school for observation of the community), get involved with the local community watch group, put up motion detector lights and additional lighting, utilize small storage sheds, put up signs, and park any trailers up to the buildings.

This has slowed down the issues, however, they continue to arise.

We can't continue to file insurance claims due to the risk of losing our Insurance. Naturally, we are high-risk already. Again, we understand the risk in the community. However, we are asking for the ability to explore building a garage to the east of our property that would allow us to store some of the equipment and vehicles that would get these items out of sight. It is also easier to utilize security cameras and lighting when there are only a few entrances/exits to the building.

Staff Comments:

The petitioner's plan is in response to the vandalism, theft, and property damage to items on the site. As the principal building does not allow for enough room to build an adequate sized storage building for property this size to the north of the principal use, it does appear that there are some grounds for a hardship.

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:

To the East or Northeast literally are the only areas we could place a secure structure. Historically, the entire half block was owned by one owner. However, eventually it was split off into numerous owners. During that time, the owner of the school (1116 W 6th St) put in a permanent structure to the north. Therefore, to North we can't build anything. Since purchasing in 2016, we have returned to the entire half block to being under one owner, which is what it's intended use was.

Additionally, we can't build anything to the West due to the Convent and Rectory. To the Northeast there is a shared parking lot for three properties (1128 W 6th St, 615 Marquette, and 601 Marquette). There is also a garage there already that was originally part of the boiler room shed,

therefore, building a structure there would block the entrance for that boiler room shed. Lastly, a structure can't be built to the north or northeast because there isn't enough room because of the alley entrance to that parking lot.

Staff:

The site does have a number of situations that limit where a garage for this site could be placed. The physical conditions of the site do limit the use to an extent.

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:

Historically, this property has always been very unique. It has been through numerous hands and used for many different uses. In 2016, we purchased this property from the late Senator Seng, who wanted it to be used for something positive in the community. Even though we haven't been able to distinguish its internal use of the building, we have been fixing it up and cleaning it up.

The location surrounding it, is also unique. One Eighty is not a homeless shelter or even considered transitional. We do not feed into the local foot traffic. However, surrounding properties include Kings Harvest, Humility of Mary, Cafe on Vine, and many others. Even though these organizations are vital to this community, it also creates foot traffic that often leads to wandering eyes and eventually the issues we have had.

The property is zoned R-MF, however, it has C-1 located to the NE and SW, and I-MU to the south. Building a garage to secure our items would not be out of the ordinary when you look at the scope of the neighborhood. Additionally, this property is not historical.

Staff:

Many of the setbacks on the adjacent properties to the south, north and east also have similar setbacks of 9 feet or less. Because this structure is an accessory structure, a lessor setback by code is not allowed.

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

Applicant Response:

The property is zoned R-MF, however, it has C-1 located to the NE and SW, and I-MU to the south. Building a garage to secure our items would not be out of the ordinary when you look at the scope of the neighborhood. Additionally, this property is not historical.

We have large commercial property to the NE. Large sheds, storage units, garages, and industrial buildings just half a block south. Additionally, half a block east we have commercial buildings and large shed structures. Many of these structures take up two to three lots. In every direction of our property within a block you will find commercial or industrial buildings.

Even though this property is located in a very small portion of R-MF it borders I-MU and commercial use.

Staff:

The character of the area will not be impacted by the by the proposed structure as the properties abutting the site have similar setbacks as those proposed. Protection of essential character has been established.

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

- Item #1 application of the ordinance creating hardship appears to have been met;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as it meets the approval standards for a hardship variance.

Prepared by:

A handwritten signature in black ink that reads "Scott Koops". The signature is written in a cursive, flowing style.

Scott Koops, AICP, Planner II

Attachments: ZBA application/plans, notice documents



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.**

17.14.060 Hardship Variance

A. Purpose

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.

B. Initiation

A property owner in the City, or person expressly authorized in writing by the property owner, may file an application for a hardship variance. A property owner, or his/her designee, may only propose a hardship variance for property under his/her control.

C. Authority

1. The Zoning Board of Adjustment will take formal action on hardship variance applications. However, the Zoning Administrator is authorized to grant certain administrative exceptions, as described in Section 17.14.070.
2. Hardship variances to allow uses that are not allowed within a zoning district are prohibited.

D. Procedure

All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Zoning Board of Adjustment.

1. After receipt of a complete application, the Zoning Board of Adjustment will consider the proposed hardship variance at a public hearing. If, in the Zoning Board of Adjustment's judgment, the application does not contain sufficient information to enable proper review and consideration, the Zoning Board of Adjustment may request additional information from the applicant and the public hearing may be continued.
2. The Zoning Board of Adjustment must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section.
3. The Zoning Board of Adjustment must approve, approve with conditions, or deny the hardship variance within 30 days of the close of the public hearing, unless an extension is agreed to by the applicant.
4. The Zoning Board of Adjustment may impose conditions and restrictions upon the hardship variance as deemed necessary for the protection of the public health, safety, and welfare. The Zoning Board of Adjustment may grant a hardship variance that is less than that requested when it has been decided that the applicant is entitled to some relief of the hardship, but not to the entire relief requested in the hardship variance application.

E. Approval Standards

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

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.

F. Expiration

An approved hardship variance will expire one year from the date of approval unless a building permit is obtained or construction has begun prior to the end of the one year period. The Zoning Board of Adjustment may grant an extension for a period of validity longer than one year as part of the original approval. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.

Request:

Please describe the variance(s) requested:

We are requesting a hardship variance at 1116 W 6th Street. Since purchasing this property, we are continuing to have items damaged or stolen. Including theft of vehicles and equipment. Through police investigations, it often comes down to neighborhood kids or people in the community. We are requesting to build a garage structure to the east of our property. This would allow us to put our vehicles, trailers, and equipment in a secure and locking site. It will also help clean up the current lot.

Existing Zoning: R-MF

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.

Our location at 6th and Marquette street is on a thoroughway of foot traffic. Over the past two years, we have filed more than half a dozen insurance claims or police reports. Upon investigation, we often find that the people involved are part of the foot traffic or neighborhood kids. We understand there is always a risk in what we do and where we are located. However, we are trying to improve the community and have been since 2016. Since that time we have also invested over \$5,000,000 in bricks and mortar and renovating abandoned or dilapidated buildings within walking distance.

Examples of things that have happened; windows shot out of vehicles (x3), trailers broken into (x4), vehicles stolen (x1), and equipment stolen (x5). Additionally, the fence has been damaged 6 of those times from people cutting/pulling up on it to go under it. We have got to great lengths to do our best to prevent this from happening. Including; installing hi-tech security cameras, allowing Davenport Police to access our campus (and even set up shop in our school for observation of the community), get involved with the local community watch group, put up motion detector lights and additional lighting, utilize small storage sheds, put up signs, and park any trailers up to the buildings.

This has slowed down the issues, however, they continue to arise.

We can't continue to file insurance claims due to the risk of losing our insurance. Naturally, we are high-risk already. Again, we understand the risk in the community. However, we are asking for the ability to explore building a garage to the east of our property that would allow us to store some of the equipment and vehicles that would get these items out of sight. It is also easier to utilize security cameras and lighting when there are only a few entrances/exits to the building.

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.

To the East or Northeast literally are the only areas we could place a secure structure. Historically, the entire half block was owned by one owner. However, eventually it was split off into numerous owners. During that time, the owner of the school (1116 W 6th St) put in a permanent structure to the north. Therefore, to the North we can't build anything. Since purchasing it in 2016, we have returned to the entire half block to being under one owner, which is what it's intended use was.

Additionally, we can't build anything to the West due to the Convent and Rectory. To the Northeast there is a shared parking lot for three properties (1128 W 6th St, 615 Marquette, and 601 Marquette). There is also a garage there already that was originally part of the boiler room shed, therefore, building a structure there would block the entrance for that boiler room shed. Lastly, a structure can't be built to the north or northeast because there isn't enough room because of the alley entrance to that parking lot.

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.

Historically, this property has always been very unique. It has been through numerous hands and used for many different uses. In 2016, we purchased this property from the late Senator Seng, who wanted it to be used for something positive in the community. Even though we haven't been able to distinguish its internal use of the building, we have been fixing it up and cleaning it up.

The location surrounding it, is also unique. One Eighty, is not a homeless shelter or even considered transitional. We do not feed into the local foot traffic. However, surrounding properties include Kings Harvest, Humility of Mary, Cafe on Vine, and many others. Even though these organizations are vital to this community, it also creates foot traffic that often leads to wandering eyes and eventually the issues we have had.

The property is zoned R-MF, however, it has C-1 located to the NE and SW, and I-MU to the south. Building a garage to secure our items would not be out of the ordinary when you look at the scope of the neighborhood. Additionally, this property is not historical.

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.

The property is zoned R-MF, however, it has C-1 located to the NE and SW, and I-MU to the south. Building a garage to secure our items would not be out of the ordinary when you look at the scope of the neighborhood. Additionally, this property is not historical.

We have large commercial property to the NE. Large sheds, storage units, garages, and industrial buildings just half a block South. Additionally, half a block east we have commercial buildings and large shed structures. Many of these structures take up two to three lots. In every direction of our property within a block you will find commercial or industrial buildings.

Even though this property is located in a very small portion of R-MF it borders I-MU and commercial use.

Applicant: Rusty Boruff

Date: 2/3/2020

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

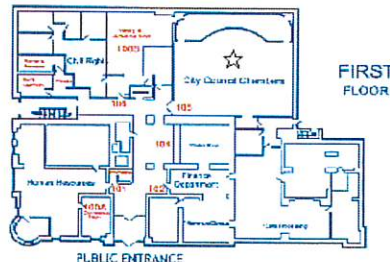
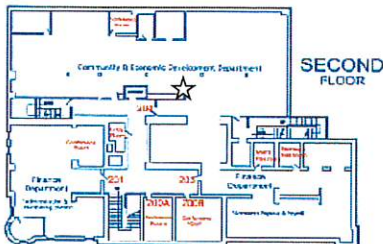
Contact planning@ci.davenport.ia.us to confirm meeting date/time/location

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
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28		
March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													
May							June						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						
July							August						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31
September							October						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		
November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				



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



Public Hearing Details:

Date: 2/27/2020
Time: 4:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a Hardship Variance before the Zoning Board of Adjustment
Case #: HV20-02

Ward: **3rd Ward**

To: All property owners within 200 feet of the subject property located at **1116 W. 3rd St..**

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 HV20-02 of OneEighty.org at 1116 West 6th Street for a hardship variance to encroach into the required corner side yard with a proposed 50' by 72' garage/accessory structure which will be setback approximately 8' west of the Myrtle Street property line and 25' south of the alley property line. Section 17.11.090.K.4. requires the setback to be equal to the depth of the corner side yard when there is alley access (access to the structure must be from the alley). Section 17.02.030.P.4.a. defines a corner side yard as being located between the principal building and the corner side property line. [Ward 3]

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



1116 W 6th St Adjacent Owner Notice List

Parcel	Owner Name	Owner Street	Owner CityStateZip
Petitioner: One Eighty			
Admin Clerk: S. Torres		samantha.torres@ci.davenport.ia.us	
Admin Clerk: T. Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood: Brad Creviston	Central Community Circle	harleybear1955@yahoo.com	
Ward/Ald: 3rd Ward	Alderman MEGINNIS	ben.jobgen@davenportiowa.com	35 Notices Sent
Ward/Ald: At-Large	Alderman CONDON	jj.condon@davenportiowa.com	
Ward/Ald: At-Large	Alderman GRIPP	kyle.gripp@davenportiowa.com	all Alderman notified
G0049-13	KPH PROPERTES LLC	517 HOLMES ST	BETTENDORF IA 52722
G0049-14	FUENTES MARIE D	P O BOX 4768	DAVENPORT IA 52808
G0049-16	RODRIGUEZ ERNESTO	517 VINE ST	DAVENPORT IA 52802
G0049-17A	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
G0049-18	GARY LARRY J	7102 MADISON ST	DAVENPORT IA 52806
G0049-18	GARY CHERENA K	7102 MADISON ST	DAVENPORT IA 52806
G0049-19	PONCE ANTONIO	928 BROWN ST	DAVENPORT IA 52804
G0049-21	LW CAPITAL MANAGEMENT LLC	45 LABEL AVE	PORTLAND ME 04103
G0049-22	CORVAIA JOSEPH	1131 W 6TH ST	DAVENPORT IA 52802
G0050-05B	HUMILITY OF MARY HOLDINGS LLC	3805 MISSISSIPPI AVE	DAVENPORT IA 52807
G0050-07	HUMILITY OF MARY HOLDINGS LLC	3805 MISSISSIPPI AVE	DAVENPORT IA 52807
G0049-24	CORVAIA JOSEPH A	1131 W 6TH ST	DAVENPORT IA 52802
G0049-25	CORVAIA JOSEPH	1131 W 6TH ST	DAVENPORT IA 52802
G0049-26	MOMMA'S LOVE LLC	PO BOX 3105	DAVENPORT IA 52808
G0049-27	MCDONNELL TIMOTHY J	502 E 4TH ST	DAVENPORT IA 52801
G0050-35	HART STACEY L	PO BOX 3066	DAVENPORT IA 52808
G0050-36	ECUMENICAL HOUSING DEVELOPMENT	P O BOX 1673	BETTENDORF IA 52722
G0050-37	ACKERMAN REVAMYRNE J	PO BOX 4085	DAVENPORT IA 52808
G0050-38	WILLIAMS SHARON K	1037 W 6TH ST	DAVENPORT IA 52802
G0050-39	WILMINGTON ISAAC	734 E 7TH ST	DAVENPORT IA 52803
G0050-19A	HUMILITY OF MARY HOLDINGS LLC	3805 MISSISSIPPI AVE	DAVENPORT IA 52807
G0050-21	VILLAGOMEZ CRISelda	1026 W 6TH ST	DAVENPORT IA 52802
G0050-22	MCFEDRIES NORMAN	614 E 14TH ST	DAVENPORT IA 52803
G0049-32	SCHUELLER VINCENT	2624 DUNCAN RD	BLOOMER WI 54724
G0049-34	DESANTIAGO JUAN	1109 W 7TH ST	DAVENPORT IA 52802
G0049-36	CRUZ SANTOS	1111 W 7TH ST	DAVENPORT IA 52802
G0049-36	ADMINISTRATOR OF VETERANS	210 WALNUT ST	DES MOINES IA 50309
G0049-37	MARTINEZ VALENTINE P	1115 W 7TH ST	DAVENPORT IA 52802
G0049-39	MORRIS BRIAN	1123 W 7TH ST	DAVENPORT IA 52802
G0049-40	PARROW MARIE	1123 W 7TH ST	DAVENPORT IA 52802
G0049-41	DESANTIAGO LENNY J	PO BOX 4609	DAVENPORT IA 52808
G0049-03D	THE 180 ZONE INC	601 MARQUETTE ST	DAVENPORT IA 52802
G0049-07B	THE 180 ZONE INC	601 MARQUETTE ST	DAVENPORT IA 52802
G0049-43A	VAN HECKE BROTHERS	1421 FRONT ST PO BOX 34	BUFFALO IA 52728
G0049-28F	DAVENPORT COMMUNITY SCHOOL	1002 W KIMBERLY RD	DAVENPORT IA 52806



25ft set back from N

50.52

3,677 sq ft

73.18

51.05

72.66

8ft set back from E

MYRTLE ST

W 6TH ST

ASH ST