

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, JANUARY 9, 2020; 4:00 PM

COMMUNITY PLANNING ROOM, DAVENPORT POLICE STATION

ZONING BOARD OF ADJUSTMENT, A 5 MEMBER QUASI-JUDICIAL BODY, HOLDS
PUBLIC HEARINGS FOR HARDSHIP VARIANCES, SPECIAL USES, AND
INTERPRETATIONS.

I. Call to Order

II. Secretary's Report

A. Minutes from 12-16-19

III. 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. Sections 17.11.080.A.2 and 17.10.030.E require parking lots to be designed with curbing and buffer yards when abutting landscape, walkways, or structures and residential districts, respectively. [Ward 1]

IV. New Business

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
1/9/2020

Subject:
Minutes from 12-16-19

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	1/8/2020 - 11:48 AM



MINUTES
City of Davenport
Zoning Board of Adjustment
December 16, 2019



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: Lee, Quinn, and Reistroffer.

Board Members excused: Strayhall, Cochran

Staff present: Hoyt and Koops

I. Secretary's Report:

The minutes of the 11-14-19 meeting were approved unanimously by voice vote.

II. Old Business:

None.

III. New Business:

- A. Request HV19-20 of ACME Sign on behalf of Five Below at 902 W. Kimberly Road for a hardship variance to install an 87.75 square foot sign which will exceed the amount of allowed wall signage by 31.17 square feet. Section 17.12.060.I.4 allows a maximum sign area of 56.58 square feet for this commercial unit's wall sign. [Ward 7]**

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

Comments were received at the meeting in favor of the request. No written comments were submitted (for or against).

Findings & Staff Recommendation:

Findings: (supported by the staff report 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.

Motion

Quinn made a motion to approve the request as proposed which was seconded by Lee and was approved unanimously. (3-0)

Lee, yes; Quinn, yes; and Reistroffer, yes.

- B. 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. Sections 17.11.080.A.2 and 17.10.030.E require parking lots to be designed with curbing and buffer yards when abutting landscape, walkways, or structures and residential districts, respectively. [Ward 1]**

The request was tabled unanimously by voice vote at the behest of the petitioner as only three (3) Board members were present at the hearing.

- C. Request HV19-22 of Riverbend Signworks on behalf of The Ridge at 4750 Utica Ridge Road Suite 100 for a hardship variance to install a 95 square foot sign which will exceed the amount of allowed wall signage by 55 square feet. Section 17.12.060.I.4 allows a maximum sign area of 40 square feet for this commercial unit's wall sign as the unit is less than 40 feet in width. [Ward 6]**

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

Comments were received at the meeting in favor of the request. No written comments were submitted (for or against).

Findings & Staff Recommendation:

Findings: (supported by the staff report 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.

Motion

Lee made a motion to approve the request as proposed which was seconded by Quinn and was approved unanimously. (3-0)

Quinn, yes; Lee, yes; and Reistroffer, yes.

- D. Request HV19-23 of Terrance Schabillon on behalf of Mindy Richards at 3331 Hobson Avenue for a hardship variance to encroach into the required front setback with a detached garage and to maintain the existing gravel driveway. The proposed garage would be set back 30 feet from the front lot line (28-foot encroachment into the required 58-foot setback). Section 17.09.030.A.4.c prohibits detached accessory structures in a front yard. Section 17.10.030.I.4 requires hard surfaced materials for vehicular areas. [Ward 1]**

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

Comments were received in favor of, or against, the request.

Findings & Staff Recommendation:

Findings: (supported by the staff report 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.

Motion

Lee made a motion to approve the request as proposed which was seconded by Quinn and was approved unanimously. (3-0)

Lee, yes; Quinn, yes; and Reistroffer, yes.

IV. Other Business

None.

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 5:20 pm.

City of Davenport
Zoning Board of Adjustment

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

Date
12/12/2019

Subject:

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. Sections 17.11.080.A.2 and 17.10.030.E require parking lots to be designed with curbing and buffer yards when abutting landscape, walkways, or structures and residential districts, respectively. [Ward 1]

Recommendation:

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.

Background:

The petitioner is proposing to construct a parking lot which will have a reduced buffer yard width on the east side, and have a variance on the north and west side for curbing which will be constructed at a later date (at 3822 W. Locust Street). The 3822 Locust Street property in-between the service center and the parking lot is a commercially zoned vacant dwelling which has been boarded up for over a year and is not currently habitable nor has the out-of-state owner had the property, at any time, on the rental inspection roll.

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:

Without a variance to the landscape buffer width the required space to meet design standards for off-street parking lots would not be applicable. The business owner would then not be able to provide off-street parking for his clientele and for any storage of vehicles to be serviced.

A variance from requirement of curb construction along the North & West sides of the project is practicable for the future of the parking area development. Without this variance additional construction costs would be incurred that would have to be removed to accommodate future parking lot expansion and/or improvements.

Staff Comments:

The ordinance does place heavy burdens on narrow commercial lots that are around 6,000 square foot range, making it impossible to provide more than a few parking spaces when adhering to all code provisions. The lot would not be able to provide more than 3 or 4 parallel parking spaces if all codes were met (and that would require a total reconfiguration with any parking expansion to the west or north, as planned). Requiring full curbing along the west and north property lines (which both abut commercial properties) only to have them removed at a future date creates practical difficulties necessitating a variance.

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 landscape buffer variance request helps increase actual square footage for the needed design of the off-street parking. The lot to be improved is only 50 foot in width and reducing that width to 35 foot due to the current landscape buffer requirement would not allow for any improvements to be constructed to meet the city code for off-street parking lots.

The adjacent land owner refuses to sell his property at a reasonable cost to the owner to allow for immediate parking expansion. The additional space would allow for the landscape buffer requirement to be meet. This would also allow for the proper curbing requirements to be designed into the parking area.

Staff:

The surrounding properties north and west are zoned commercial while the property to the east (3804 Locust) is currently zoned residential. The east property has a dwelling that is over 80 feet from the proposed parking lot where the reduced 7.5 foot buffer will be located (rather than the full 15 foot wide). The 3804 Locust property is the only residential lot facing Locust Street on this block face. That property (at least the front portion) is very likely to be rezoned commercial when next marketed. These aspects of the adjacent uses, along with the code impacts on smaller lots, appear to be compelling reasons for a hardship determination.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

Applicant Response:

The owner would like to development the entire area adjacent to his existing business but is handcuffed by the adjacent property owner's unwillingness to sell his property as a reasonable cost. This obstacle means the owner has to make do with the limited property available to him to

allow for the design of his off-street parking area. With the limited property available the owner is therefore requesting the hardship variances to proceed with plans for site improvements.

The owner's intent is to development the entire area for future building & parking lot expansion once the adjacent property would become available at a fair-market price.

Staff:

Given the location of the service station, the lot currently owned to the north which will be used for future parking, and the plans to obtain the lot with the vacant building in-between the petitioner's properties (when available), a case can be made for unique circumstance supporting a hardship determination.

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

Applicant Response:

Acceptance of the variances will improve the existing lot and provide for off-street parking desperately needed by the owner. This also helps with the public safely entering and exiting the premises. This reduces and or eliminates the need for on-street parking on the adjacent streets next to the business. The area has gone through a recent change on zoning to commercial and is ready for the improvements to be made to enhance the area surrounding the business.

The improvements will not deter from the neighborhood and will enhance the area by allowing for off-street vehicle storage and reduction of on-street parking in the neighborhood.

Staff:

The character of the area will not be impacted by the by the proposed use. The area is predominately commercial on this block face with one dwelling. A buffer will be provided, albeit reduced to 7.5 feet, for the residential property to the east (in addition to the existing 80 feet of separation). Protection of essential character has been established.

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 it meets the approval standards for a hardship variance with one condition:

- 1 . 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.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Exhibits for report
▣ Exhibit	Application
▣ Exhibit	Adjacent Rental Property
▣ Exhibit	Notice List
▣ Exhibit	Notice Letter & Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	11/21/2019 - 11:56 AM



City of Davenport
Community Planning & Economic Development Department
STAFF EXHIBITS & REPORT

Description

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. Sections 17.11.080.A.2 and 17.10.030.E require parking lots to be designed with curbing and buffer yards when abutting landscape, walkways, or structures and residential districts, respectively. [Ward 1]

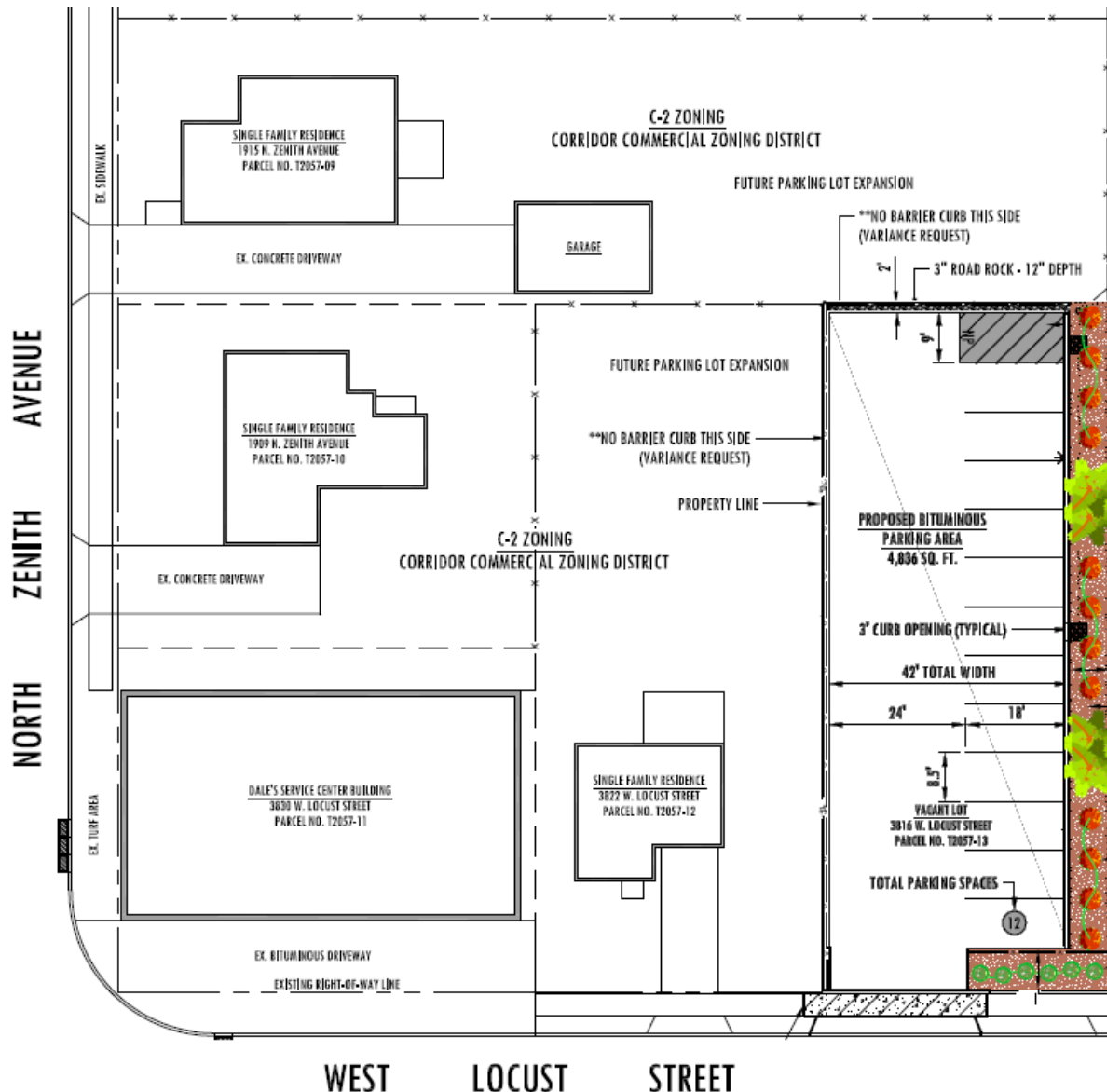
Background & Discussion

The petitioner is proposing to construct a parking lot which will have a reduced buffer yard width on the east side, and have a variance on the north and west side for curbing which will be constructed at a later date (at 3822 W. Locust Street). The 3822 Locust Street property in-between the service center and the parking lot is a commercially zoned vacant dwelling which has been boarded up for over a year and is not currently habitable nor has the out-of-state owner had the property, at any time, on the rental inspection roll.

Site:



Site Plan:



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:

Without a variance to the landscape buffer width the required space to meet design standards for off-street parking lots would not be applicable. The business owner would then not be able to provide off-street parking for his clientele and for any storage of vehicles to be serviced.

A variance from requirement of curb construction along the North & West sides of the project is practicable for the future of the parking area development. Without this variance additional construction costs would be incurred that would have to be removed to accommodate future parking lot expansion and/or improvements.

Staff Comments:

The ordinance does place heavy burdens on narrow commercial lots that are around 6,000 square foot range, making it impossible to provide more than a few parking spaces when adhering to all code provisions. The lot would not be able to provide more than 3 or 4 parallel parking spaces if all codes were met (and that would require a total reconfiguration with any parking expansion to the west or north, as planned). Requiring full curbing along the west and north property lines (which both abut commercial properties) only to have them removed at a future date creates practical difficulties necessitating a variance.

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 landscape buffer variance request helps increase actual square footage for the needed design of the off-street parking. The lot to be improved is only 50 foot in width and reducing that width to 35 foot due to the current landscape buffer requirement would not allow for any improvements to be constructed to meet the city code for off-street parking lots.

The adjacent land owner refuses to sell his property at a reasonable cost to the owner to allow for immediate parking expansion. The additional space would allow for the landscape buffer requirement to be met. This would also allow for the proper curbing requirements to be designed into the parking area.

Staff:

The surrounding properties north and west are zoned commercial while the property to the east (3804 Locust) is currently zoned residential. The east property has a dwelling that is over 80 feet from the proposed parking lot where the reduced 7.5 foot buffer will be located (rather than the full 15 foot wide). The 3804 Locust property is the only residential lot facing Locust Street on this block face. That property (at least the front portion) is very likely to be rezoned commercial when next marketed. These aspects of the adjacent uses, along with the code impacts on smaller lots, appear to be compelling reasons for a hardship determination.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

Applicant Response:

The owner would like to development the entire area adjacent to his existing business but is handcuffed by the adjacent property owner's unwillingness to sell his property as a reasonable cost. This obstacle means the owner has to make do with the limited property available to him to

allow for the design of his off-street parking area. With the limited property available the owner is therefore requesting the hardship variances to proceed with plans for site improvements.

The owner's intent is to development the entire area for future building & parking lot expansion once the adjacent property would become available at a fair-market price.

Staff:

Given the location of the service station, the lot currently owned to the north which will be used for future parking, and the plans to obtain the lot with the vacant building in-between the petitioner's properties (when available), a case can be made for unique circumstance supporting a hardship determination.

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

Applicant Response:

Acceptance of the variances will improve the existing lot and provide for off-street parking desperately needed by the owner. This also helps with the public safely entering and exiting the premises. This reduces and or eliminates the need for on-street parking on the adjacent streets next to the business. The area has gone through a recent change on zoning to commercial and is ready for the improvements to be made to enhance the area surrounding the business.

The improvements will not deter from the neighborhood and will enhance the area by allowing for off-street vehicle storage and reduction of on-street parking in the neighborhood.

Staff:

The character of the area will not be impacted by the by the proposed use. The area is predominately commercial on this block face with one dwelling. A buffer will be provided, albeit reduced to 7.5 feet, for the residential property to the east (in addition to the existing 80 feet of separation). Protection of essential character has been established.

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;
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Recommendation:

Staff recommends approval of the request as it meets the approval standards for a hardship variance with one condition:

1. 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.

Prepared by:



Scott Koops, AICP, Planner II

Attachments: ZBA application/plans, notice documents



226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

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 ☐

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

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 variance(s) requested:

Section 17.080 - Sub-Section C (Item 1)
Variance from the 15 foot landscape buffer zone to a 7.5 foot landscape buffer zone.
Adjacent property to east of project is zoned R-3 (Single Family & Two-Family Residential District) where the variance is requested.
Variance requested for purposes of required space to meet design standards for off-street parking lots.
Current lot width is 50 feet.
Section 17.10.30 - Sub-Section E (Item 1)
Variance from required curb construction along the North & West sides of the project.
Future parking development will be added to the proposed project that would require the removal of such curbs in these areas.

Existing Zoning: C-2 Corridor Commercial Zoning District

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.

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.

Without a variance to the landscape buffer width the required space to meet design standards for off-street parking lots would not be applicable. The business owner would then not be able to provide off-street parking for his clientele and for any storage of vehicles to be serviced.

A variance from requirement of curb construction along the North & West sides of the project is practicable for the future of the parking area development. Without this variance additional construction costs would be incurred that would have to be removed to accommodate future parking lot expansion and/or improvements.

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.

The landscape buffer variance request helps increase actual square footage for the needed design of the off-street parking. The lot to be improved is only 50 foot in width and reducing that width to 35 foot due to the current landscape buffer requirement would not allow for any improvements to be constructed to meet the city code for off-street parking lots.

The adjacent land owner refuses to sell his property at a reasonable cost to the owner to allow for immediate parking expansion. The additional space would allow for the landscape buffer requirement to be met. This would also allow for the proper curbing requirements to be designed into the parking area.

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.

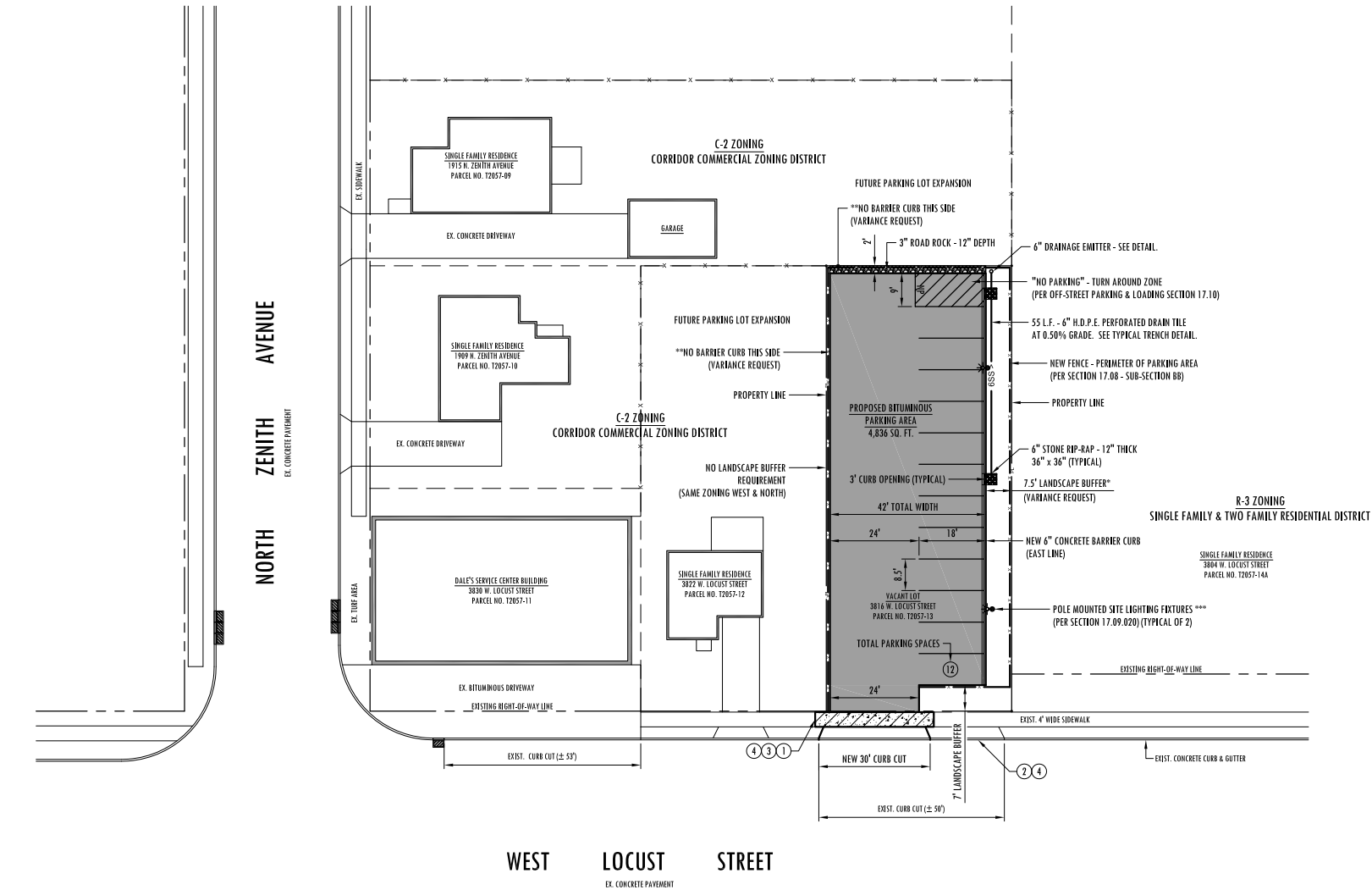
The owner would like to development the entire area adjacent to his existing business but is handcuffed by the adjacent property owner's unwillingness to sell his property as a reasonable cost. This obstacle means the owner has to make due with the limited property available to him to allow for the design of his off-street parking area. With the limited property available the owner is therefore requesting the hardship variances to proceed with plans for site improvements.

The owner's intent is to development the entire area for future building & parking lot expansion once the adjacent property would become available at a fair-market price.

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.

Acceptance of the variances will improve the existing lot and provide for off-street parking desperately needed by the owner. This also helps with the public safely entering and exiting the premises. This reduces and or eliminates the need for on-street parking on the adjacent streets next to the business. The area has gone through a recent change on zoning to commerical and is ready for the improvements to be made to enhance the area surrounding the business. The improvements will not deter from the neighborhood and will enhance the area by allowing for off-street vehicle storage and reduction of on-street parking in the neighborhood.



SITE LAYOUT PLAN
SCALE: 1" = 20'-0"

SITE PLAN DESIGN NOTES

- BASIS OF DESIGN**
PARKING LOT DESIGN BASED ON SECTION 17.10.030 OFF-STREET PARKING DESIGN STANDARDS PER THE CITY OF DAVENPORT, IOWA.
- A. DIMENSIONS**
1. DIMENSIONS PER FIGURE 17.10-1
2. NOT APPLICABLE
- B. ACCESS**
1. VEHICULAR ACCESS PROVIDED FROM STREET
2. ACCESS TO PUBLIC SIDEWALK PROVIDED
3. FORWARD MOVEMENT ACCESS INTO TRAFFIC
4. CURB CUT COMPLES WITH MUNICIPAL CODE
5. TURNAROUND SPACE & MARKING PROVIDED
- C. SURFACING**
1. BITUMINOUS SURFACE PROVIDED
- D. STRIPING**
1. PAVEMENT MARKINGS PROVIDED TO MEET STALL WIDTH/DEPTH REQUIREMENTS
2. NO ACCESSIBLE SPACES PROVIDED FOR - PRIVATE PARKING AREA FOR BUSINESS ONLY
- E. CURBING**
1. SEE VARIANCE REQUEST.
2. NO WHEEL STOPS USED
- F. LIGHTING**
1. EXTERIOR LIGHTING DESIGN TO BE PER SECTION 17.09.020. SEE SITE LIGHTING PLAN NOTE.
- G. LANDSCAPE**
1. LANDSCAPING SHOWN IN ACCORDANCE WITH SECTION 17.11 WITH THE EXCEPTION OF THE BUFFER YARD REQUIREMENT. SEE BUFFER YARD VARIANCE REQUEST.

****VARIANCE REQUEST - SECTION 17.080 - SUB-SECTION C (ITEM 1)**
C-2 ZONING ADJACENT TO R-3 ZONING REQUIREMENT VARIANCE FROM THE 15 FT. LANDSCAPE BUFFER YARD REQUIREMENT TO A 7.5 FT. LANDSCAPE BUFFER YARD ON THE EAST SIDE OF THE NEW PARKING AREA TO MEET PARKING LOT REQUIREMENTS FOR TWO-WAY AISLE WIDTH & STALL WIDTH & DEPTH DIMENSIONS. THE PARCEL WIDTH (50 FT.) LIMITS PRACTICAL APPLICATION OF ALL DIMENSION REQUIREMENTS BEING APPLIED.

****VARIANCE REQUEST - SECTION 17.10.30 - SUB-SECTION E (ITEM 1)**
VARIANCE FROM CURBING REQUIREMENT ON WEST & NORTH PARKING LOT SIDES FOR FUTURE PARKING LOT EXPANSION IN THESE AREAS. STORM WATER RUN-OFF WILL BE DIVERTED TO THE LANDSCAPE BUFF AREA. SEE SHEET C-2 FOR DRAINAGE PATTERNS.

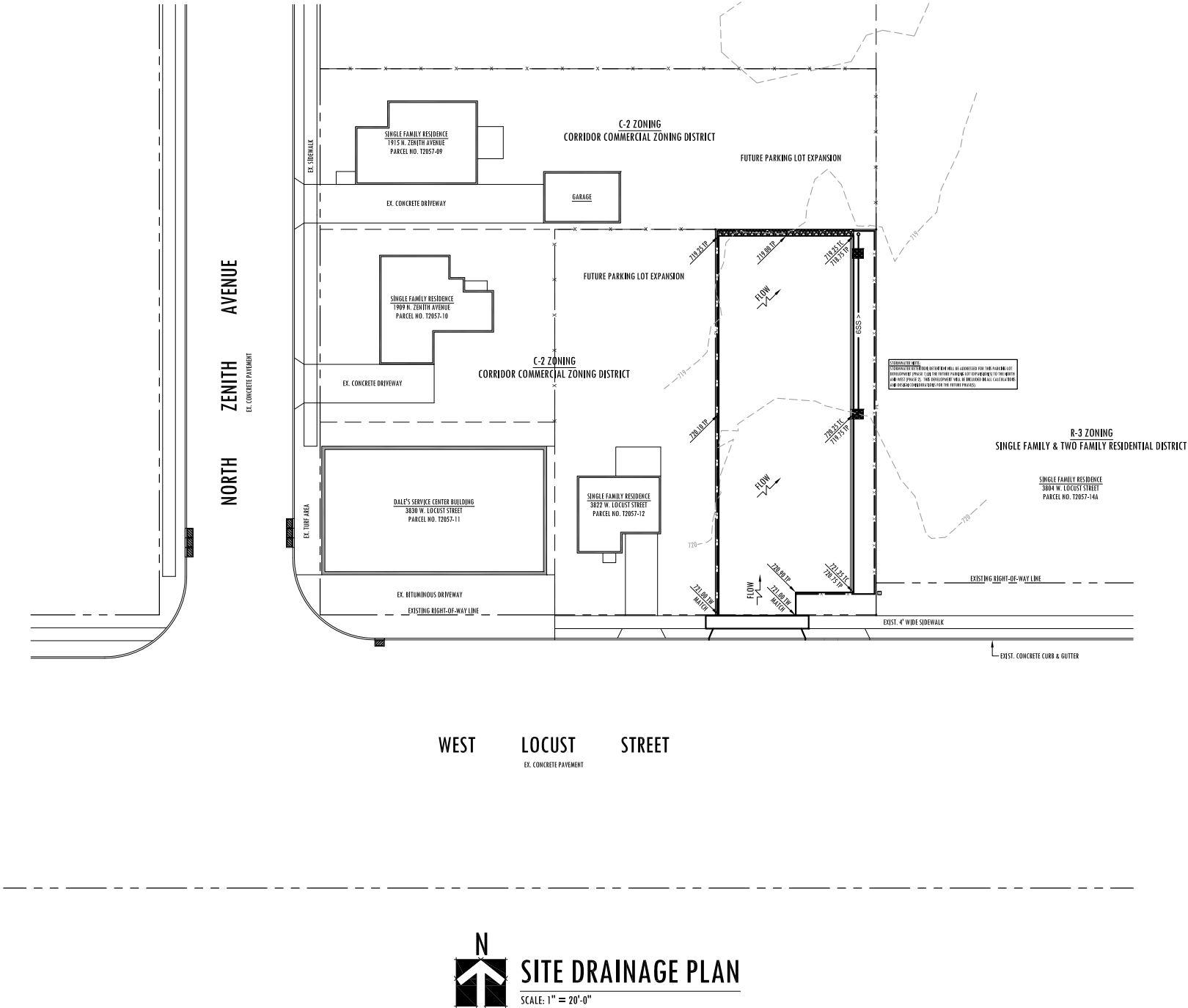
***** SITE LIGHTING PLAN**
TO BE SUBMITTED SEPARATELY AFTER THE APPROVAL OF THE SITE PLAN. SUBMITTAL SHALL MEET THE REQUIREMENTS OF SECTION 17.09.020

- WORK IN RIGHT-OF-WAY NOTES:**
- NEW 7" P.C. CONCRETE SIDEWALK, (4'-0" WIDTH)
MATCH EXISTING SIDEWALK ELEVATIONS EACH SIDE.
REMOVE & REPLACE TO NEAREST SIDEWALK JOINT EACH SIDE.
 - NEW 6" P.C. CONCRETE BARRIER CURB.
(± 20" TO MATCH NEW CURB CUT WIDTH)
 - ALL NEW SIDEWALK CONSTRUCTION SHALL BE PER CHAPTER 12A OF SUDAS STANDARDS & ALL APPLICABLE ADA REGULATIONS FOR SLOPE.
 - ALL IMPROVEMENTS WITH IN THE ROW LIMITS SHALL MEET THE CITY OF DAVENPORT SUDAS STANDARDS, LATEST EDITION INCLUDING THE CITY SUPPLEMENTAL SPECIFICATIONS.

DATE	REVISIONS
9/30/2019	10/21/2019

SCALE	AS NOTED	DRAWN BY	APPROVED BY
		NCW	RLV

Oct 31, 2019 \\vgspsvr\2\Draw\Projects\VC\18274 Bldg & Site Design - Dale's Service Center\Draw\Site Plans - Dale's Service Center - September 2019.dwg



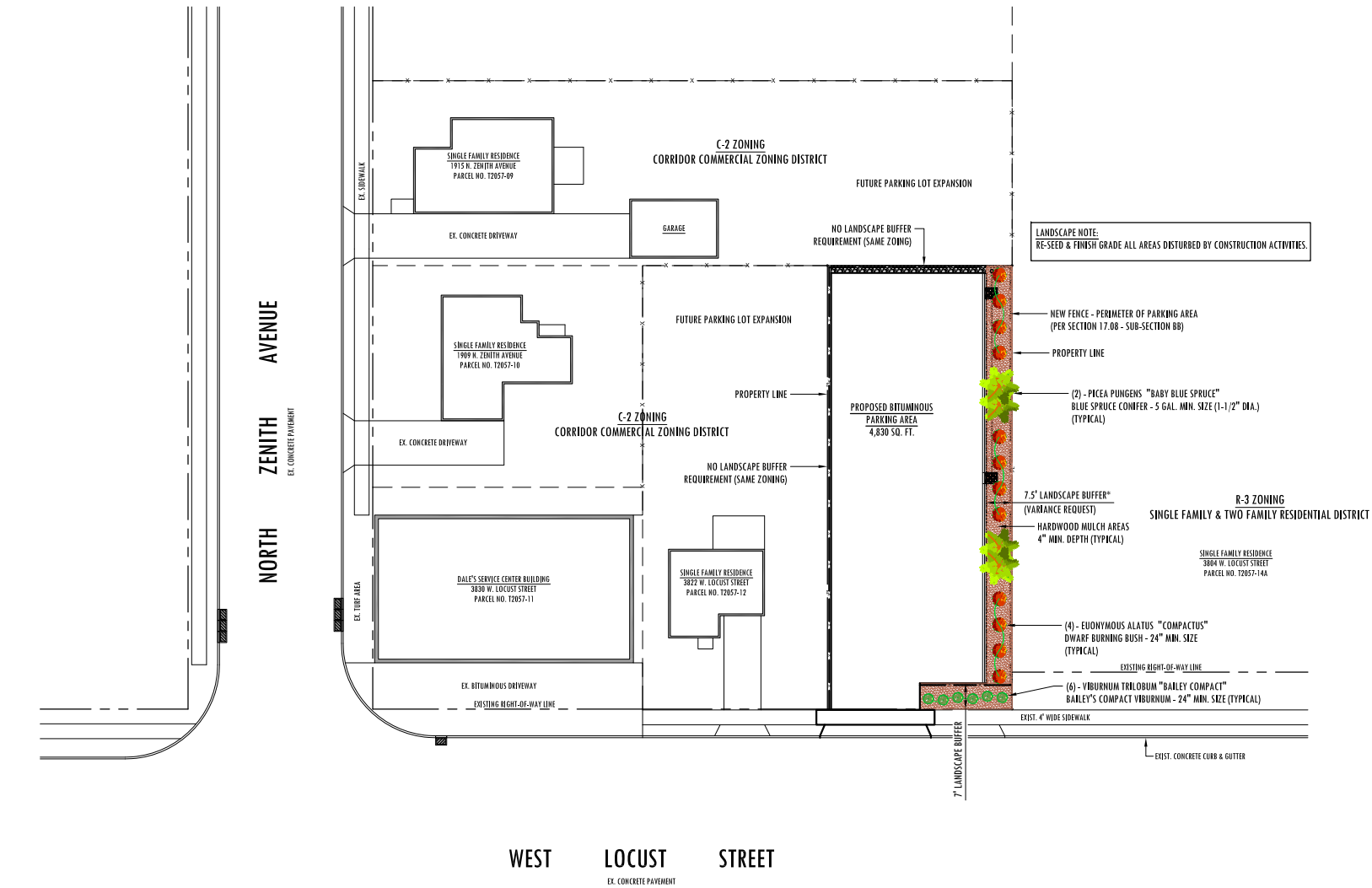
DATE	REVISIONS
9/30/2019	10/28/2019

SCALE	AS NOTED	DRAWN BY	APPROVED BY
		NCW	RLV

SITE IMPROVEMENTS - PARKING AREA
DALE'S SERVICE CENTER - AUTOMOTIVE
3816 WEST LOCUST STREET - DAVENPORT, IA.
SITE DRAINAGE PLAN

C-2	SHEET NO.
OF	3
TOTAL SHEETS	VSP JOB NO.
	18-274

VSP
ENGINEERING
2570 Holiday Road - Suite 150 Cornville, IA. 52241
Ph: (319) 625-6036
www.vspeng.com



SITE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SITE IMPROVEMENTS - PARKING AREA
DALE'S SERVICE CENTER - AUTOMOTIVE
3816 WEST LOCUST STREET - DAVENPORT, IA.

SITE LANDSCAPE PLAN

DATE
9/30/2019
REVISIONS

SCALE
AS NOTED
DRAWN BY
NCW
APPROVED BY
RLV



From: [Belz, Hilary](#)
To: [Koops, Scott E.](#)
Subject: RE: Rental history (recent) for 3822 W Locust St
Date: Wednesday, December 4, 2019 11:04:23 AM

I do not show 3822 W Locust as a registered rental property in our system. It was last boarded up in 2018 and has had nuisance violations for snow, debris and tall grass. It does not appear we have been inside the property.

Hilary Belz

Customer Experience Team
City of Davenport, Iowa
Direct 563-326-6198
Main 563-326-7923
Fax 563-888-3521
hbelz@ci.davenport.ia.us

Our goal is to deliver the best customer experience!

From: Koops, Scott E. <sek@ci.davenport.ia.us>
Sent: Wednesday, December 04, 2019 10:08 AM
To: Belz, Hilary <hbelz@ci.davenport.ia.us>
Subject: Rental history (recent) for 3822 W Locust St

Hi Hilary!

We have a zoning board case next to 3822 W Locust St and I need a little background on that property. It appears to be a rental property.

*Is the dwelling livable? (the petitioner does not think it is)
Has it passed rental inspections, or is it vacant?
Any recent history of noncompliance to correct code violations?*

*If you have any information concerning these items that would be greatly appreciated.
Thanks.*

Scott Koops, AICP
Planner II
563.328.6701

Links:

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

3816 W Loucst - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner: 3816 W LOCUST ST SHAFFER AUTOMOTIVE INC 12023 70TH AV BLUE GRASS IA 52804 Admin Clerks: tthorndike@ci.davenport.ia.us samantha.torres@ci.davenport.ia.us Alderman: rdunn@ci.davenport.ia.us jcondon@ci.davenport.ia.us kgripp@ci.davenport.ia.us 9 Notices Sent				
S2907-01A	3705 W LOCUST ST	ON COOPERATIVE RIGHT	11664 131ST ST	DAVENPORT IA 52804
S2907-02B	3817 W LOCUST ST	MCALISTER PROPERTIES LLC	1314 VAIL AV	DURANT IA 52747
S2907-02C	3823 W LOCUST ST	MCALISTER PROPERTIES LLC	1314 VAIL AV	DURANT IA 52747
T2055-01F	1908 N ZENITH AV	IDLE WHEELS MOBILE HOME PK INC	1108 WAVERLY RD	DAVENPORT IA 52804
T2057-05	2001 N ZENITH AV	TLC REAL ESTATE LLC	4319 W 30TH ST	DAVENPORT IA 52804
T2057-06	1929 N ZENITH AV	RICHARD W SHAFFER	2130 OKLAHOMA AV	DAVENPORT IA 52804
T2057-07	1923 N ZENITH AV	RICHARD W SHAFFER		
T2057-08	1919 N ZENITH AVE	TIMOTHY & AMANDA SHAFFER TRUST		
T2057-09	1915 N ZENITH AV	RICHARD SHAFFER		
T2057-10	1909 N ZENITH AV	TIMOTHY & AMANDA SHAFFER TRUST		
T2057-11	3830 W LOCUST ST	SHAFFER AUTOMOTIVE INC		
T2057-12	3822 W LOCUST ST	WILLIAM JAMES MAST	11336 PRINCE CT	RIVERSIDE CA 92503
T2057-14A	3804 W LOCUST ST	DONALD E BRENTISE	3804 W LOCUST ST	DAVENPORT IA 52804
T2057-15A	3730 W LOCUST ST	ALL AROUND TOWN ENTERPRISES LLC	2602 N UTAH AV	DAVENPORT IA 52804



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



Public Hearing Details:

Date: 12/12/2019

Ward: **1st Ward**

Time: 4:00 PM

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

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

Case #: HV19-21

To: All property owners within 200 feet of the subject property located at **3816 W. Locust 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 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. Sections 17.11.080.A.2 and 17.10.030.E require parking lots to be designed with curbing and buffer yards when abutting landscape, walkways, or structures and residential districts, respectively. [Ward 1]

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.

[illegible]

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

