

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, October 24, 2024; 4:00 PM

City Hall | 226 West 4th Street | Council Chambers

The Zoning Board of Adjustment holds public hearings to consider hardship variances, special uses, and interpretation appeals.

I. Call to Order

II. Secretary's Report

1. Consideration of the August 22, 2024 ZBA minutes.

III. Old Business

IV. New Business

1. Request HV24-11 of Caleb Rogers/Streamline Architects on behalf of Jennifer Milem at 5211 Rickerhill RD for a Hardship Variance to: 1) exceed the total area allowed for accessory structures by 224 sq. ft. and 2) locate an accessory structure in a front yard. The Davenport Municipal Code limits the area of accessory structures to 50% of the livable area of the dwelling (720 sq. ft.) and restricts accessory structures to the side or rear yards. [Ward 1]
2. Request HV24-12 of Reid Rossberger on behalf of Seefried Properties at 9000 N Division Street for a Hardship Variance for five (5) "directional signs" to exceed the height and area limitations with signs eight (8) feet in height and 20 square feet in area and a second freestanding sign. Section 17.12 limits directional signs to five (5) feet in height, two (2) feet in length and two (2) feet in width, and 4 square feet in area and a total of three (3) signs. The lot also only allows one freestanding sign. [Ward 8]
3. Request SU24-05 of Marcus McQueen on behalf of All N Auto for an enclosed vehicle dealership at 4726 Brady Street. Table 17.08-1 requires a special use permit for an enclosed vehicle dealership on property zoned C-OP Commercial Office Park District. [Ward 7]

V. Other Business

VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

10/24/2024

Subject:

Consideration of the August 22, 2024 ZBA minutes.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2024-08-22



MINUTES

Zoning Board of Adjustment

August 22, 2024



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:01 p.m.

Members Participating: Gallart, Boyd-Carlson, Kleffmann, Darland
Excused: None.
Staff present: Berkley, Koops

II. Secretary's Report:

Minutes were approved for the 2024-07-11 ZBA Hearing by voice-vote (4-0).

III. Old Business:

1. None.

IV. New Business:

1. **Request HV24-10 of Bray Architects on behalf of Davenport Community Schools at 503 Cedar Street for a Hardship Variance to: 1) exceed building height by 11 feet, 2) locate a refuse enclosure in a front yard and 3) construct a chain-link fence in the front yard. The Davenport Municipal Code limits building height for this property to 35 feet and requires refuse enclosures and chain-link fences to be in side or rear yards. [Ward 3]**

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical surroundings imposing hardship has been established;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Staff recommends approval of HV24-10 subject to the conditions listing in the staff report.

Motion:

Boyd-Carlson moved to approve HV24-10, seconded by Gallart, subject to condition listed in the staff report as follows:

- 1) the addition of evergreen landscaping bushes on three (3) sides of the refuse enclosure;
- 2) the chain-link fence constructed with black PVC coating and with a top rail;
- 3) the chain-link fence shall be installed without privacy slats; and
- 4) the chain-link fence shall be maintained in good condition.

The motion carried unanimously (4-0).

Bloemker, yes; Gallart, yes; Boyd-Carlson, yes; and Darland, yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:25 p.m.

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

10/24/2024

Subject:

Request HV24-11 of Caleb Rogers/Streamline Architects on behalf of Jennifer Milem at 5211 Rickerhill RD for a Hardship Variance to: 1) exceed the total area allowed for accessory structures by 224 sq. ft. and 2) locate an accessory structure in a front yard. The Davenport Municipal Code limits the area of accessory structures to 50% of the livable area of the dwelling (720 sq. ft.) and restricts accessory structures to the side or rear yards. [Ward 1]

Recommendation:

Background:

Attachments:

1. Staff Report HV24-11- 5211 W River DR - Accessory Building in Front Yard
2. Application in Full
3. Notice Letter Example
4. HV24-11 5211 Rickerhill RD - Adjacent Owner Notice List



Zoning Board of Adjustment | Staff Report HV24-11
Construct Accessory Building in Front Yard
5211 W River DR | Sept 10, 2024

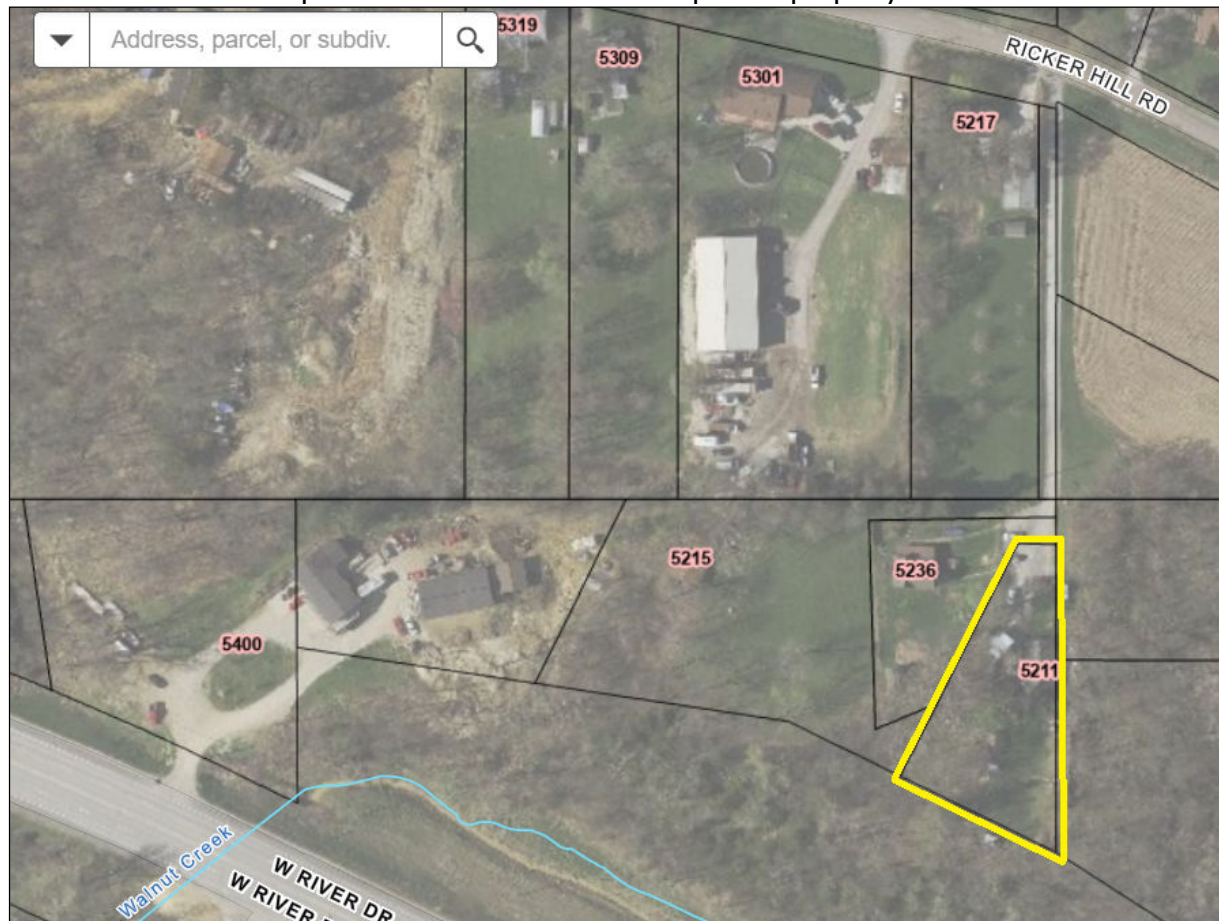
Description

Request HV24-11 of Caleb Rogers/Streamline Architects on behalf of Jennifer Milem at 5211 Rickerhill RD for a Hardship Variance to: 1) exceed the total area allowed for accessory structures by 224 sq. ft. and 2) locate an accessory structure in a front yard. The Davenport Municipal Code limits the area of accessory structures to 50% of the livable area of the dwelling (720 sq. ft.) and restricts accessory structures to the side or rear yards. [Ward 1]

Background | Discussion

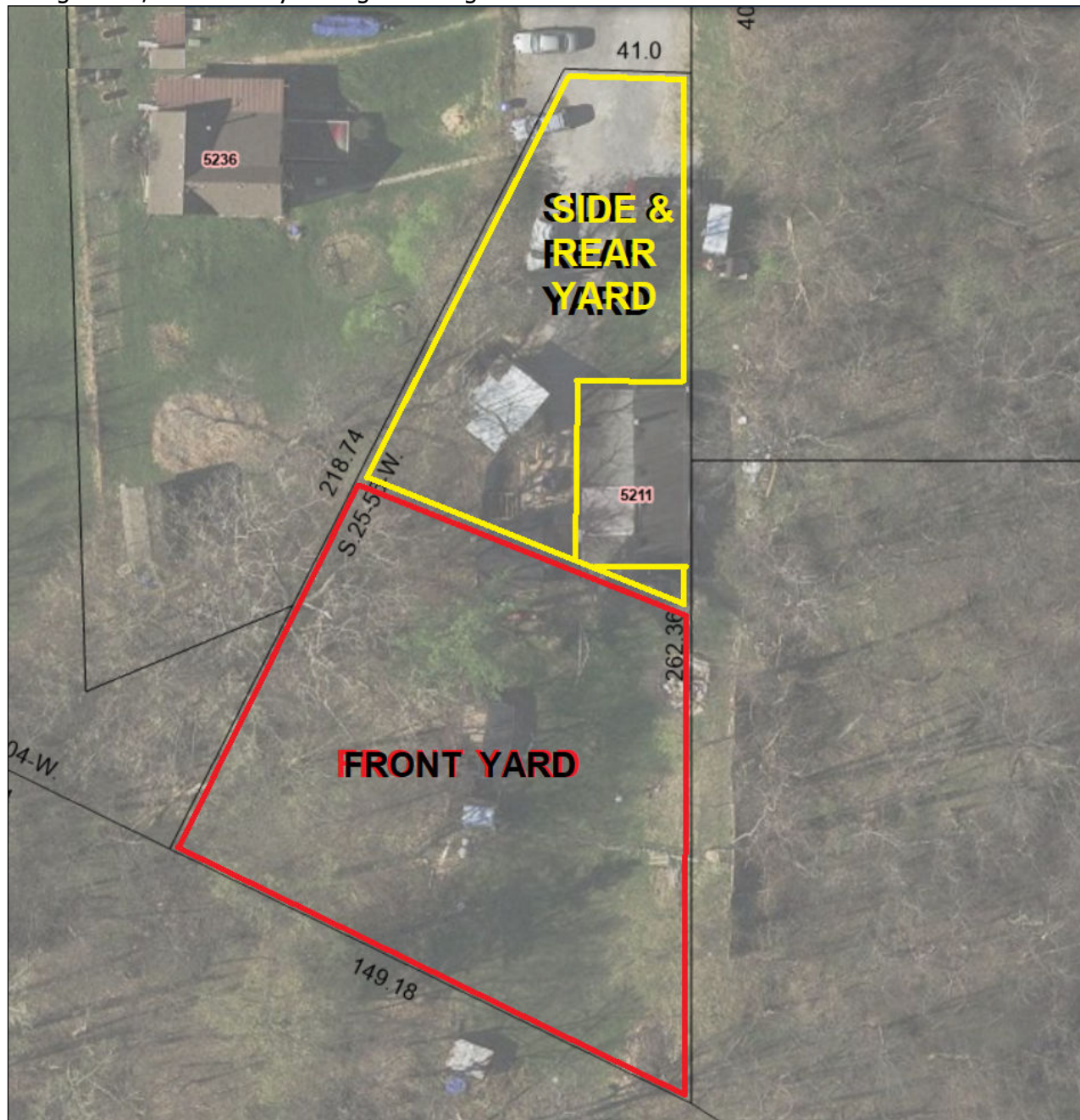
The petitioner is proposing an accessory storage building in the W. River Drive front yard. While this yard may appear to be a rear yard, it is in fact a front yard for the property as defined by the Zoning Ordinance in [§17.02.040.P.7](#). The lot does not have any frontage on Ricker Hill RD, and is therefore not a through lot. A variance is necessary to build the accessory building as proposed and to exceed the area of allowed accessory structures by 224 square feet. The property currently has a 224 square foot accessory storage building that will not be demolished. Adding the proposed accessory storage building and the existing 224 building to the lot places the property exactly 224 sq.ft. over the allowed area as 720 sq.ft. is the minimal allowed, which happens to be the size of the proposed building.

Site: Access is from a private access easement over private property from the north.

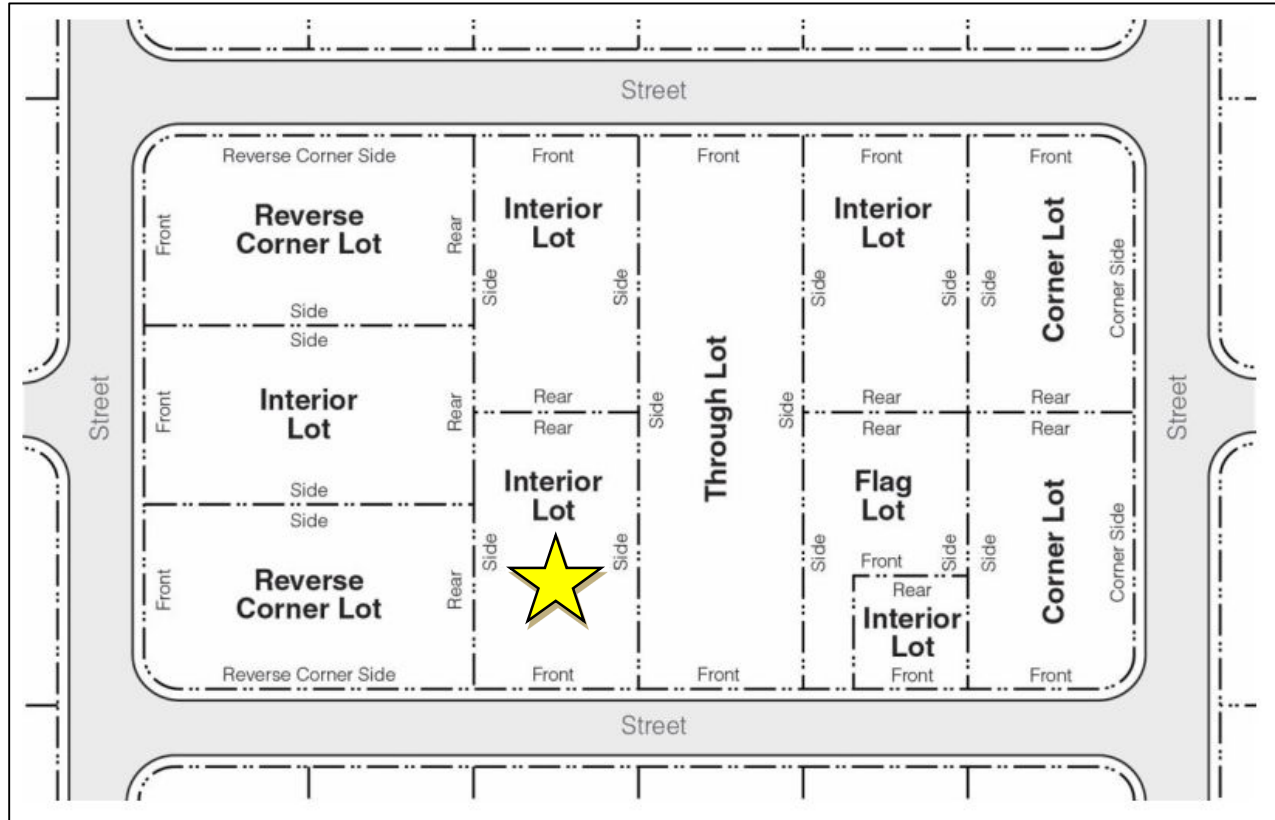


Yard Diagram for the Subject Property:

Garages and/or Accessory Storage Buildings not allowed in Front Yards



Types of Lots Diagram



Through Lot

A lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot. A through lot is also called a double frontage lot. While this lot is not technically a through lot, it functions like one and the lot would normally have a "pole" portion of the lot connecting to Rickerhill RD if it were subdivided properly.

Site Photo: Facing North on W. River Dr at the subject property.



Aerial Site Photo: Facing North on W. River Dr at the subject property.



Aerial Site Photo: Facing South from Rickerhill RD



Purpose of a Hardship Variance

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

It is the role of the Zoning Board of Adjustment members to evaluate the evidence of hardship.

Applicant's Description of the Request

FRONT YARD LOCATION: "Allow a detached accessory structure within the south front yard."

EXCEED AREA: "Allow a second Accessory Storage Building in lieu of a first Detached Garage."

Applicant's Site Plan: Proposed 720sqft Accessory Building



Approval Standards

The Zoning Board of Adjustment decision must make findings to support the following:
(code requirement | applicant's response | staff comments)

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

Applicant Response:

FRONT YARD LOCATION: Allow the construction of a new detached accessory structure within the south yard of this "through lot".

EXCEED AREA: Allow the construction of a new detached accessory storage building in lieu of a detached garage. Design will be in compliance with criteria for an "accessory storage building".

Staff Comments:

The only location for an accessory structure of the proposed size is to the south of the dwelling in what most would consider the rear yard, however, as defined by the ordinance, said yard is the front yard, which does not allow for accessory structures. Yards adjacent to the proposed structure are the rear and side yards of adjacent properties. This lot is 300 feet from West River Drive. Impact to adjacent properties will be minimal, if any, due to the distance from any adjacent structures and due to the type of yard the structure will be abutting (side and rear). Given the size of the lot and the location of the structure, the additional 224 sq ft will not have an impact on adjacent property owners. Standard #1 has been met.

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

Applicant Response:

FRONT YARD LOCATION: "Lots of similar size, shape, and configuration are not "through lots". Adjacent parcels fronting on Ricker Hill Road have no connection to West River Drive/Highway 61. Walnut Creek will not be bridged by the homeowner to access the Highway.

Application of a "through lot" classification is unreasonable and creates a hardship with regards to constructing a new structure in the homeowner's rear yard."

EXCEED AREA: The construction of a detached "garage" is impractical due to the configuration of the pie-shaped lot. No physical space is available to connect a driveway to a "garage" in the south "yard".

It is unreasonable to classify the new building as a "garage" when it will not be used for the purposes of storing vehicles

Staff Comments:

The physical conditions of the site do limit impact to adjacent properties and visibility of the proposed garage. The lot is such that the nearest dwelling will be over 140' from the proposed structure and the location of the structure abuts side and rear yards. Standard #2 has been met.

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

Applicant Response:

FRONT YARD LOCATION: "The existing conditions of significant topography, long-standing timber, and zero paved connection to West River Drive should allow the south frontage to be classified as a 'rear' yard. The existing driveway from Ricker Hill Road and all associated conditions will remain unaltered. The north yard will remain classified as a 'front' yard."

EXCEED AREA: The majority of adjacent properties contain sufficient space for driveway access to a detached storage building. These buildings are utilized for a variety of purposes, including vehicle storage, storage of home goods, and storage of outdoor gear. This allows homeowners to store goods out of sight. This is something the property owner desires to do. They wish to clean up the appearance of their yard, store materials for themselves and their nonprofit organization, and improve the outward appearance to their neighbors.

Staff Comments:

Due to this lot functioning similar to a through lot, there is a somewhat unique circumstance for this property. Standard #3 has been met.

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

Applicant Response:

FRONT YARD LOCATION: The essential character of the locality is defined by varied types of homes, private garages, expansive back yards, and a general residential appearance. The hardship variance will not alter the perception of the neighborhood from the Highway. No new driveways will be added to the Highway.

This structure will be used for the storage of A) storage of the homeowners small goods, and B) storage of a nonprofit organization's small goods.

EXCEED AREA: The essential character of the locality is defined by varied types of homes, private garages, expansive back yards, and a general residential appearance. The hardship variance will not alter the perception of the neighborhood. It will improve it by allowing the homeowners to store items out of site. This structure will be used for the storage of A) the owner's small home goods, and B) storage of a nonprofit organization's small goods. No vehicles will be stored within the structure.

Staff Comments:

Due to the nature of this area, with what are functionally rear and side yards adjacent to the proposed accessory structure, essential character will not be negatively impacted. Standard #4 has been met.

Findings & Staff Recommendation:

Findings: (supported by the previous analysis)

- Item #1 the nature of the lot has created a certain type of hardship;
- Item #2 physical and topographical conditions on site limits development of the lot;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends the Board adopt staff's findings and approve request HV24-11 as proposed; approval standards have been met.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: ZBA application/plans, notice documents



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
HARDSHIP VARIANCE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name Company Name	DATES: PRE-APP SUBMITTAL PUBLIC HEARING
Address	
City State Zip	
Phone	
Secondary Phone	
E-Mail Address	SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION
SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED	
COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED	
Concept/Development Plan to Scale* *shall show setbacks, height and size dimensions, etc.	
Consent to request hardship/legal interest Affidavit* *shall include owner contact information	
Application Fee* \$200 *required for a complete application	
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (4) ITEMS:	
1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted.	
2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.	
4. The hardship variance, if granted, will not alter the essential character of the locality.	
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	

APPLICANT INFORMATION	
I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.	
In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary.	
Type Applicant's Name	
Applicant's Signature	Date
DEVELOPMENT TEAM	
Property Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	



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APPLICATION FOR
HARDSHIP VARIANCE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION		
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SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED		
COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED		
Concept/Development Plan to Scale* *shall show setbacks, height and size dimensions, etc. Consent to request hardship/legal interest Affidavit* *shall include owner contact information Application Fee* \$200 *required for a complete application		
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (4) ITEMS:		
Acceptance of Applicant		
I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.		
In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary.		
Type Applicant's Name		
Applicant's Signature Date		
DEVELOPMENT TEAM		
Property Owner		
Address		
Phone	Secondary Phone	
E-Mail Address		
Project Manager/Other		
Address		
Phone	Secondary Phone	
E-Mail Address		
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.		



EXISTING SHED TO REMAIN: 224 SF

EXG RESIDENCE TO REMAIN: 1,248 SF

EXG FENCE TO REMAIN - NOT ON PROPERTY LINE

1 PROPOSED BUILDING: 720 SF



MILEM ACCESSORY BUILDING

EXHIBIT - SITE PLAN

Project number 21-117

Date 09/16/2024

Drawn by CJR

Checked by ---

VAR-1*

Scale 1" = 40'-0"



VIEW TO SOUTHWEST

FORMER SHED REMOVED TO MAKE WAY FOR NEW BUILDING
 METAL SHED WILL BE REMOVED.
 SOFT-SIDED SHED WILL BE REMOVED.



THE HOMEOWNER INTENDS TO STORE BOTH THEIR PERSONAL POSSESSIONS AND MATERIALS OF THEIR NONPROFIT ORGANIZATION. THESE WILL INCLUDE:

- TABLES & FOLDING CHAIRS
- CHEST COOLERS
- PANS, TRAYS
- FOOD WARMERS & HEAT LAMPS
- TOTES WITH UTENSILS
- DRINK WARMERS
- YARD EQUIPMENT
- HOLIDAY DECORATIONS
- LARGE TOOLS

VEHICLES WILL NOT BE STORED.

VIEW TO SOUTHEAST

	MILEM ACCESSORY BUILDING	CONTEXT IMAGES		
		Project number	21-117	VAR-3
		Date	09/16/2024	
		Drawn by	CJR	
		Checked by	---	





Public Hearing Notice | Zoning Board of Adjustment

Date: 10/10/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Example Letter

To all property owners within 200' of the subject property **5211 Rickerhill RD:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Hardship Variance. The purpose of the Hardship Variance is to grant permission to waive or alter a size or dimensional code requirement.

Request/Case Description

Request HV24-11 of Caleb Rogers/Streamline Architects on behalf of Jennifer Milem at 5211 Rickerhill RD for a Hardship Variance to: 1) exceed the total area allowed for accessory structures by 224 sq. ft. and 2) locate an accessory structure in a front yard. The Davenport Municipal Code limits the area of accessory structures to 50% of the livable area of the dwelling (720 sq. ft.) and restricts accessory structures to the side or rear yards. [Ward 1]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of Adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

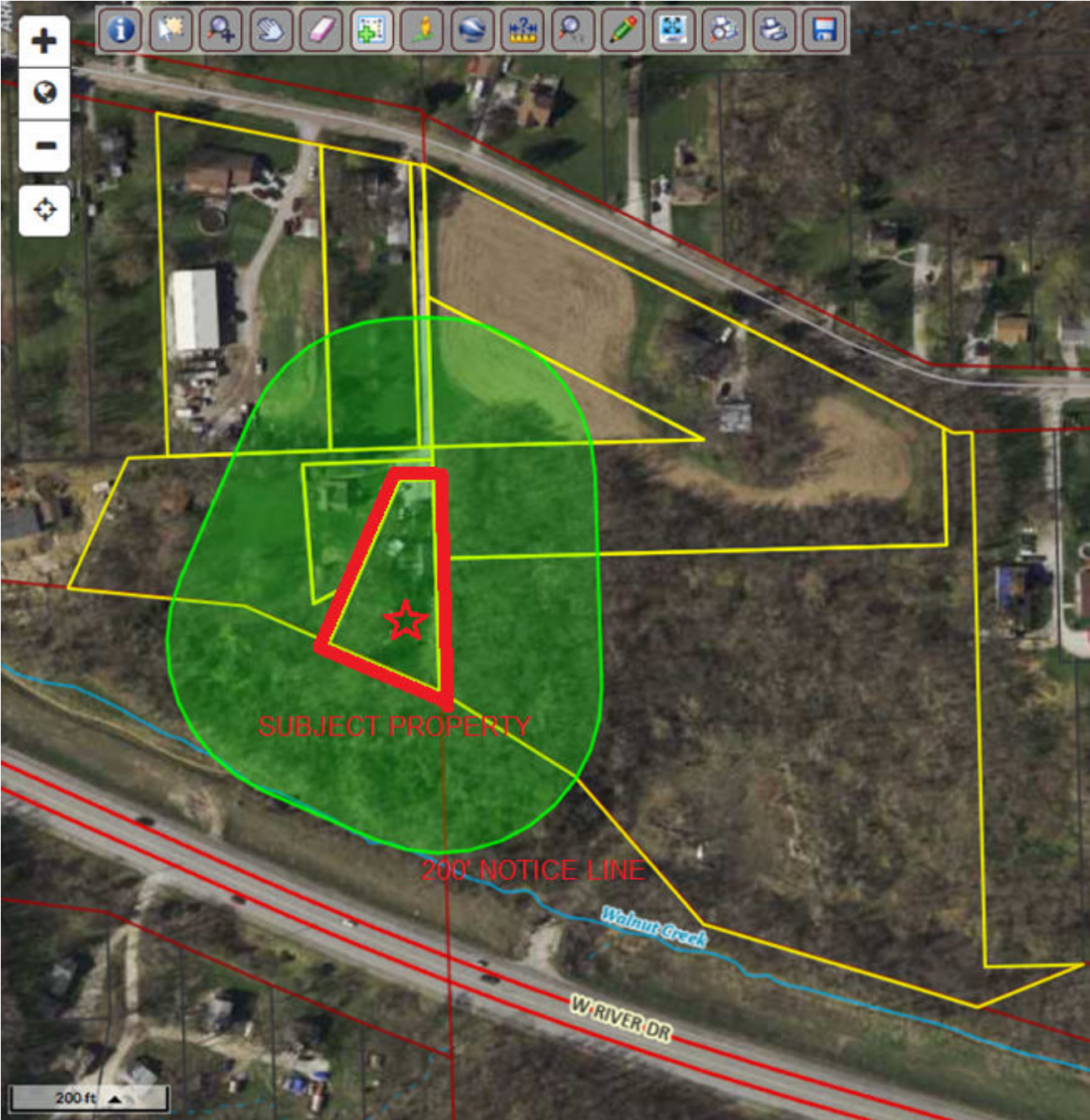
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



HV24-11 5211 Rickerhill RD - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 5211 RICKER HILL RD		JENNIFER MILEM		
Ward: 1ST WARD				NOTICES SENT: 8
23155-25	5217 RICKER HILL RD	DAVID & STACY PAISLEY	5217 RICKER HILL RD	DAVENPORT IA 52802
20607-39B	5211 RICKER HILL RD	JENNIFER MILEM	5211 RICKER HILL RD	DAVENPORT IA 52802
23155-27A	5301 RICKER HILL RD	RANY & TAMMY KRANA	5301 RICKER HILL RD	DAVENPORT IA 52802
23249-23E	5123 RICKER HILL RD	WILLIAM GEORGE	5123 RICKER HILL RD	DAVENPORT IA 52804
20501-40	5032 W RIVER DR	JESSE JAEGER	4947 N CLARK ST	DAVENPORT IA 52806
20501-40	5032 W RIVER DR	JO JAEGER	5032 W RIVER DR	DAVENPORT IA 52802
20607-38A	5236 RICKER HILL RD	BRETT TREIBER	5236 RICKER HILL RD	DAVENPORT IA 52802
20607-39C		SHANNON TREIBER	5236 RICKER HILL RD	DAVENPORT IA 52802

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

10/24/2024

Subject:

Request HV24-12 of Reid Rossberger on behalf of Seefried Properties at 9000 N Division Street for a Hardship Variance for five (5) "directional signs" to exceed the height and area limitations with signs eight (8) feet in height and 20 square feet in area and a second freestanding sign.

Section 17.12 limits directional signs to five (5) feet in height, two (2) feet in length and two (2) feet in width, and 4 square feet in area and a total of three (3) signs. The lot also only allows one freestanding sign. [Ward 8]

Recommendation:

Background:

Attachments:

1. HV24-12 Staff Report - freestanding & directional signs
2. Application
3. Adjacent Owner Notice List
4. Example Notice 9000 N Division St



**Zoning Board of Adjustment
Planning Staff Report
Freestanding Sign/Directional Signage
October 24, 2024**

Description

Request HV24-12 of Reid Rossberger on behalf of Seefried Properties at 9000 N Division Street for a Hardship Variance for five (5) "directional signs" to exceed the height and area limitations with signs eight (8) feet in height and 20 square feet in area and a second freestanding sign. Section 17.12 limits directional signs to five (5) feet in height, two (2) feet in length and two (2) feet in width, and 4 square feet in area and a total of three (3) signs. The lot also only allows one freestanding sign. [Ward 8]

Request Summary (as stated by the applicant)

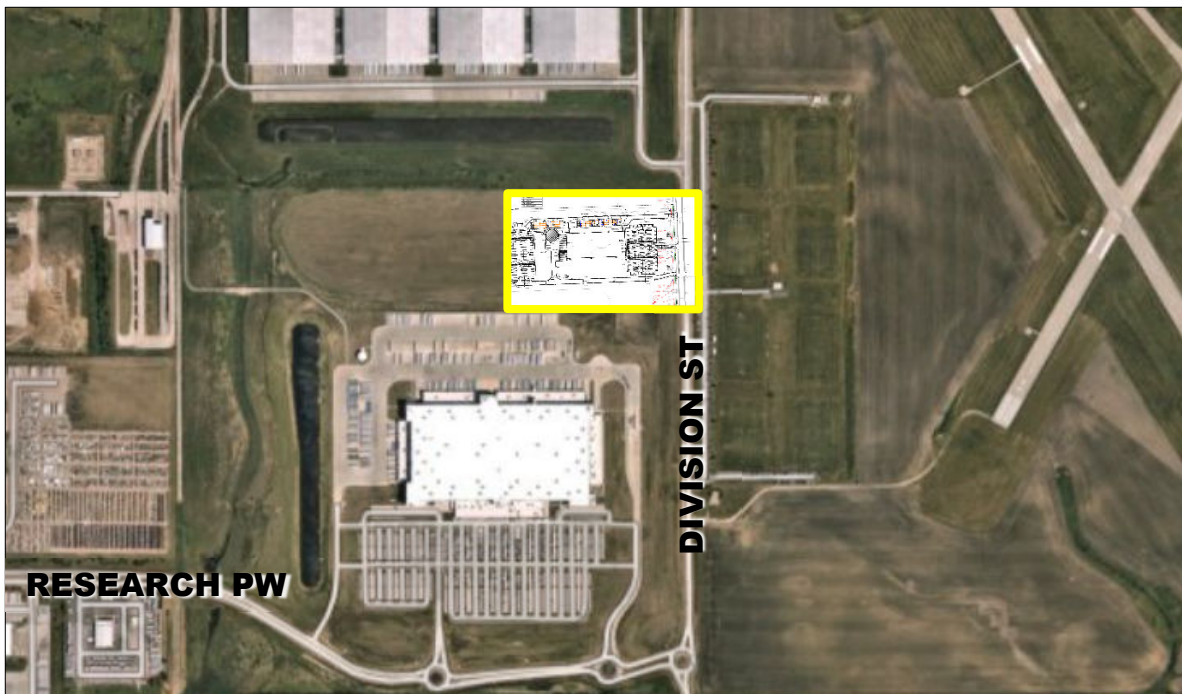
- 1.) (1) Additional freestanding address sign and (2) additional directional signs at proposed drive locations.
- 2.) Increase size of (5) freestanding directional signs and (1) address sign to have an area of 4'X5' and 5'x4' respectively.
- 3.) Increase height of (5) new freestanding directional signs and (1) address sign from 5' to 8'.

Background

The petitioner has requested a hardship variance from sign code requirements, and requests a second freestanding sign (what the applicant calls an "address" sign), and increased size for five directional signs and for two additional directional signs over the allowed limit of three (3).

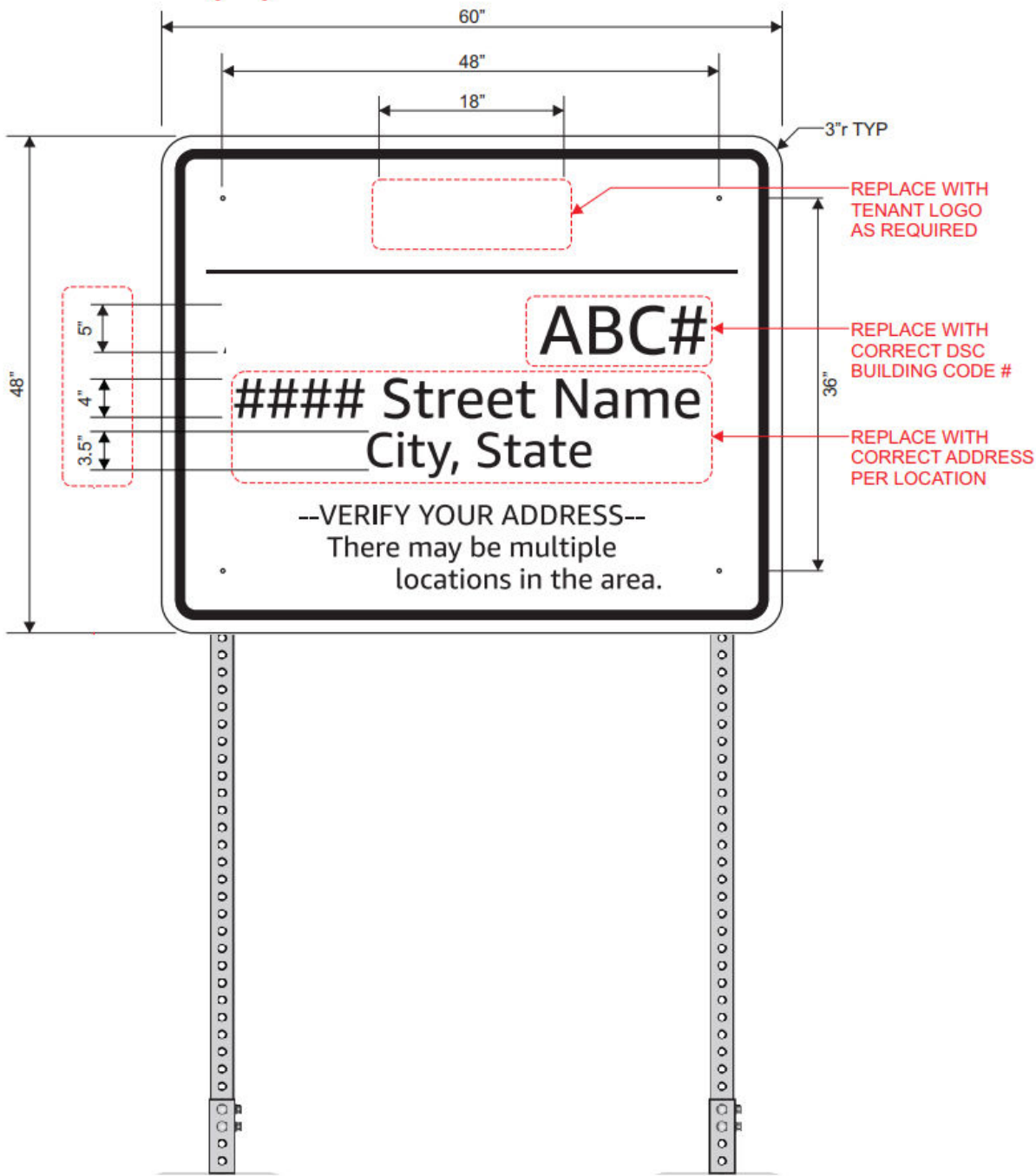
The signs will be located along Division St. opposite of the Davenport Soccer Complex. The property is 160 acres (0.25 square miles) and the proposed development will be north of the existing building. The use of the property is best categorized as warehousing.

SITE



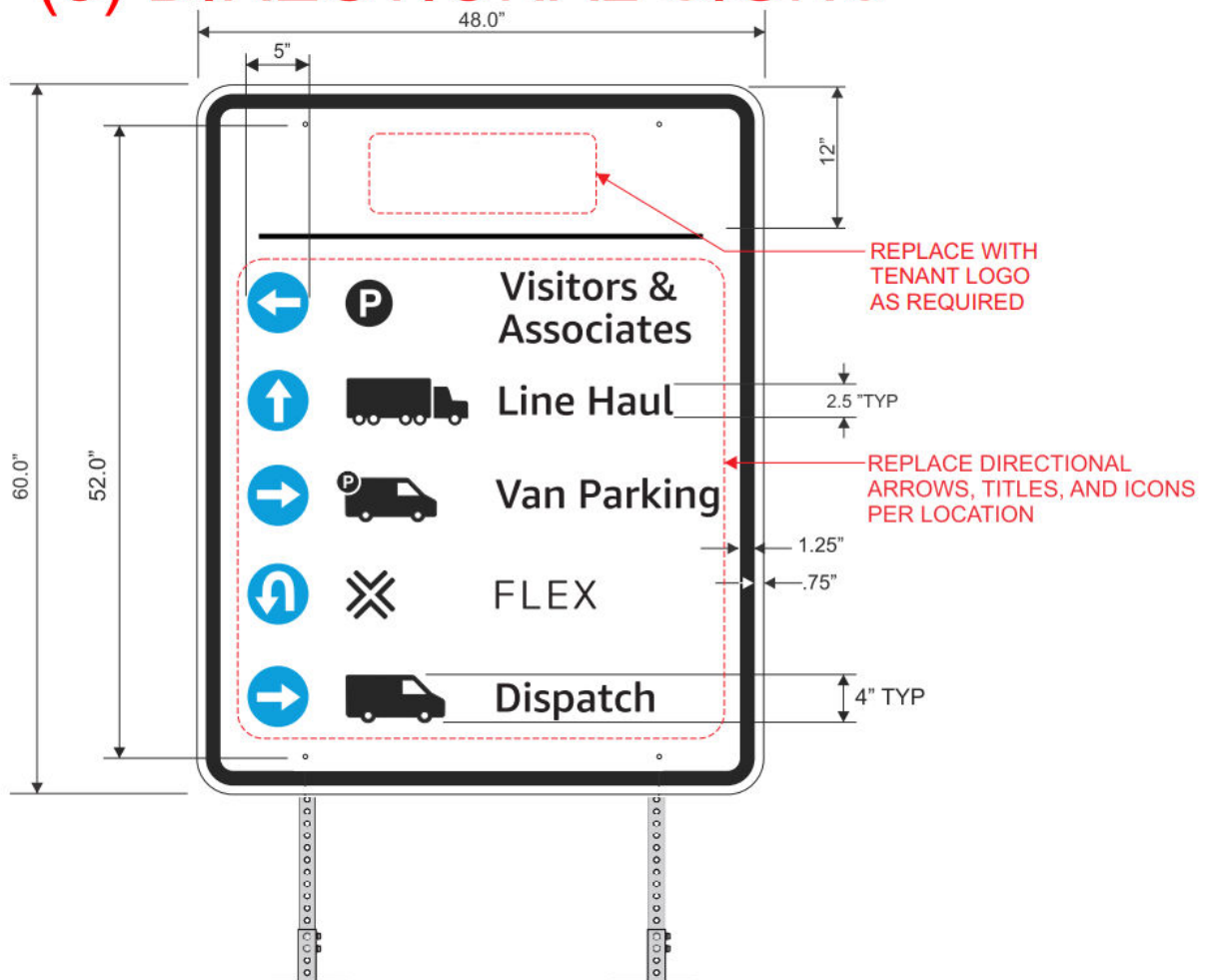
Proposed Freestanding Sign: 8' tall

(1) ADDRESS SIGN

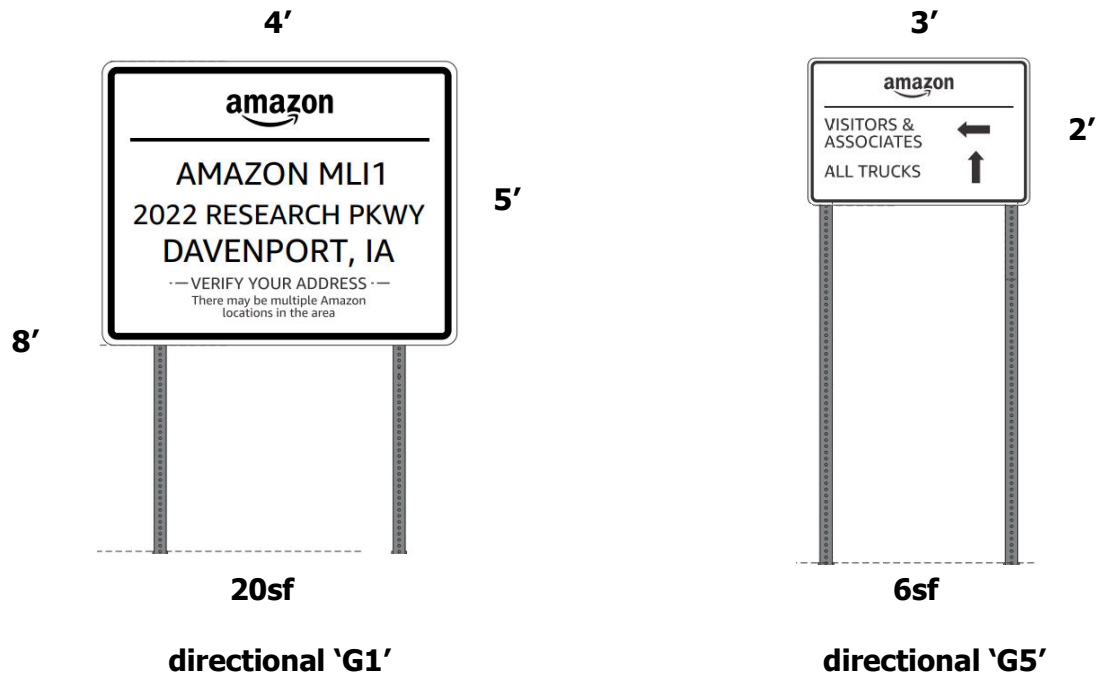


Proposed Directional Signs: 8' tall

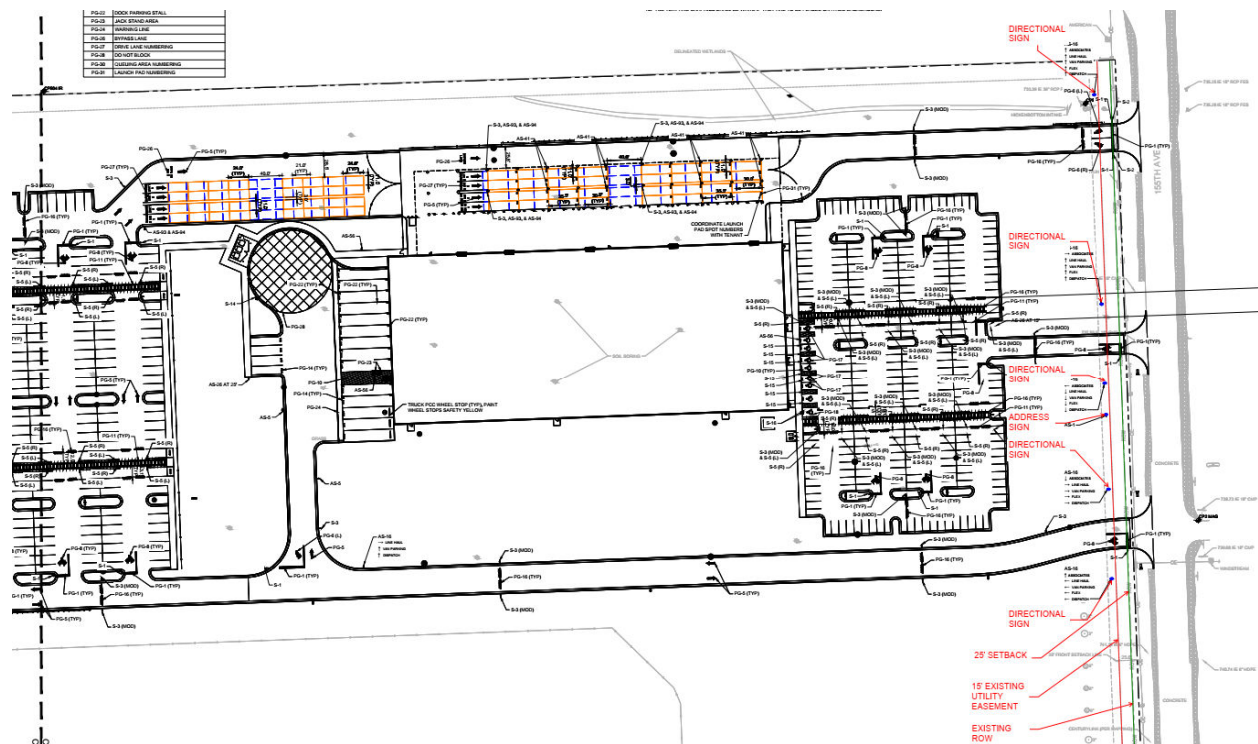
(5) DIRECTIONAL SIGNS



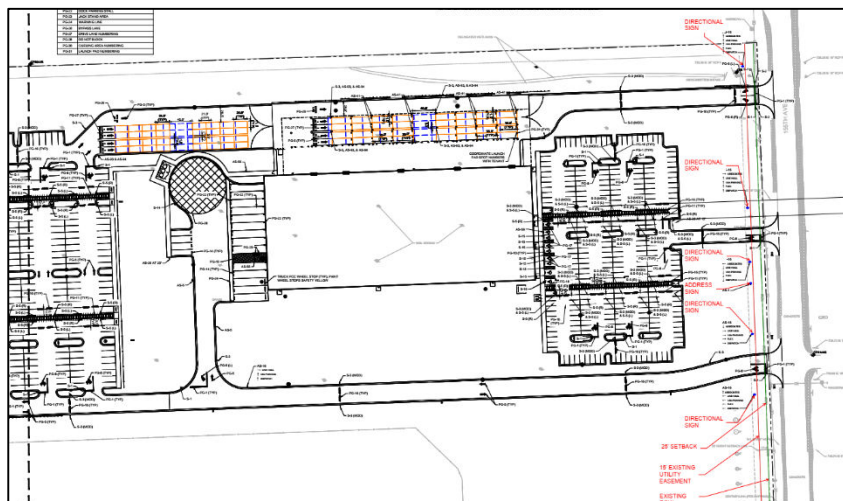
Signs Approved in May of 2022 for the southern portion of the property:



Site Plan



Freestanding Signage "A" & Directional Signage "1", "2", "3", "4", "5"



Public Input

No comments were received; notices were sent to adjacent owners within 200 feet of the site.

Purpose of a Hardship Variance

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

Approval Standards

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

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

Applicant Response:

Variance #1. The current ordinance allows for directional signs to be placed at each drive. A total of (5) signs are proposed for the 3 drive locations to assist traffic at each drive from each direction.

Variance #2. The current ordinance allows for directional and address signs to be a maximum of 2' x 2'. Increasing these signs to 5' x 4' and 4'x5', respectively is due to the amount of information and font size on the sign. The larger signs will make them much easier to see from the vantage point of a truck driver. Without these signs, there is a safety issue as it would increase the likelihood of misdirected trucks/tractor trailers which will impact the safety of associates, employees and the public.

Variance #3. The current ordinance allows for two (2) of the freestanding signs to be mounted a maximum of 5' in height. There are already two existing address signs that have been approved on this parcel to be at a maximum height of 8' from Project Scrabble to the South. Our current project would add one (1) address sign and (5) directional signs at a height of 8' for the new building. Increasing the maximum height to 8' will make them easier to see from the truck driver's perspective. This is a known safety issue that has been experienced at other facility locations and could impact the safety of associates, employees and the public due to misdirected trucks/tractor trailers.

Staff Comments:

Staff concurs with the applicant's assessment.

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 hardships are safety related. If shorter, smaller, and less directional signs are used instead of the requested changes, the chances of misdirected tractor trailers entering the property increases. If/when this occurs, it would increase the likelihood of an associate/visitor having an interaction with a fully loaded tractor trailer. The variance requests are to aid in accident avoidance and minimize the chances of accidents and/or property damage.

Staff comments:

Safety would be enhanced with the proposed sign package. The additional height and size of the directional signs appear to be warranted given the proposed site plan, height/size of the delivery trucks, and the scale of the property.

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:

Our new facility will utilize truck/trailer, van delivery, and associate traffic, which is unique to the surrounding sites. To ensure safety, three drives are required to separate these different types of traffic. With three drives, additional direction signage is required to provide clear pathways into and around the site. The existing Sterilite facility to the North also has a drive off of Division Street. The additional signage added to our project will help traffic differentiate between the two sites.

Staff Comments:

Staff concurs that the scale and size of the property negates concerns regarding the potential for sign proliferation.

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

Applicant Response:

The increased amount of signs, sign area, and height will not alter the character of the locality in general or specifically the functioning or character of Division Street. Given there are three drives required for this facility, the number of directional signs shown on the plans is appropriate.

Staff Comments:

Staff concurs that the size of the property negates concerns regarding the potential impact to the essential character of the local. On a typical commercial street, a property of this size would easily support ten or more businesses along this frontage, each with their own freestanding sign. The proposed use in the same area would only have one (2) freestanding signs and five (5) directional signs. Essential character will not be impacted.

Findings & Staff Recommendation:

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

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical surroundings imposing hardship has been established;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

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

Prepared by:



Scott Koops, AICP, Planner II



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
HARDSHIP VARIANCE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION		
Applicant Name Company Name	SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED	
Address		
City State Zip		
Phone		
Secondary Phone		
E-Mail Address	COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED Concept/Development Plan to Scale* *shall show setbacks, height and size dimensions, etc. Consent to request hardship/legal interest Affidavit* *shall include owner contact information Application Fee* \$200 *required for a complete application	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Type Applicant's Name _____ Applicant's Signature _____ Date _____		
DEVELOPMENT TEAM		
Property Owner		
Address _____		
Phone _____	Secondary Phone _____	
E-Mail Address _____		
Project Manager/Other		
Address _____		
Phone _____	Secondary Phone _____	
E-Mail Address _____		

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

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION

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

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

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

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

Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.

HV24-12 - 9000 n Division ST - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	2022 RESEARCH PARKWAY	CF CAIMAN DVN LLC	PO BOX 80416	SEATTLE WA 98108-0416
Ward:	8TH WARD			NOTICES SENT: 3
W2733-03	2021 SLOPERTOWN RD	STERILITE CORPORATION	PO BOX 8001	TOWNSEND MA 01469-8001
W3433-04		NANCY L STEFFEN IRREVOC TRUST	108 7TH ST	DURANT IA 52747
W3435-03A		NANCY L STEFFEN IRREVOC TRUST	108 7TH ST	DURANT IA 52747
W3435-03A		JFSJA HAMANN LIVING TRUST	19051 220TH ST	DAVENPORT IA 52807
W3433-04		JFSJA HAMANN LIVING TRUST	19051 220TH ST	DAVENPORT IA 52807



Public Hearing Notice | Zoning Board of Adjustment

Date: 10/24/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

EXAMPLE NOTICE

To all property owners within 200' of the subject property **9000 N. Division ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Hardship Variance. The purpose of the Hardship Variance is to grant permission to waive or alter a size or dimensional code requirement.

Request/Case Description

Request HV24-12 of Reid Rossberger on behalf of Seefried Properties at 9000 N Division Street for a Hardship Variance for five (5) "directional signs" to exceed the height and area limitations with signs eight (8) feet in height and 20 square feet in area and a second freestanding sign. Section 17.12 limits directional signs to five (5) feet in height, two (2) feet in length and two (2) feet in width, and 4 square feet in area and a total of three (3) signs. The lot also only allows one freestanding sign. [Ward 8]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of Adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

10/24/2024

Subject:

Request SU24-05 of Marcus McQueen on behalf of All N Auto for an enclosed vehicle dealership at 4726 Brady Street. Table 17.08-1 requires a special use permit for an enclosed vehicle dealership on property zoned C-OP Commercial Office Park District. [Ward 7]

Recommendation:

Background:

Attachments:

1. Staff Report SU24-05 Enclosed Vehicle Dealership 4726 Brady
2. Application in Full
3. Example Notice SU24-05
4. Adjacent Owner Notice List



**Zoning Board of Adjustment
Planning Staff Report
4726 Brady Street | All N One Dealership
October 24, 2024**

Description

Request SU24-05 of Marcus McQueen on behalf of All N Auto for an enclosed (indoor) vehicle dealership at 4726 Brady Street. Table 17.08-1 requires a special use permit for an enclosed vehicle dealership on property zoned C-OP Commercial Office Park District. [Ward 7]

Background

The Zoning Ordinance Use Matrix, Table 17.08-1, requires the approval of a Special Use for enclosed vehicle dealerships.

Zoning District Use Matrix | Table 17.08-1

PRINCIPAL USE	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	USE STANDARD
Vehicle Dealership - Enclosed				P		S	P		P	S		P	

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

Purpose Statement | C-OP Commercial Office Park Zoning District

The C-OP Commercial Office Park Zoning District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.

Vehicle Dealership | Definition

An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle dealerships do not include truck, trailer, boat, or heavy equipment sales, which are considered heavy retail, rental, and service.

Special Use Approval Standards per 17.14.050.E.:

Each special use must be evaluated on an individual basis, in relation to all applicable standards of this ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Zoning Board of Adjustment must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies.

Zoning Map:



C-OP | C-2

Site Aerial Photo:

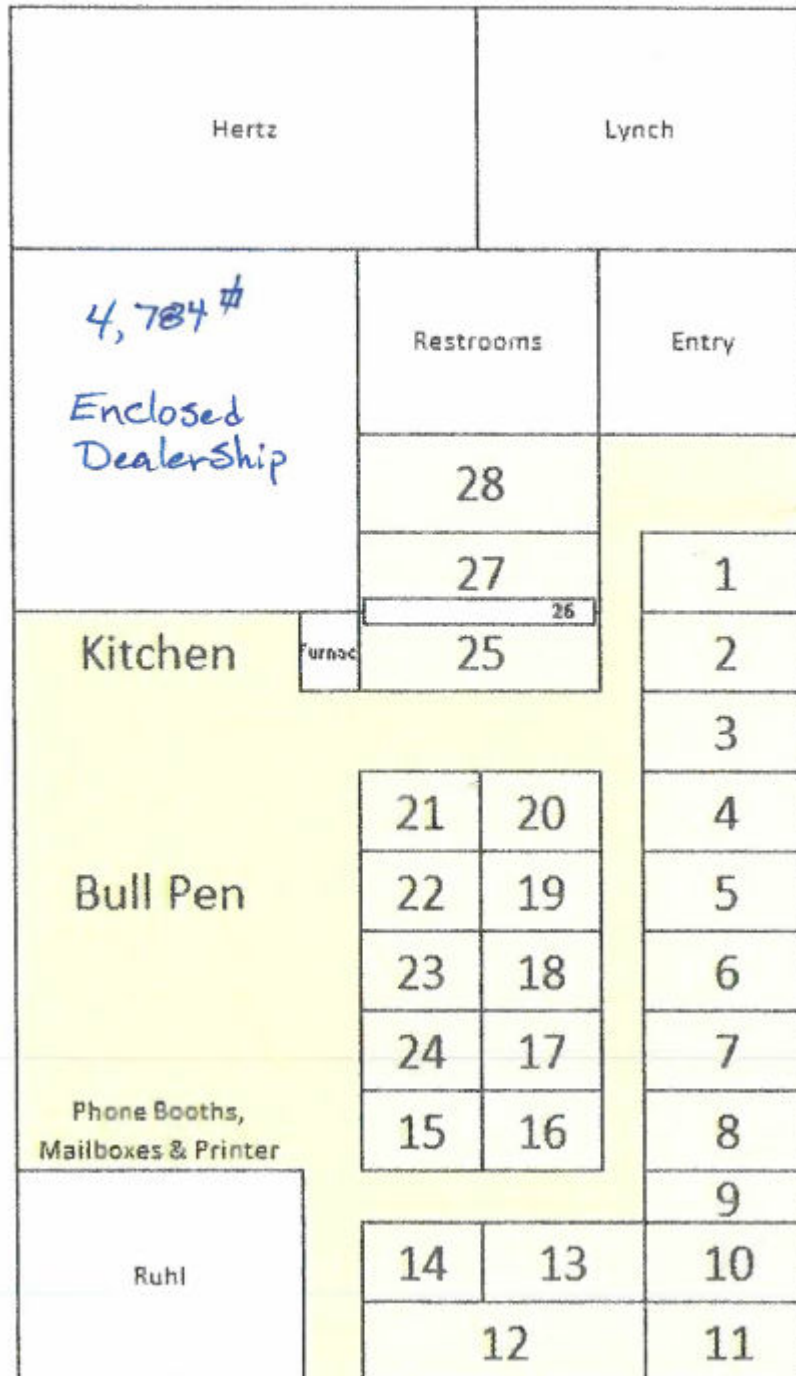


Site Photo

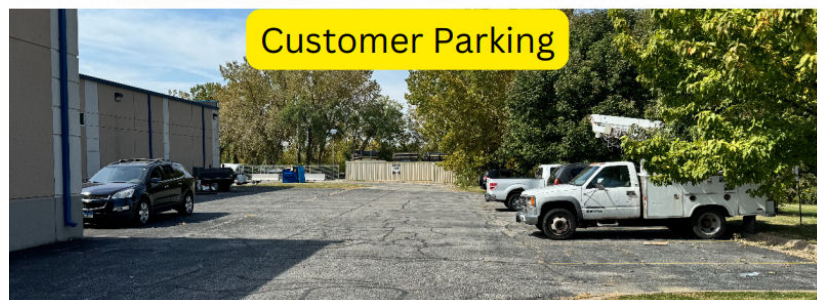
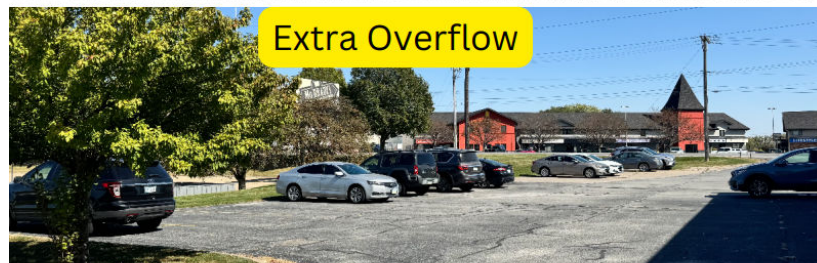


Interior Site Plan

4726 N Brady St,
Davenport, IA 52806



Exterior Site Plan showing Parking Spaces Leased for 'All N One' Use



Discussion

The subject property and adjacent properties are zoned for various office and 'quasi light industrial' uses in the C-OP district. An indoor vehicle dealership is allowed with the approval of a Special Use from the ZBA. This site is located near similar uses and since the use will operate entirely within the existing building (excepting employee and customer parking), the use will be compatible with the adjacent land uses and businesses.

Approval Standards

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

Applicant:

There will be no safety or endangering of Public, this will enhance the community and create growth and community involvement.

Staff Response: The proposed use meets code requirements for an enclosed vehicle dealership provided all vehicles for sale are sold inside the leased building area.

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

Applicant:

"Yes!!! The plans and proposed use align perfectly with existing business and development."

Staff Response: The proposed use meets code requirements for an enclosed vehicle dealership provided all vehicles for sale are sold inside the leased building area.

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

Applicant:

"Yes!!! The specific location promotes growth and community and creates jobs for patrons of the City."

Staff Response: The proposed use meets code requirements for an enclosed vehicle dealership provided all vehicles for sale are sold inside the leased building area.

Recommendation & Findings

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that the Board adopt staff's findings and approve request SU24-05 subject to the following conditions:

1. The applicant shall have at least 14 paved off-street parking spaces for the use of customers and employees and such spaces shall be used for such.
2. All vehicles for sale must be stored inside the leased building area and there shall be no displays for parking of vehicles on the outside of the building;
3. The applicant shall obtain (within 90 days) and maintain a City of Davenport Dealership License.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
		[Set After Site Plan Review]

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION

SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN
I, the Applicant, certify understanding that a site plan must be reviewed
& approved prior to placement on the Zoning Board of Adjustment calendar. ☐

USE PROPOSED REQUIRING A SPECIAL USE

Enclosed Vehicle Dealership

COMPLETE SUBMITTALS SHALL INCLUDE:

SUBMITTED

Site Plan/Concept Plan (to scale)*

*shall show setbacks, height and size dimensions, etc.

Authorization to Act as Agent Affidavit*

*shall include owner contact information

Application Fee (REQUIRED) \$400

DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3)
ITEMS:

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

There will be NO safety, or endangering of Public, this will enhance the community, and create growth & community involvement

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

Yes!!! The plans and proposed use align perfectly with existing Businesses and development.

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

Yes!!! The specific location Promotes growth, and community and creates jobs for citizens of the city.

Contact Development & Neighborhood Services (DNS)
Planning Division at planning@davenportiowa.com with any
questions, for additional information, and to submit this form.

APPLICANT INFORMATION

Applicant Name | Company Name

ALLN Auto

Address

4726 N. BRADY ST

City | State | Zip

Davenport, IA 52806

Phone

563-949-9892

Secondary Phone

E-Mail Address

ALLNAutoIA@gmail.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary.

Marcus McQueen

Type Applicant's Name

[Signature]

Applicant's Signature

9/30/24

Date

DEVELOPMENT TEAM

Property Owner

Address

Phone

Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, MIKE INGLEY & MARCUS McQUEEN
[as property owner(s)]

authorize MIKE INGLEY & MARCUS McQUEEN
[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at 4726 BRADY STREET DAVENPORT IA 52801

Michael Ingley
Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

Date

State of _____,

County of _____,

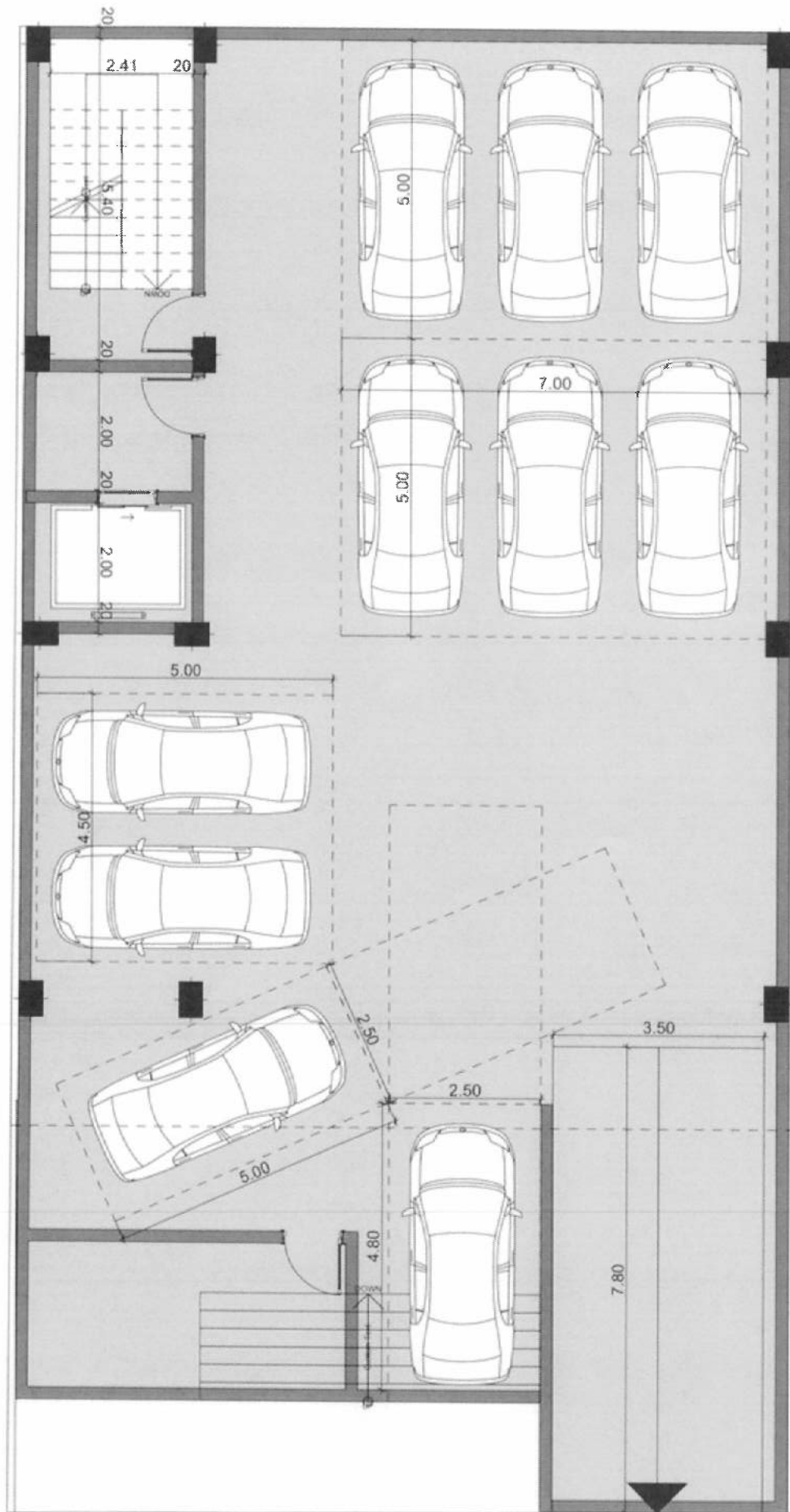
Sworn and subscribed before me

[identification type]

this _____ day of _____,

Notary Public

My Commission Expires:











MLS #	QC4250428	St:	Active	Cl:	Commercial/CIE	LP:	\$0
Activation Date (Coming Soon):				Type:	Industrial		
Addr:	4726 N BRADY Street			Unit #:	F		
City:	Davenport	IA		Zip:	52806	Input Type:	CIE
For Sale	No	For Lease	Yes	County:	Scott		
Total Bldg SqFt:	15,168	Lease \$/Mo:	\$2,700	Lease Type:	Gross		
Avail SqFt:	3,428	Lease \$/SQFT:	\$9.45	Lndlrld Contrib TI:			
Est CAM \$/SqFt:		Lease \$/SqFt Annual:		100 Year Flood Plain:			
Est Taxes/SqFt:		# Parking Spaces:	15				
Est Insurance/SqFt:		Total Pass Through:	\$0.00				
Lease Renewal:							
Handicap Modified	Yes	Year Built	2004				
Lot Dimensions			Apx Acres	1.40			

Virtual Tour:

Branded Virtual Tour:

Directions: On Brady between Barron and Mo Brady's



Schedule a Showing

Ann Taxes/Yr:	\$0.00	Zoning	C
Parcel 1	P1216-03	Parcel 2	
Parcel 3		Parcel 4	

# of Buildings:	1	Building Name:		Est Min Ceiling Ht:	10 / 0	Est Max Ceiling Ht:	17 / 0
Approx Lot SqFt:	60984	Irregular Lot:		Lot Size Remarks:			
NDA:	Sprinkler:	Security System:		UST:	Subsequent Sale to Tena...	Short Sale:	Foreclosure:
Gas Company:		Electric Company:		Water Company:			
Virtually Stage:							

Industrial		
Avail Mnfr/Warehouse SqFt:	Available Office SqFt:	Fenced:
# Drive-In Doors:	# Dock Doors:	
# Rail Doors:	3 Phase:	

Retail	
Loading Dock:	

Land & Farm			
Fenced:	Lease \$/Acre:	Farm:	
Section:	Township:	Range:	
FSA Acres Tillable:	Acres Permanent Pasture:	Other Acres:	
FSA Crop Base:	Corn Suitability Rating/PI:	High School:	
Crop Share Lease:	Seller/Quiet Tenant Farm Rights:	Tenant Farming Agmt:	Ten Farm Agrmt Signed:
			CRP:

Multi-Family	
Garages:	Total # Units:
Common Laundry:	Individual Laundry:

Restaurant		
# Seats:	Bar:	FF&E Included:
Kitchen SqFt or %:	Seating Area SqFt or %:	Walk In Cooler:
Walk In Freezer:	Gaming Room/Area:	Outdoor Dining/Patio:

Investment		
Actual Gross Inc:	Actual Operating Exp:	Actual Net Operating Inc:
Actual Year:		
Projected Gross Inc:	Projected Operating Exp:	Projected Net Operating Inc:

Agent Remarks
Public Remarks Great floor plan on busy road. Could easily put more offices above. 2800 sq. ft. of warehouse. With tall ceilings and a 12x14 door for easy unloading of supplies and equipment. Can drive your vehicle in, store or work on your vehicles. Has a 300 sq. ft. area you could finish into offices. A lot of parking by the building. Agent has ownership interest in development and is licensed in Iowa/Illinois. The owner pays all fees, taxes, insurance, exterior maintenance and heat.

Industrial / Office / Retail / Multi-Family / Restaurant / Investment

SALE/LEASE INCLUDES **Building**
LOCATION **Other Location**
FRONTAGE/ACCESS **Paved 4Lane, City Street**
OTHER ACCESS **None**
HEATING **Gas, Other Heating**
COOLING **None**
WALL CONSTRUCTION **Other Wall Construction**
FLOORING **Concrete**
ROOF CONSTRUCTION **Metal**
EXTERIOR FINISH **Other Exterior Finish**
SEWER SOURCE **Public Sewer**
WATER SUPPLY **Municipal/City**
TERMS/LEASE **Yearly, Month to Month**

INSULATION
OWNERSHIP
OWNER PAYS

Unknown
L.L.C.
Real Estate Taxes, Insurance, Structural
Maintenance, Common Area, Common
Area Maint, Snow/Lawn, Heating, Water
/Sewer, Management, Special Assessment
Janitorial, Gas, Electric
1 Story
Other Property Use
None
Cash, Conventional
Legal Description
Appointment Only, Key in LO

TENANT PAYS
BUILDING DESCRIPTION
PROPERTY USE
TAX INCENTIVE
POSSIBLE FINANCING
AVAIL AT LIST OFFICE
SHOWING
INSTRUCTIONS

Land and Farm

Land with a House

Owner: McBy Holdings, LLC

Phone:

Also Ref MLS#:

LO: Realty One Group Opening Doors - Office: 563-424-3499

F06047000/478.027251 **LO Fax:**

LA: Michael Ingleby - Cell: 563-340-7739

Managing Bkr: Yes

B22012000/475.093175

List Team:

LA E-mail: mikeingleby@aol.com

Agent Owned: Yes **Agent Related to Owner:** No

CLA:

CLO:

LD: 2/26/2024

OLA:

OLO:

XD:

Listing Type: Exclusive Agency

Original Price: \$0

Selling Agent:

Selling Agent 2:

Sold Price:

Selling Office:

Selling Office 2:

Closing Date:

Sell Team:

How Sold:

Contract Date:

DOM/CDOM: 217 / 217

Lease Term # Months: 12

Concessions \$:

Sold Concession Info Excluding Compensation:

This information is deemed reliable, but not guaranteed. Copyright: 2024 RMLS Alliance, LLC



Business Description

Business Name: All N Auto

Location: 4726 N Brady St Davenport, IA 52806

Industry: Automotive - Luxury Car Dealership

Business Model: Retail sales of new and pre-owned luxury vehicles, financing options, and after-sales services.

All N Auto aims to become the premier luxury car dealership in Davenport, IA, offering an exclusive selection of high-end vehicles, exceptional customer service, and a luxurious buying experience. Our mission is to provide discerning customers with the finest automobiles and unparalleled service.

Brand Positioning: Position All N Auto as the go-to destination for luxury car buyers in Davenport.

Marketing Channels: Utilize digital marketing (social media, SEO, PPC), traditional advertising (billboards, print media), and partnerships with local businesses and events.

Promotions: Offer exclusive launch events, test drive experiences, and loyalty programs for repeat customers.

Sales Strategy

Sales Process: Implement a customer-centric sales process with personalized consultations, transparent pricing, and flexible financing options.

Sales Team: Hire experienced sales professionals with a passion for luxury cars and excellent customer service skills.

Inventory Management: Maintain a diverse inventory of new and pre-owned luxury vehicles, including popular brands and models.

Location: Secure a prime location in Davenport with a spacious showroom and state-of-the-art facilities.

Staffing: Hire skilled staff for sales, finance, and after-sales services. Provide ongoing training to ensure high standards of service.

Technology: Invest in advanced CRM systems, inventory management software, and digital marketing tools.



All N Auto is poised to become a leading luxury car dealership in Davenport, IA, by offering an exceptional selection of vehicles, top-notch customer service, and a luxurious buying experience. With a solid business plan and a commitment to excellence, All N Auto will attract and retain a loyal customer base.

ZBA Meeting Calendar | 2024

ZONING BOARD OF ADJUSTMENT | CITY OF DAVENPORT IOWA

*The Applicant and/or their representatives are required to attend the ZBA Meeting
Special Use Site Plans **MUST** be reviewed prior to placement on the ZBA schedule*

Submittal

Monday (4:00 PM)

Email application to: planning@davenportiowa.com

or deliver to: Planning | Public Works

1200 E 46th St | Davenport IA 52807

Meeting

Thursday (4:00 PM)

Meeting Appearance is REQUIRED at:

Council Chambers | City Hall

226 W 4th St | Davenport IA 52801

12/18/23	01/11/24
12/29/23*	01/25/24
01/12/24*	02/08/24
01/29/24	02/22/24
02/16/24*	03/14/24
03/04/24	03/28/24
03/18/24	04/11/24
04/01/24	04/25/24
04/15/24	05/09/24
04/29/24	05/23/24
05/20/24	06/13/24
06/03/24	06/27/24
06/17/24	07/11/24
07/01/24	07/25/24
07/15/24	08/08/24
07/29/24	08/22/24
08/19/24	09/12/24
08/30/24*	09/26/24
09/16/24	10/10/24
09/30/24	10/24/24
10/21/24	11/14/24
No Meeting	No Meeting (11-28)
11/18/24	12/12/24
No Meeting	No Meeting (12-26)
12/16/24	01/09/25
12/30/24	01/23/25

* Date changed due to observed holiday | Any and all Date/Location/Time are subject to change

Contact planning@davenportiowa.com to submit completed applications or to confirm meeting date/time

****Special Uses shall require a Site Plan review and approval prior to placement on the schedule****

THIS DOCUMENT HAS A TRUE WATERMARK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.



R.I.A. Federal Credit Union
PO Box 4750
Rock Island, IL 61204
563-355-3800

49-55
1031

CHECK NO: 655198

OFFICIAL CHECK

Date: September 30, 2024

PAY Four Hundred and 00/100*****

Amount

*****400.00

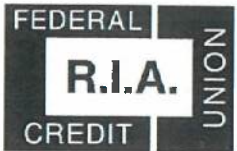
PAY TO City of Davenport RE: Marcus Mcqueen
THE ORDER
OF

DRAWER: R.I.A. FEDERAL CREDIT UNION

AUTHORIZED SIGNATURE

ISSUED BY: MONEYGRAM PAYMENT SYSTEMS, INC.
P.O. BOX 9476 MINNEAPOLIS, MN 55480
DRAWER: BOKF, NA EUFAULA, OK

⑈655198⑈ ⑆103100551⑆0160010291252⑈



R.I.A. Federal Credit Union
PO Box 4750
Rock Island, IL 61204
563-355-3800

49-55
1031

CHECK NO: 655198

OFFICIAL CHECK

Date: September 30, 2024

PAY Four Hundred and 00/100*****

Amount *****400.00

PAY TO City of Davenport RE: Marcus Mcqueen
THE ORDER
OF

DRAWER: R.I.A. FEDERAL CREDIT UNION

Memo

NON-NEGOTIABLE

AUTHORIZED SIGNATURE

MEMBER COPY



Planning and Zoning

1200 E 46th St Davenport, IA 52807

TO Planning and Zoning for City of Davenport.

Thank you for your consideration and also the willingness to assist us with planning for this project. Below you'll find responses in addition to the answers to each question, along with requested layouts and pictures as well.

Response to #2.- Their will be 5 businesses operating out of the proposed location. Realty One Group Opening Doors (Real Estate Brokerage). Lynch Heating and Plumbing (HVAC and Plumbing Contractor) Hertz Rental Car (Automotive Rental Company) Ruhl Commercial (Real Estate Company), ALLNAUTO (Used Luxury Car Dealership) will be the 5th Business.

- Response to #3 - Realty One Group Opening Doors Occupies 6171 SQ FT
- Realty One Group Also Occupies shared space on the West side of building with Ruhl of 4270 SQ FT.
- Lynch Shares a common entry area with Realty One Group along with their office space on east side of the building closest to Brady as illustrated.

- Hertz Occupies the office directly next to Lynch on the East side of the building. Both companies have offices facing Brady with leased space as specified on the floor plan layout attached.
- All N Auto will occupy 4784 SQ FT on the North Side of the Building in between Ruhl and Hertz.

Please Note that Ruhl isn't customer facing and doesn't have public traffic....

Response to #4 Total building SQ FT is 15,168

Response to #5 ALL N Auto will be located in the location named warehouse on the Illustration right next to Hertz.

Response to #6

- Hertz has 30 parking spots for customers and fleet
- Ruhl Has 5 Parking spots
- Lynch and Realty One Group Opening Doors share 48 spots
- All N Auto will have 20 spots designated for staff and customers

Response to # 7

- Hertz has 7 Designated Customer parking spots
- Realty One Group and Lynch have 10+ customer parking spots
- Ruhl Doesn't have customers spots designated no walk-up traffic
- All N Auto will have 7 designated Customer parking spots with room for overflow.

Response to #8 - All N Auto will not have a repair bay in location as its not required per out DOT inspection, but we do however have 1 spot reserved in facility just in case. During our inspection we were informed our height and also width and space allows us to have one if needed and meets DOT requirements. Our plans are to bring more business to the area by contracting with Midas for minimal repairs in addition to offering warranties so customers can take their vehicles to their trusted technician for maintenance.

Response to #9- Yes we applied with the Iowa Secretary of State/DOT in addition to completing our pre license training and receiving our certificate. We also have already paid for our Surety Bond requirements, so we are fully insured as we speak, We only found out about the zoning letter when our application was returned because we didn't know we needed an approved inspection and zoning letter which was our miss. This Special use permit will be are our last step to accomplishing this goal and we are eager to get started.

Warm regards,

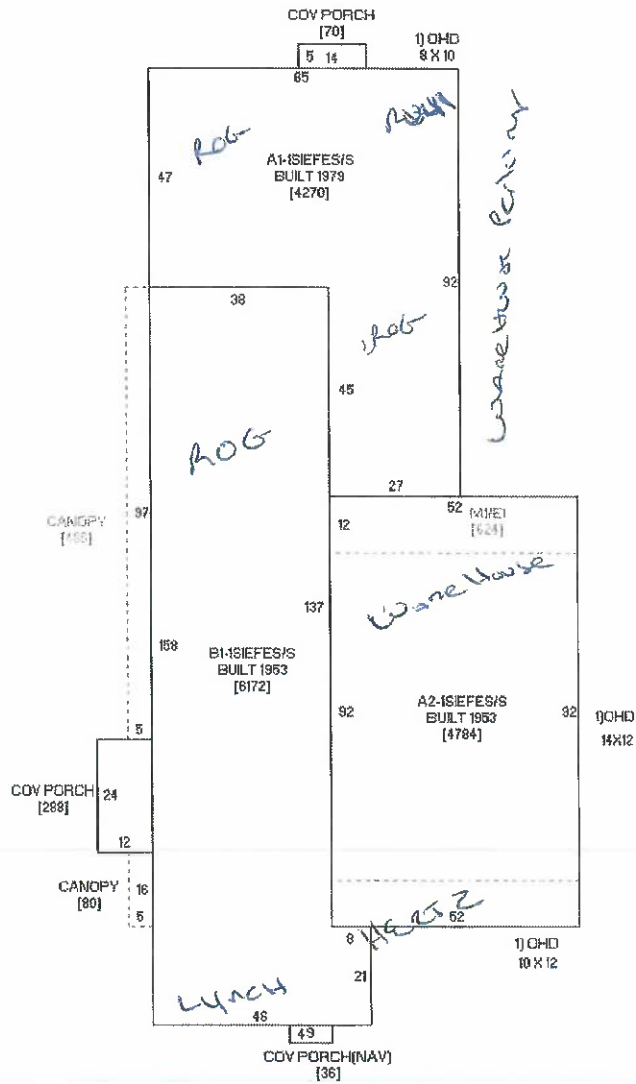
4726 N Brady St,
Davenport, IA 52806

Hertz		Lynch	
4,784 # Enclosed Dealership	Restrooms		Entry
	28		1
	27		
26			
Kitchen	Furnace	25	2
Bull Pen	21	20	3
	22	19	4
	23	18	5
	24	17	6
	15	16	7
Phone Booths, Mailboxes & Printer			8
Ruhl	14	13	9
	12		10
			11

- 1 Front Desk
- 2 Broker
- 3 Fairway
- 4 Tisha
- 5 Twyla & Deb
- 6 OPEN
- 7 Haileigh & Jeff
- 8 Andria
- 9 Jesse
- 10 Troy
- 11 Ricky
- 12 Assistant
- 13 Mike
- 14 Tracy
- 15 Storage
- 16 TC
- 17 RAK
- 18 Bryce
- 19 Marty
- 20 OPEN
- 21 Open
- 22 Moran Team
- 23 Storage
- 24 Massage
- 25 Conference Room B
- 26 IT Room
- 27 Goosehead
- 28 Conference Room A

Public Parking

ROG + Lunch Parking



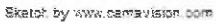
Warehouse Parking

Warehouse Parking

Here Parking

Here Parking

Brady St

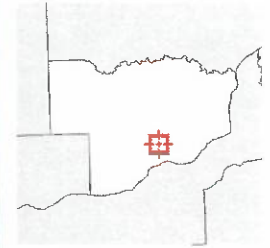




Scott County / City of Davenport, Iowa



Overview



Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad

All Roads

- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway

Rights of Way

Major Rivers and Streams

- River Centerline
- River Boundary
- Major Stream

Minor Streams, Other

- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island

Major Rivers and Lakes

- Lake
- Major Stream
- River
- Minor Lakes and Ponds

Parcels

- Parcel Point

Date created: 10/2/2024

Last Data Uploaded: 10/2/2024 7:06:03 AM



Public Hearing Notice | Zoning Board of Adjustment

Date: 10/24/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE LETTER

To all property owners within 200' of the subject property **4726 Brady ST:**

What is this About?

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

Request/Case Description

Request SU24-05 of Marcus McQueen on behalf of All N Auto for an enclosed vehicle dealership at 4726 Brady Street. Table 17.08-1 requires a special use permit for an enclosed vehicle dealership on property zoned C-OP Commercial Office Park District. [Ward 7]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

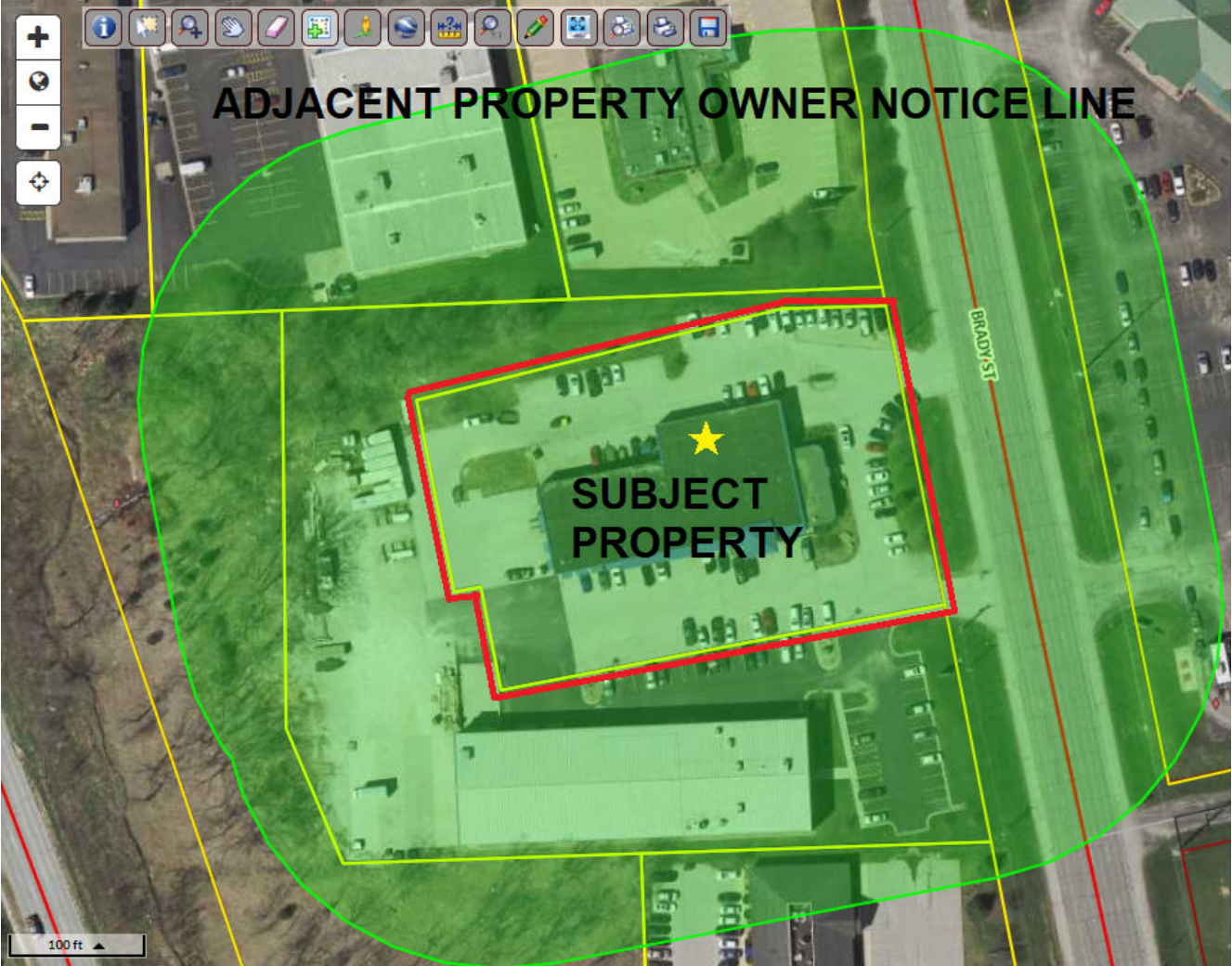
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



SU24-05 4726 Brady ST - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 4726 BRADY ST		APPLICANT: Marcus McQueen on behalf of All N Auto		
Ward: 7th WARD		NOTICES SENT: 10		
P1216-01	4640 BRADY ST	WARRIOR ENTERPRISES LLC	1040 N CENTER POINT RD	HIAWATHA IA 52233
P1216-01A	4726 BRADY ST	MCBY HOLDINGS LLC	4726 N BRADY ST	DAVENPORT IA 52806
P1216-02	4648 BRADY ST	DMF INC	52 HARBOUR LIGHTS RD	HUMACAO PR 00791
P1216-02A	4710 BRADY ST	PST PROPERTY MANAGEMENT LLC	4710 N BRADY ST	DAVENPORT IA 52806
P1216-12D	4811 BRADY ST	WALNUT CENTER PROPERTIES LLC	PO BOX 1627	DAVENPORT IA 52809
P1216-12E	4707 BRADY ST	GARY HILL DRIVE THROUGH	JAVA STATION	DAVENPORT IA 52809
P1216-19A	111 E 50TH ST	DEANOZ HOLDINGS LLC	PO BOX 646	BETTENDORF IA 52722
P1216-21	4830 BRADY ST	MCM PROPERTIES LLC	4830 BRADY ST	DAVENPORT IA 52806
P1216-22	109 E 50TH ST	O2 PROPERTIES LLC	4439 DEVILS GLEN RD #1472	BETTENDORF IA 52722
Z9005-64	4701 WELCOME WAY	THE LAMAR COMPANY LLC	1130 KERPER CT	DUBUQUE IA 52001-7733