

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, January 23, 2025; 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 December 12, 2024 Minutes

III. Old Business

1. Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility per Table 17.08-1 of the Davenport Municipal Code. [Ward 5]

IV. New Business

1. Request HV25-01 of Joshua Arguello/Ann Schwickerath on behalf of Project Renewal at 510 Warren Street for a Hardship Variance to encroach approximately 6.9 feet into the reverse-corner side-yard setback along Warren Street with a proposed community center building and to provide 5 off-street parking spaces. Table 17.04-1. requires a 15-foot reverse-corner side-yard setback and 17.10-2. requires 9 off-street parking spaces for this R-4C Residential property. Proposed structure would be 8.1 feet from the Warren Street property line and be deficient 4 off-street parking spaces. [Ward 3]
2. Request HV25-02 of Sharron Marcus/Travis Wiegand on behalf of Border Foods at 1736 W. Kimberly RD for a Hardship Variance for a Taco Bell restaurant building which will provide 20% transparency on the north (40th Street) façade. Table 17.05-2 of the DMC requires 50% transparency for façades facing a public street, measured between 2' to 10' from the adjacent grade. [Ward 2]

V. Other Business

1. Election of Officers

VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Scott Koops | 563-326-6701

Action / Date
1/23/2025

Subject:
Consideration of the December 12, 2024 Minutes

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2024-12-12



MINUTES

Zoning Board of Adjustment

December 12, 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 4:00 p.m.

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

II. Secretary's Report:

Minutes were approved for the 2024-11-14 ZBA Hearing by voice-vote (4-0).

III. Old Business:

- 1. Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. [Ward 5]**

The item was tabled unanimously at the applicant's request. Frist by Gallart; Second by Kleffmann.

Gallart, yes; Boyd-Carlson, yes; Kleffmann, yes; Darland, yes.

IV. New Business:

- 1. Request SU24-07 of Joe Sampson/M&C Creative Properties on behalf of Grace Marine at 354 W. 76th ST for a for a Special Use to operate a proposed boat dealership (defined in zoning code as heavy retail establishment which allows for a 'recreational vehicle'/boat dealership). Table 17.08-1 of the DMC requires a Special Use for a boat dealership in the C-3 Zoning District. [W8]**

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

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 SU24-07 subject to the following conditions:

1. The applicant shall at all times meet the heavy retail parking rate which presently is 34 total parking spaces for customers/employees; future outdoor display would increase this requirement by one parking space per every 1,000SF of outdoor display area;
2. No boat displays shall be visible from Interstate 80;
3. The applicant shall obtain (within 90 days) and maintain a City of Davenport Dealership License, if applicable; and
4. Any change in ownership shall require the re-review of this Special Use by the Board.

The petitioner addressed the Board and presented their request.

The Board heard the case and had questions regarding the condition of no display visible for I-80.

Motion:

First by Galliard; second by Kleffmann to approve SU24-07 subject to the following staff conditions:

1. The applicant shall at all times meet the heavy retail parking rate which presently is 34 total parking spaces for customers/employees; future outdoor display would increase this requirement by one parking space per every 1,000SF of outdoor display area;
2. No boat displays shall be visible from Interstate 80;
3. The applicant shall obtain (within 90 days) and maintain a City of Davenport Dealership License, if applicable; and
4. Any change in ownership shall require the re-review of this Special Use by the Board.

Boyd-Carlson, yes; Galliard, yes; Kleffmann, yes; and Darland, yes. The motion carried unanimously (4-0).

2. Request SU24-08 of Davenport Parks Department for Special Use at 1819 Ridgeview DR for two (2) 70 feet baseball field luminaire poles. Section 17.09.020.E.2. 'Exterior Lighting Exceptions' requires a Special Use for luminaires exceeding 65 feet. [W8]

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

Findings:

1. The petitioner proposed location/design/construction 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 Board adapt staff's findings and approve request SU24-08.

The petitioner addressed the Board and presented their request.

Motion:

First by Kleffmann; second by Galliard to approve SU24-08.

Boyd-Carlson, yes; Galliard, yes; Kleffmann, yes; and Darland, yes. The motion carried unanimously (4-0).

3. Request SU24-09 of Nukhba Grewal on behalf of NG Stores LLC for a Special Use at 102 E. Kimberly RD STE N for retail alcohol sales. Table 17.08-1 requires a Special Use for retail alcohol sales in the C-C City Centre Zoning District. [Ward 7]

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

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 SU24-09 subject to the following conditions:

1. All applicable business licensing requirements shall be met, including but not limited to unobstructed views into the interior of the building per Sections 5.10.040.D. & 5.10.106 regarding 'Additional Class E requirements';
2. Any change in ownership shall require re-review of this Special Use by the Board.

The petitioner addressed the Board and presented their request.

Motion:

First by Galliard; second by Boyd-Carlson to approve SU24-08.

Boyd-Carlson, yes; Galliard, yes; Kleffmann, yes; and Darland, yes. The motion carried unanimously (4-0).

4. Request HV24-14 of Brett Hunter at 925 W. 7th ST for a Hardship Variance to expand a nonconforming secondary access drive off of West 7th Street. Section 17.09.030.K.4. requires property with an alley to be accessed from the alley. [Ward 3]

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

Findings

- Item #1 the ordinance has not created a hardship for the applicant;
- Item #2 physical and topographical conditions on site do not limit use;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has been established;

Recommendation:

Only one standard for a hardship variance has been met (item #4 essential character). Staff technically cannot recommend approval of HV24-14.

The petitioner addressed the Board and presented their request.

Motion:

First by Boyd-Carlson; second by Galliard to approve SU24-08.

Boyd-Carlson, yes; Galliard, yes; Kleffmann, yes; and Darland, yes. The motion carried unanimously (4-0).

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 5:03 p.m.

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

1/23/2025

Subject:

Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility per Table 17.08-1 of the Davenport Municipal Code. [Ward 5]

Recommendation:

Background:

Attachments:

1. Staff Report -1019 Mound ST - reception facility
2. Letters of Support Summary Table created by City Staff
3. 1 1019 Mound Letters of Support
4. 2 CBI EV Parking
5. 3 PARKING LEASE CBI East Village
6. 4 Event Space 12-9-24 - Sheet - A1 - Third Story Plan & RCP
7. Application
8. EXAMPLE NOTICE LETTER SU24-06 - 1019 Mound ST
9. SU24-06 Adjacent Owner Notice List 1019 Mound ST



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT
ZONING BOARD OF ADJUSTMENT
UPDATE January 23, 2025

Description

Request SU24-06 of Mound Street Development at 1019 Mound Street for a reception facility Special Use.

Summary

This item was originally heard on the November 14th ZBA hearing. The item was tabled to allow the applicant the opportunity to provide additional information.

The applicant has submitted the following additional documents:

1. 18 Letters of Support
2. CBI Bank & Trust Parking Site Plan (13 leased parking spaces)
3. CBI Bank & Trust Parking Lease
4. Floor Plan and Capacity Update (199 persons; down from 649)

Staff's recommendation on the request remains the same. The occupancy has changed for 649 persons to 199 persons. If the vehicle occupancy average is 2.5 persons per vehicle, 80 parking spaces would be needed to provide off-street parking for the use. The applicant has leased 13 off-street parking spaces from the adjacent bank, which is not enough to off-set the expected increase in parking demand on the Village. While the submitted letters from business and property owners do support the use, four (4) of the letters mention shuttle busing. The applicant has not proposed shuttling from a leased lot to the site.

While there is support from the Village for this request presently, there has been a push by some in the Village for expanded City parking lot(s) in the past. The Parks and Recreation Department and City Council have previously been consistent on their position that additional Village parking is not supported by the City and that the cost to increase parking may be infeasible and is not budgeted. Staff prefers to take a cautious approach.

Letters of Support - Summary per Zoning Staff

	Entity Name	Name	Address	Page(s)	Comment phrases/words
1	Village Business Association	Kim Wessel		1	collective support
2	CBI Bank & trust	Julie Amundsen	2036 E River DR	2	welcomes 13 parking spaces
3	Wide River Winery	Martha O'Brien	1128 Mound ST	3	endorsement
4	Coffee House	Diane Lamacki	1315 Jersey Ridge RD	4	support supports shuttle busses
5	calla Mezzanine	Kim Wessel	1026 Mound ST	5	support supports shuttle busses
6	Kelso's Corner Bar	Kelsey Seibert	1117 Mound ST	6	support
7	Fleur de'cor Interiors Inc.	Dianna Donahue	1018 1/2 Mound ST	7	exactly what we need
8	Boyer Properties LC	Bruce Boyler		8	endorsement
9	Edward Jones	Paul Schnell, CFP	2107 E 11th St	9 & 10	support
10	business & property owner	Aimee Winslow		11	supports shuttle busses
11	Grumpy's Saloon	Carrie Peterman	2120 E 11th ST	12	support
12	Grilled Cheese Bar	Natalia Mulcia	1019 Mound ST	13 & 14	stand behind them
13	Camp McClellan Cellars	Julie Keehn	2302 E 11th ST	15	welcomed
14	Five Star Salon	Dustin Roelle	1020 Mound ST	16	support
15	Doodads	Jennifer Goldsberry	1102 Mound ST	17	support
16	MCCAID PROPERTIES	Darren Low		18	support supports shuttle busses
	Five Star Salon	Dustin Roelle	1020 Mound ST	19	duplicate letter - see also page 16
17	Five Star employee	Ciara King		20	support
18	Five Star employee	Ali Young		21	support



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT
ZONING BOARD OF ADJUSTMENT
November 14, 2024

Description

Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. [Ward 5]

Code Review | "Reception Facility"

Special Use Required

TABLE 17.08-1: USE MATRIX																
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1
Reception Facility	S	S	S	S				S	S	P	P		S	S	P	

Definition: A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Principal Use Standards:

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
2. When allowed in the residential districts and S-AG District, a minimum lot size of two acres is required. Fifty-foot minimum setbacks are required along all lot lines.

Background

The subject property is in a proposed mixed-use commercial area where it is common to have apartment dwellings or other commercial business above first floor higher traffic commercial businesses. The purpose statement of the Village of East Davenport states in part "preserve and enhance the smaller-scale, historic character of the Village". The proposed reception facility use in the "Village Market Place" building will be located in the remodeled third floor of 1019 Mound St, which is a three-story commercial building. ***The Zoning Board of Adjustment is tasked with evaluation of the proposed site for the requested use and determination of whether the proposed use would have a detrimental impact to adjacent properties and the Village as a whole.***

The Fire Marshal and the Building Department have determined the capacity for the third-floor reception facility to be 649 persons (see petitioner submitted Eplan Exhibit "B", sheet A0). During Zoning Administrator discussions with the Fire Department, the Fire Marshal has indicated that there is no effective way to place a more restrictive limit on the facility's capacity other than what is allowed by Fire Codes.

The site has a few (3 to possibly 7) private off-street parking spaces to the north of the building which are (likely) shared by all building floors. The petitioner has stated that the business would utilize City off-street parking facilities. (More discussion of this topic is located in the "Approval Standards" portion of this Report). Issues that are of potential concern are:

Traffic congestion: People searching for parking can cause traffic to slow down, which can lead to longer queues and block other cars. Double-parked cars, parking on the grass, cars jumping the curb, cars parked in the park, strain on Police/parking enforcement resources

Safety issues: Parking issues can lead to safety concerns for motorists and pedestrians.

Economic impact: Poor parking management can lead to decreased revenue for businesses.

Property values: Poor parking management can lead to decreased property values.

Submitted Plans

Cover Sheet "Attachment B" Sheet A0



1 Site Plan
1" = 40'-0"

APPLICABLE CODES

1. Building: 2015 International Building Code with Local Amendments, refer to City Code Chapter 15.12
2. Electrical: 2020 National Electrical Code with State and Local Amendments, refer to City Code Chapter 15.16
3. Plumbing: 2021 State of Iowa Uniform Plumbing Code with Local Amendments, refer to City Code Chapter 15.28
4. Mechanical: 2021 International Mechanical Code with Local Amendments, refer to City Code Chapter 15.24
5. State of Iowa Rule 661.303 Energy Conservation Code
6. NFPA 54, Fuel Gas Code, Current Edition

PROJECT DIRECTORY

Street Address
1019 Mound St
Davenport, IA 52803

Owners
Jens Baker
jbaker@apexconstructionconsultants.com
Matt Schmit
mattschmit@gmail.com

Contractor
Jeff McArthur
MCS INC
(319) 330-4232
jeff@mcartorconstruction.com

Architect
Joseph Architectural Group, P.C.
4510 42nd Avenue
Rock Island, Illinois 61201
Joseph A. Gusse
(309) 786-9920
joseph@jag-architects.com

Local Jurisdiction
Davenport Public Works
1200 E 46th St
Davenport, IA 52807

CODE DATA

2015 IBC

PROJECT DESCRIPTION:

Renovation of third story into an event center

BUILDING SIZE:

Third Story: 4,940 SF

CONSTRUCTION TYPE:

Type 3-B (Ch. 6, Table 601)

OCCUPANCY:

Group A2 banquet hall: 75' tall (Table 504.3) 3 Stories (Table 504.4), 28,500 SF per story (Table 506.2)

SPRINKLER:

Provided: NFPA 13 (Section 903.3.1.1)

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM:

Required in accordance with Section 907.5.2.2

OCCUPANTS:

Assembly Standing: 3,220 NSF / 5 NSF per occupant = 644 occupants
Kitchen: 305 GSF / 200 GSF per occupant = 2 occupants
Business: 221 GSF / 100 GSF per occupant = 3 occupants
(NSF = actual occupied area, does not include toilet rooms, corridors, etc.)
Total - 649 occupants

EXIT ACCESS TRAVEL DISTANCE (Table 1017.2):

250 feet

EXIT SEPARATION:

1/3 largest diagonal measurement of building

CALCULATED MINIMUM STAIRWAY WIDTH (Section 1005.3.1 Exception 1):

649 occupants x 0.2 inch per occupant = 129.8 inches

129.8 inches / 3 stairways = 43.3 inches per stairway

REQUIRED MINIMUM STAIRWAY WIDTH:

44 inches (Section 1011.2). This is greater than 43.3 inches, so 44 inches is the actual required minimum stairway width.

MINIMUM OTHER EGRESS COMPONENTS WIDTH (Section 1005.3.2 Exception 1):

649 occupants x 0.15 inch per occupant = 97.4 inches

97.4 inches / 3 exit access doors = 32.5" per door

MINIMUM EXITS REQUIRED: (Table 1006.3.1)

(3) exits each with minimum 34" wide door clearance

EXITS PROVIDED:

See plans

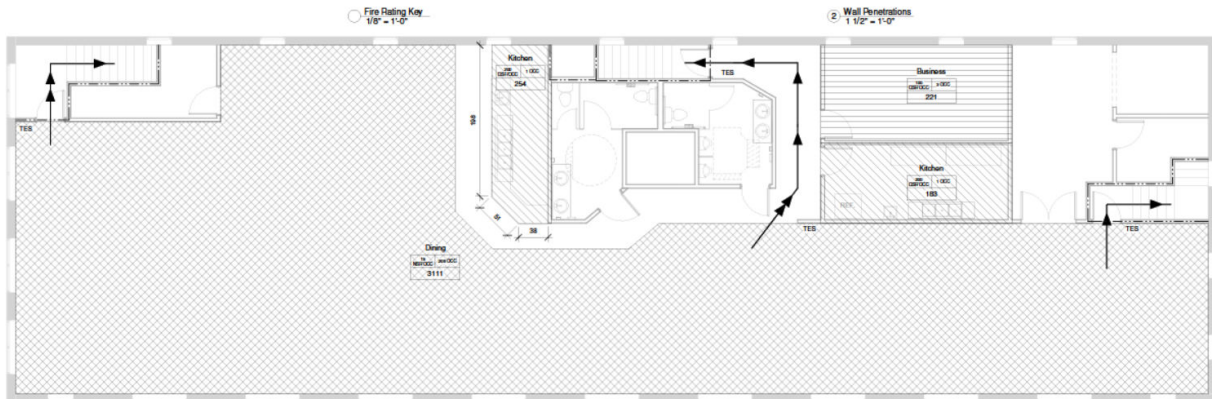
EMERGENCY & EXIT LIGHTS:

Provided at all exits with battery back up lit path to public way (inside & outside), see Electrical

FIRE EXTINGUISHERS:

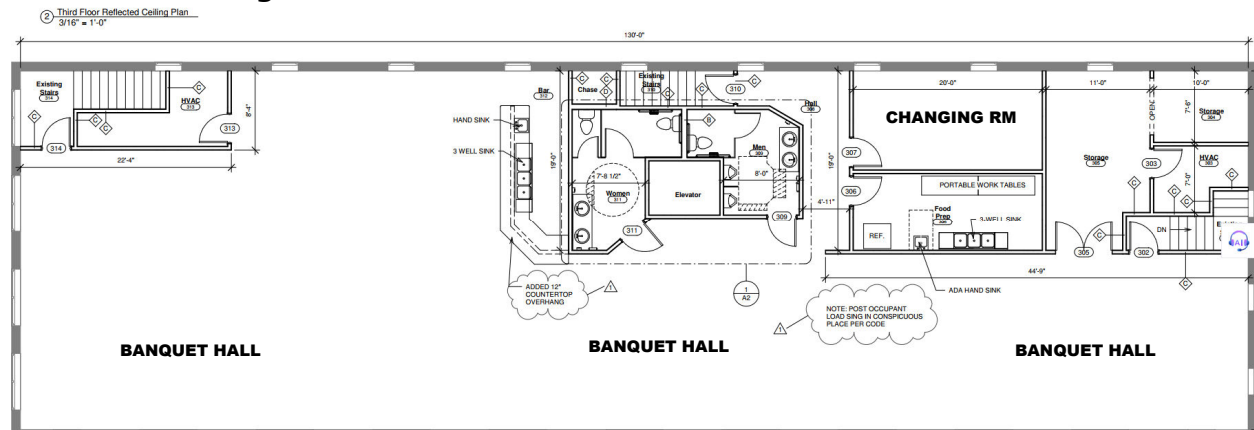
Ordinary (moderate) hazard occupancy (1 per 3,000 S.F. maximum) (2015 IBC Table 906.3(1), 2015 IFC Section 906, and NFPA 10) verify tenant build-out
5 LB. - 2A10BC extinguishers - verify with fire marshal for locations
75 feet maximum travel distance to extinguisher

"Life Safety Plan" Sheet A00 "Attachment B"

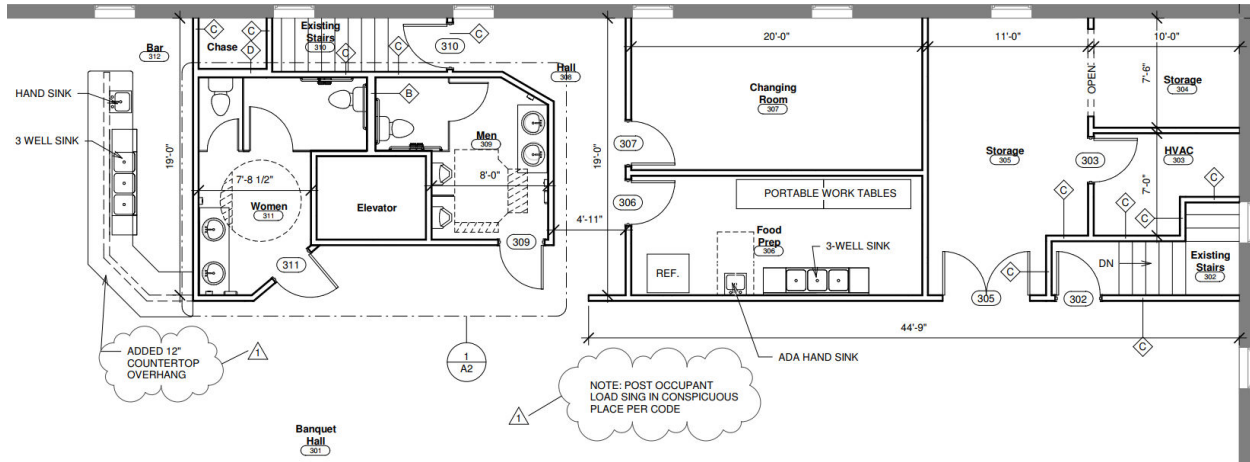


1 Third Floor Life Safety Plan
3/16" = 1'-0"

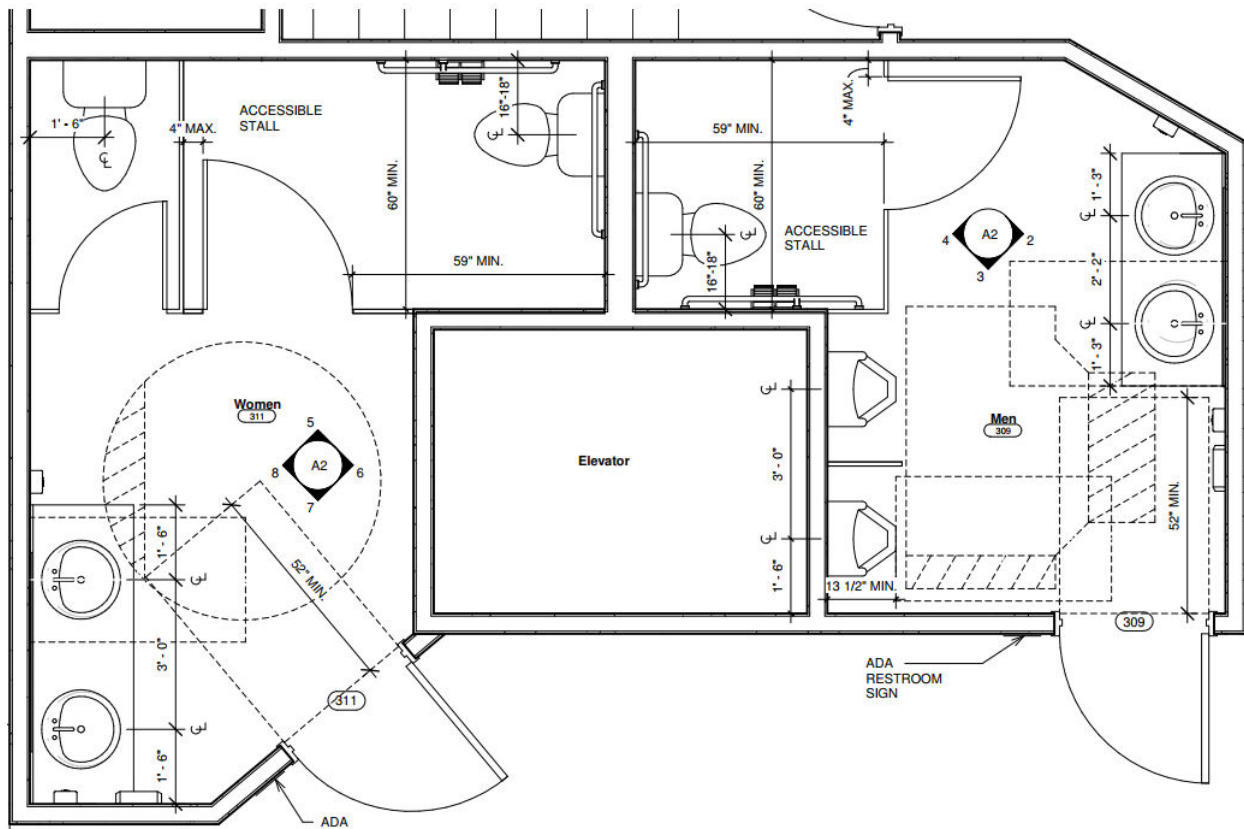
"Reflected Ceiling Plan" Sheet A1 "Attachment B"



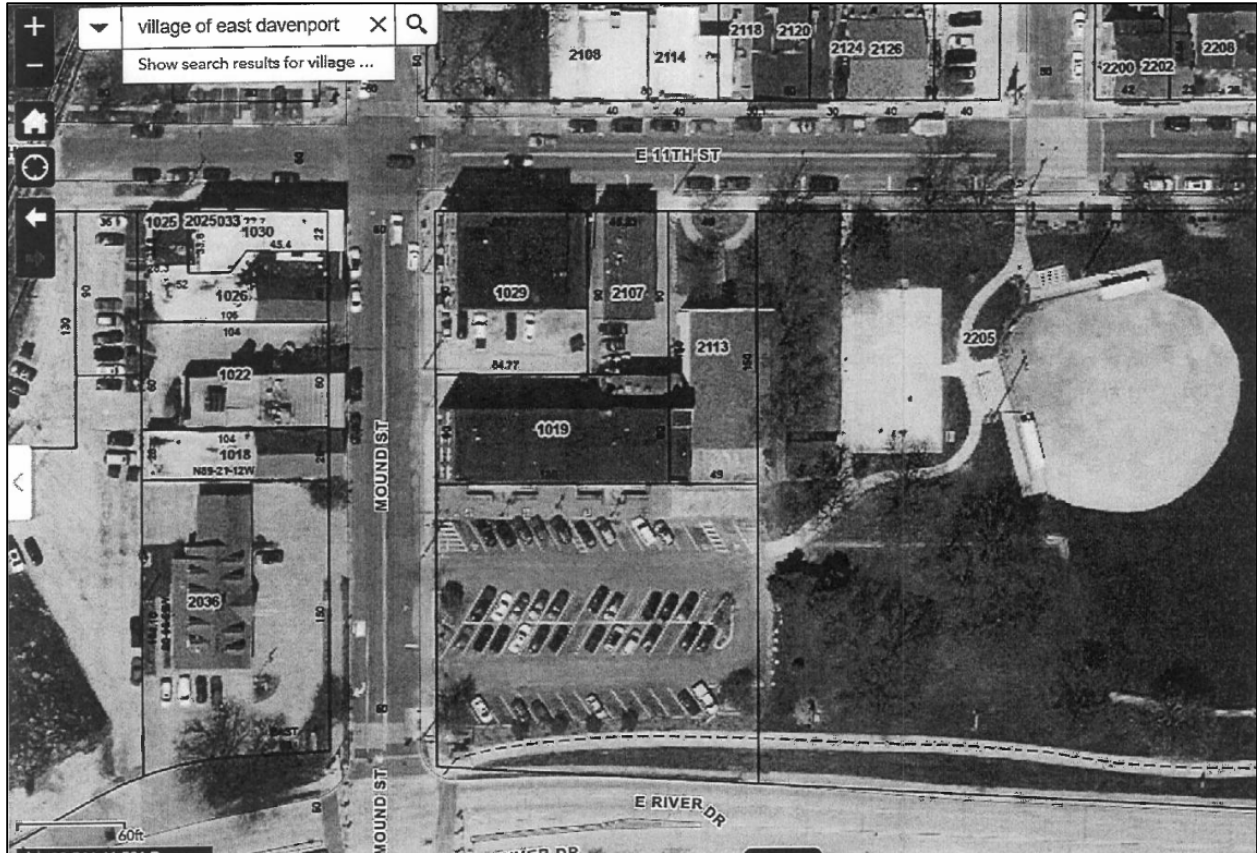
"Reflected Ceiling Plan" Sheet A1 (Detailed View) "Attachment B"



Restrooms – Detailed View Sheet A1 "Attachment B"



"Attachment C-1"



"Attachment C-2"



"Attachment C-3"



City Staff Exhibits

City Public Parking & Private Leased Yacht Parking

RED = Leased Private Parking



City Staff Exhibits

Scott Clements – Vice Commodore | Marina Operations

From: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Sent: Monday, November 4, 2024 2:57 PM

To: Koops, Scott E. <Scott.Koops@davenportiowa.com>

Subject: FW: [EXT] Re: Tenant Newsletter Content Due

From: Scott Clements <sfclements@gmail.com>

Sent: Friday, September 20, 2024 11:03 AM

To: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Subject: [EXT] Re: Tenant Newsletter Content Due

Stephanie,

I will think on that, the only issues we usually have are with parking lots. Big events across the street overwhelm the lots, we get people parking in the fire lane, on top of our fuel tank, almost anywhere you can think. As far as the marathon, going forward, I would suggest moving the turnaround to the upper lot, already free 24-hr parking, it is larger, just leave the front row for boat owners. Just a suggestion.

I will let you know if I come up with anything for your newsletter, but nothing comes to mind.

Thanks again,

Scott

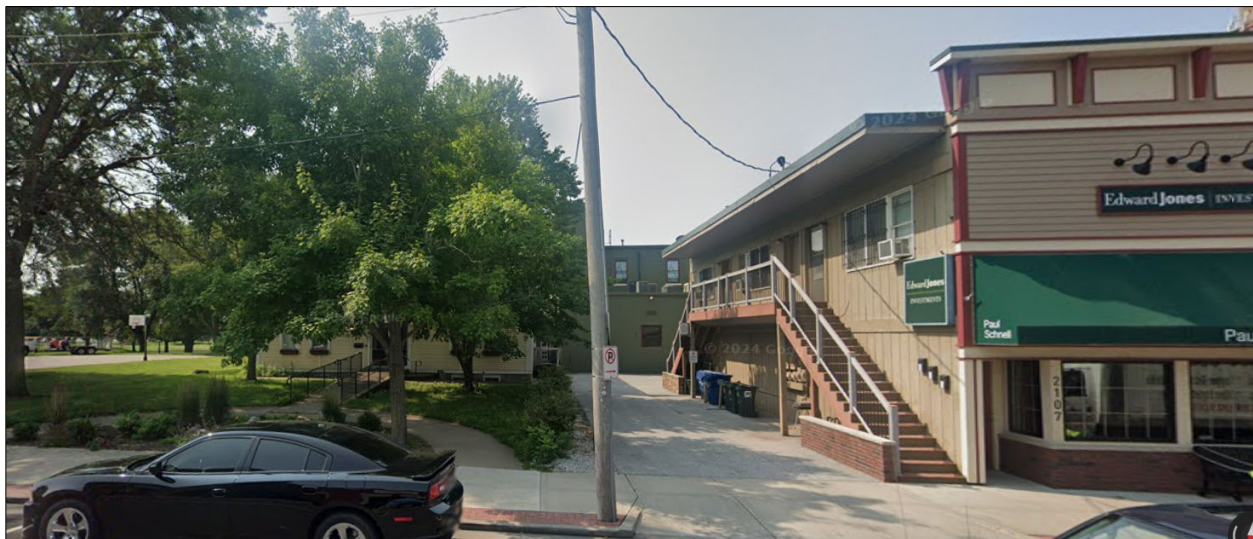
Vice Commodore - Marina Operations 

563-343-7624

sfclements@gmail.com

City Staff Exhibits

Site: Google Street View



Site: Overhead Imagery



Approval Standards

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

Applicant Response:

*The space is an existing third floor of the building, serviced by an elevator and 3 separate egress staircases. Proper sanitary and utility services are already provided to the space. The events would typically take place when the other businesses in the building are closed. All proper permits and licenses will be obtained and maintained. There is public parking available next to the building, street parking, as well as shuttle availability. Please see **Attachment A** regarding specific questions from the planning/development department. **Attachment B** includes a life safety plan. The building has an ADA compliant entrance and all floors are serviced by a recently updated elevator.*

Parking:

*There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see **Attachment C** for pictures of the parking lots in the vicinity of the building.*

The estimated fire rated capacity is approximately 649 combined for all areas, with the dining area estimated to be 208. The areas and calculations are included in Attachment B, Life Safety Plan.

There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for

larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see Attachment C for pictures of the parking lots in the vicinity of the building.

The estimated fire rated capacity is approximately 649 combined for all areas, with the dining area estimated to be 208. The areas and calculations are included in Attachment B, Life Safety Plan. However, these calculations have not been completed/certified by the fire department.

Staff Comments:

Trip generation calculations (10th Edition *Trip Generation Manual*, 2018) for the proposed use would conservatively place the number of parking spaces needed for the use in the **100 to 120** range using 250 persons for occupancy capacity and 2.25 person per vehicle. At the top of the range, calculations (649 capacity; 2.0 persons per vehicle) would place the parking demand at **325 off-street parking spaces**. The impact to the Village even from 100 to 120 vehicles would have a significant detrimental impact to the commercial businesses and dwelling in the Village. Shared parking with restaurants, bars and other commercial would not provide a benefit given the overlap in maximum demand hours per Parking Code Table 17.10-3.

The public parking lots referenced by the petitioner have a relatively robust demand for parking, especially during the hours typically used by reception facilities. The attached email from the Yacht Club Vice Commodore outlines the demand issues for the public parking spaces during regular occurring events in the Village. The parking lot referenced by the petitioner for the parking west of the yacht club building is not available to the general public, as shown in the attached Staff "**City Public Parking & Private Leased Yacht Parking**" exhibit.

The public lot abutting to the south of the proposed use has a capacity of 54 parking spaces. This parking lot is utilized by all businesses in the Village, and is generally 50 to 60% full during usual afternoon/evening business hours, and is typically at capacity on weekend evenings, per various orthophotography and anecdotal observations. The public lot adjacent to the Water Taxi has a capacity of 70 spaces. This lot is shared by users of the park, the recreational trail, water taxi users, fishermen, and other patrons of the Village.

It is unclear where the petitioner's shuttle would pick up patrons for the reception facility. It appears the petitioner is referencing the public parking near the water taxi.

Staff believes there is strong evidence that the proposed use would, to significant degree, have a detrimental impact on the businesses and patrons of the Village of East Davenport. Approval Standard #1 has not been met.

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

Applicant Response:

The surrounding buildings and the general area this building is located within is used for similar type purposes including restaurants, bars, theater, performance spaces, etc. The use of the 3rd Floor of this building for an event space will not detract from the adjacent or other properties in the immediate vicinity.

Staff Comments:

The plans for a 649-person capacity reception facility would very likely impact adjacent property owners given the possible frequency and size of events at the facility – even if the typical occupancy was in the 250-person range. The Village of East Davenport was not designed with the modern car in mind nor were site features and parking areas designed and constructed for such. Approval standard #2 has not been met.

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 Response:

It is our understanding that the current zoning of the building allows for this use, as long as there is a special use permit in place. Thus, no change in zoning or land use would be required. We feel that having a special event space overlooking the river in this location would add to the overall amenities offered in the Village of East Davenport.

Staff Comments:

A reception facility in the Village requires a Special Use specifically to address issues that would be a detriment to the character of the area and to the property owners and patrons of the area. The appeal of a reception facility nearly 900 feet from the river does not provide redress for impacted business that will not have a customer base due to the negative externalities of 100 to 125 additional vehicles (or as many as 325) in the Village. The proposed use is in contradiction to the stated purpose of the Village's Zoning District, to "preserve and enhance the smaller-scale, historic character of the Village". Approval standard #3 has not been met.

Recommendation

Findings:

- there is no effective way to limit the facility's capacity beyond the allowed 649-person occupancy
- the use will generate off-street parking demand anywhere from 120 to 325 parking spaces
- no private off-street parking lot exists or is proposed with this facility
- existing public parking lots are presently overly burdened without adding additional demand
- the impact of the proposed use will contradict the stated purpose of the Village's zoning district which is to "preserve and enhance the smaller-scale, historic character of the Village"
- none of the three approval standards have not been met

Recommendation:

Staff recommends denial of request SU24-06.

Prepared by:



Scott Koops, Planner II

Letters of Support - Summary per Zoning Staff

	Entity Name	Name	Address	Page(s)	Comment phrases/words	Signature
1	Village Business Association	Kim Wessel		1	collective support	
2	CBI Bank & trust	Julie Amundsen	2036 E River DR	2	welcomes 13 parking spaces	X
3	Wide River Winery	Martha O'Brien	1128 Mound ST	3	endorsement	
4	Coffee House	Diane Lamacki	1315 Jersey Ridge RD	4	support supports shuttle busses	
5	calla Mezzanine	Kim Wessel	1026 Mound ST	5	support supports shuttle busses	
6	Kelso's Corner Bar	Kelsey Seibert	1117 Mound ST	6	support	
7	Fleur de'cor Interiors Inc.	Dianna Donahue	1018 1/2 Mound ST	7	exactly what we need	
8	Boyer Properties LC	Bruce Boyler		8	endorsement	
9	Edward Jones	Paul Schnell, CFP	2107 E 11th St	9 & 10	support	
10	business & property owner	Aimee Winslow		11	supports shuttle busses	
11	Grumpy's Saloon	Carrie Peterman	2120 E 11th ST	12	support	
12	Grilled Cheese Bar	Natalia Mulcia	1019 Mound ST	13 & 14	stand behind them	X
13	Camp McClellan Cellars	Julie Keehn	2302 E 11th ST	15	welcomed	
14	Five Star Salon	Dustin Roelle	1020 Mound ST	16	support	
15	Doodads	Jennifer Goldsberry	1102 Mound ST	17	support	
16	MCCAID PROPERTIES	Darren Low		18	support supports shuttle busses	
	Five Star Salon	Dustin Roelle	1020 Mound ST	19	duplicate letter - see also page 16	
17	Five Star employee	Ciara King		20	support	
18	Five Star employee	Ali Young		21	support	



November 28, 2024

Dear Zoning Board of Adjustments,

Re: Village Support

For your consideration, we would like to offer our collective support on the request for variance for the 3rd floor project at 1019 Mound St.

The Village merchants have been anxiously waiting for this project to move forward and we were surprised to learn of the City's report stating that this request should be denied. We feel this report missed on all points, in particular with regard to this type of facility fitting within the Village and with issues regarding parking.

This type of business would be the perfect addition to the Village. The Village Corner Deli, The 11th Street Precinct, The Grilled Cheese Bar, and Brew could all see potential opportunities to cater food. Five Star Salon, The Beauty Bar or Royal T's might offer services to prospective guests renting this type of facility. Our shops, coffee establishments, winery and bars would love to see guests before, during or after their rented event. It is a win for everyone.

As for parking, we feel the owners are working diligently to offer solutions via agreements with several owned lots to use their parking and offering a shuttle system for larger events in addition to public parking.

Based on that, The Village Business Association would be in favor of the approval of the requested variance. We thank you for your willingness to listen to the neighbors that believe this project should move forward and.

Sincerely,

Kim Wessel
President, Village Business Association

Businesses offering their support: CBI Bank & Trust, Fleur Décor, Five Star Salon, Calla, Mezzanine Boutique, Village Corner Deli, Doodad's, Wide River Winery, Edward Jones, Wind Dancer Boutique, Grumpy's Saloon, Lagomarcino's, Mint Green Boutique, The Grilled Cheese Bar, Rocket Resale, Brew in the Village, Plaid Rabbit, Camp McClellan Cellars, Royal T's Beauty Parlor, Religious Supply Store, Townsend Engineering, Mary's Diamonds



Aim High. Bank Strong.

November 14, 2024

To the Zoning Board of Adjustments:

CBI Bank & Trust is in full support of the 3rd Floor Project within the Village Marketplace. We disagree with the assessment of the Zoning Board of Adjustment and welcome new businesses to our village community, especially one that provides a service that is not currently offered in the Village. We appreciate the property improvements business and building owners make and want to support their efforts. Our bank is located across Mound Street from the Village Marketplace and our parking spaces would be available for them to use outside of our business hours (Monday-Friday evenings and weekends after Saturday noon). We have one handicap accessible spot and eleven regular parking spaces. We are in the process of getting a formalized contract drawn up for after-hours use of the parking spaces. Based on these and other considerations we hope you will grant the requested variance.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Julie Amundsen".

Julie Amundsen
Vice President, Branch Manager

Wide River

WINERY

November 29, 2024

TO: Scott County Zoning Board of Adjustment
Davenport, IA

RE: 1019 Mound St Village of East Davenport

Please consider this correspondence as our enthusiastic endorsement of the planned event space by Matt and Stacy Schmidt at the Village Market Place on the corner of Mound St and River Dr.

We bought our building at 1128 Mound St. in 2016 and made significant improvements before opening the tasting room. We invested in the Village and encourage other businesses to do the same! Bringing more people to our destination is good for all of us.

Sincerely,

Martha R. O'Brien
martha@wideriverwinery.com

November 28, 2024

Zoning Board of Adjustment

Davenport, Iowa

Dear Zoning Board,

As the owner of Coffee House in the Village of East Davenport, I truly believe this event space proposed by Matt and Stacy Schmitt would not only be a great addition to our Village but would generate sales for surrounding businesses before, during and after each booked event.

Many Quad Citians, especially those new to the area, are not familiar with the unique businesses nestled in our Village, so by attending such events, would have the opportunity to see and later, embrace all that the Village has to offer...from retail, to foodservice, wine and bar venues, spa services, adjacent AirBnBs... just to name a few.

At the same time, event organizers may consider utilizing Village businesses when planning their parties and those guests visiting from out-of-town may spend the next day or two exploring our shops and restaurants, creating amazing revenue generating opportunities for all of us! And since our Village is missing a mid-sized event venue, this center would further enhance our overall offering.

As far as the parking concern, I personally have attended events in downtown facilities located in Moline, Rock Island and other communities that had similar challenges. But in all cases, accommodations were made using adjacent lots and shuttle busses. And considering many of the events would most likely have less than 200 guests, the number of cars seeking parking would be manageable.

I know I speak for many other Village business owners when I say I support this project and hope the Zoning Board will as well.

Sincerely,

Diane Lamacki

Owner, Coffee House

1315 Jersey Ridge Road, Davenport

309-269-5536



November 24, 2024

Dear Zoning Board of Adjustments,

As the owner of Calla and Mezzanine Boutique which are directly adjacent to the proposed project at 1019 Mound St, 3rd project, I fully support the request for a variance for this project. I feel this project fits nicely into the Village of East Davenport both from a concept and aesthetically. I also feel it directly provides for economic opportunities for other businesses located within the Village.

I find it odd that a decision for a project like this was initially allowed to move forward without any engagement with the Village of East Davenport merchants and building owners who have been excited about its possibility for over a year.

As for parking, we feel that the owners have offered reasonable solutions for parking, including shuttling guests for larger events from one of their partner hotels. The Village of East Davenport hosts events that draw in excess of a thousand guests throughout the year without issue.

We hope that the request for variance is granted.

Best Regards,

Kim Wessel

Cell 563-349-7942

Owner, Calla & Mezzanine Boutique
NCIDQ Certified Interior Designer
1026 Mound St
Davenport, Iowa 52803





Matt Schmit <mattjschmit@gmail.com>

Fwd: Support for project variance

1 message

Kim Wessel <calla.design.shop@gmail.com>
To: Matt Schmit <Mattjschmit@gmail.com>

Sat, Nov 30, 2024 at 9:05 AM

Another letter of support
Sent from my iPhone

Begin forwarded message:

From: Kelso's Corner <kelsoscornerbar@gmail.com>
Date: November 30, 2024 at 7:54:23 AM CST
To: Kim Wessel <calla.design.shop@gmail.com>
Subject: Re: Support for project variance

To Zoning Board of Adjustments

I am writing this letter on behalf of the east village . And expanding the businesses in this area. Adding a small venue to the village would be such a great thing for all businesses in the area. People are always looking for space in the village to host a large party. I own a business in the east village, and by adding this venue it would help my business every time it's booked. A small event space is exactly what the east village is missing . There are too many empty spaces in the east village , we need to fill these spaces and this will be a huge step in getting more businesses down to the historical community. I support the granting of the requested variance.

Thank you for your time.

Kelsey Seibert
Kelso's Corner
(563) 551-6477



On Fri, Nov 29, 2024 at 1:44 PM Kim Wessel <calla.design.shop@gmail.com> wrote:
Hi Kelsy,

Would you be in favor of drafting a letter of support addressed to the Zoning Board of Adjustments showing your support for the requested variance for the project ton the 3rd floor of the 1019 Mound St? Matt Schmit is in need of actual letters from Village merchants before December 2nd.

Let me know if you have any questions and if possible, please send it to me and I will get to Matt.

Thanks
Kim

Dear City of Davenport Zoning Board of Adjustments,

As a property owner, resident, and business owner in the Village of East Davenport, I believe that the addition of the event center is exactly what we need. I would be elated to have such an elegant and intimate venue across the street from my store! Not only will it bring business to the Village, but it will be a beautiful addition to the City of Davenport. Having a venue like this will positively impact the Village as a whole. I have personally seen the space and would love to see Matt and Stacy Schmit's vision come to life. It would help to drive the Village to greater heights and beauty!

This is exactly what the Village needs! I look forward to seeing this unique venue incorporated into OUR Village.

Thank you,

Dianna Donahue

East Village Resident, East Village Property + Business Owner at Fleur de'cor Interiors Inc.

Boyer Properties L.C.

**1920 San Jose Ct. Bettendorf, Iowa 52722
563-370-1357**

City Of Davenport Iowa
Zoning Board of Adjustments

November 11, 2024

As a property owner and native of the Village of East Davenport I would like to give my endorsement to the event center at 1019 Mound Street and the requested variance.

The event center will be a great addition and add another dimension and patrons to the East Village.

Respectfully,

Bruce A Boyler

Bruce Boyler
1920 San Jose Court
Bettendorf, Iowa 52722
563-370-1357
lrnguy2230@aol.com



Matt Schmit <mattjschmit@gmail.com>

Fwd: ZBA Variance for 3rd Floor of 1019 Mount St (Village Marketplace)

Kim Wessel <calla.design.shop@gmail.com>

Sun, Dec 1, 2024 at 5:28 PM

To: Matt Schmit <Mattjschmit@gmail.com>

Letter

Sent from my iPhone

Begin forwarded message:

From: "Schnell,Paul A" <Paul.Schnell@edwardjones.com>

Date: December 1, 2024 at 3:37:28 PM CST

To: Kim Wessel <calla.design.shop@gmail.com>

Subject: ZBA Variance for 3rd Floor of 1019 Mount St (Village Marketplace)

To the Zoning Board of Adjustments:

I am in favor of the variance that Matt and Stacy Schmit are seeking for the 3rd floor of the Village Marketplace building on River Drive and Mound. The use of this space for events such as weddings, receptions, meetings, and other family gatherings will have a positive impact on the other businesses in the Village.

Thank you,

Paul Schnell

Paul Schnell, CFP®

Village of East Davenport

2107 East 11th Street

Davenport, Ia. 52803

(563) 323-8868

www.edwardjones.com

EdwardJones

MAKING SENSE OF INVESTING

Paul Schnell, CFP®

12/2/24, 8:33 AM

Gmail - Fwd: ZBA Variance for 3rd Floor of 1019 Mount St (Village Marketplace)

Financial Advisor
Edward Jones
2107 East 11th Street
Davenport, IA 52803
(563) 323-8868
www.edwardjones.com

If you are not the intended recipient of this message (including attachments) or if you have received this message in error, immediately notify us and delete it and any attachments.

If you do not wish to receive any email messages from Edward Jones, excluding administrative communications, please email this request to Opt-Out@edwardjones.com from the email address you wish to unsubscribe.

For important additional information related to this email, visit www.edwardjones.com/disclosures/email.html. Edward D. Jones & Co., L.P. d/b/a Edward Jones, 12555 Manchester Road, St. Louis, MO 63131 © Edward Jones. All rights reserved.



Matt Schmit <mattjschmit@gmail.com>

Fwd: Letter of support

1 message

Kim Wessel <calla.design.shop@gmail.com>

Fri, Nov 29, 2024 at 6:27 PM

To: Matt Schmit <Mattjschmit@gmail.com>

See below

Sent from my iPhone

Begin forwarded message:

From: Aimee Winslow <aimeewinslow@yahoo.com>
Date: November 29, 2024 at 4:05:59 PM CST
To: Kim Wessel <calla.design.shop@gmail.com>
Subject: Letter of support

Zoning Board of Adjustments

I am writing this to lend support to the event space inside the Marketplace building. As a business and property owner in the Village of East Davenport, I feel this project would be excellent for our area. The Village has so much to offer and lend to a local event space in our neighborhood. The end users of the space would benefit greatly from local business from catering, salon services, retail, photography sites and nightlife just to name a few.

I know parking can be an issue in the Village. This building is one of the few with its very own parking lot. To help mitigate parking concerns, I believe shuttle busses could easily be used for guests of the space. There is also parking available in the lot across River Drive. During baseball

I do hope the board can lend support to this project with the same considerations it has with event spaces downtown. I strongly feel this would only benefit any and all businesses in our area.

Thank you for your consideration

Aimee Winslow-Low

Carrie Peterman
21020 E.11th St.
Davenport, Ia.52803
December, 1st, 2024

Dear Members of the Zoning Board of Adjustments,

I am writing to express my support for the requested variance for the proposed third floor of the property located at 1019 Mound St. As a neighboring property owner, I believe that the development of this event center will significantly enhance the overall appeal and vitality of the East Village of Davenport.

The addition of an event center at this location has the potential to attract visitors and new businesses to our area, providing a boost to the local economy. Such a facility would not only benefit the property in question but also create opportunities for surrounding businesses, fostering a vibrant community atmosphere.

I am confident that this project will contribute positively to the character of the East Village, making it a more desirable destination for both residents and visitors alike. I urge you to consider the benefits this variance will bring and request your favorable approval.

Thank you for your attention to this matter.

Sincerely,

Carrie Peterman

Property owner at 2120 E. 11th st. Davenport, Ia.

TO WHOM IT MAY CONCERN,

MY NAME IS NATALIA MULICA OWNER OF GRILLED CHEESE BAR. LOCATED IN THE VILLAGE OF EAST DAVENPORT- 1019 MOUND STREET, WHERE THIS PROJECT TAKES PLACE. OUR LANDLORDS HAVE BEEN WORKING EXTREMELY HARD ON WHAT WE STRONGLY BELIEVE WILL BE AN ASSET TO OUR VILLAGE FAMILY !

THIS BUILDING + THIS COMMUNITY PUTS FOOD ON MY KIDS TABLE AS WELL AS ALL OF MY HARD WORKING EMPLOYEES. I LOVE BEING A PART OF THIS PROJECT AND A PART OF THIS BEAUTIFUL BUILDING. THE LANDLORDS HAVE ALWAYS BEEN SO HELPFUL AND SO SUPPORTIVE OF US , AND WE FULLY STAND BEHIND THEM.

**ANY QUESTIONS PLEASE CALL 708-435-9508
THANK YOU !**

- Natalia Mulica
12-1-2024

Grilled Cheese Bar
1019 Mound St suite 101
Davenport, IA 52803

On Fri, Nov 29, 2024 at 2:35 PM Kim Wessel <calla.design.shop@gmail.com> wrote:
Whatever is easier for you
Kim

On Nov 29, 2024, at 2:27 PM, Grilled CheeseBar <grilledcheesebarqc@gmail.com> wrote:
Could we email it to you for print ?

Grilled Cheese Bar
1019 Mound St suite 101
Davenport, IA 52803

On Fri, Nov 29, 2024 at 1:46 PM Kim Wessel <calla.design.shop@gmail.com> wrote:
Hi ,

Would you be in favor of drafting a letter of support addressed to the Zoning Board of Adjustments showing your support for the requested variance for the project on the 3rd floor of the 1019 Mound St? Matt Schmit is in need of actual letters from Village merchants before December 2nd.

Let me know if you have any questions and if possible, please send it to me and I will get to Matt.

Thanks
Kim

wd: Letter of Support - 1019 Mound Street

m Wessel <calla.design.shop@gmail.com>
: Matt Schmit <Mattjschmit@gmail.com>

Mon, Dec 2, 2024 at 1:26 F

Here is another.

Sent from my iPhone

Begin forwarded message:

From: julie@campmc.com
Date: December 2, 2024 at 1:03:39 PM CST
To: Kim Wessel <calla.design.shop@gmail.com>
Subject: Letter of Support - 1019 Mound Street

To the Zoning Board of Adjustments,

I have been a business owner in the Village of East Davenport for 33 years. I support a new planned event space and the requested variance for the project in the Village Marketplace at 1019 Mound Street. I believe this business will be a welcome addition to the Village of East Davenport business community

Julie Keehn

Camp McClellan Cellars

2302 East 11th Street

Davenport, Iowa 52803

563-322-2100.

wd: 1019 Mound street Special Use hearing

message

m Wessel <calla.design.shop@gmail.com>
: Matt Schmit <Mattjschmit@gmail.com>

Mon, Dec 2, 2024 at 1:26 F

One more
Sent from my iPhone

Begin forwarded message:

From: Dustin Roelle <dustin@fivestarsalonspa.com>
Date: December 2, 2024 at 1:07:35 PM CST
To: Kim Wessel <calla.design.shop@gmail.com>
Subject: 1019 Mound street **Special Use hearing**

Dustin Roelle
Five Star Salon
1020 Mound Street
Davenport, Iowa 52803
12/2/2024

Zoning Board of Adjustment
1200 E 46th St
Davenport, Iowa 52807

Members of the Zoning Board of Adjustment,

I am writing to express my support for the new reception facility at 1019 Mound street in the Village of East Davenport. I own and operate Five Star Salon at 1020 Mound street, and also own the building that my business is located in, directly across the street from the proposed site. I have been working at Five Star for nearly 22 years, purchased the business 5 years ago, and have been a huge supporter of The Village of East Davenport for the entire time. I have had the pleasure of watching the hard work on the building in the last year right out our front windows. A number of East Village members were fortunate to take a tour of the proposed site recently, and are all looking forward to the potential of this space opening up.

I have met Jens briefly, along with Matt, who owns the building, and is also a part of this plan. I personally feel that they will execute a professional move forward with a unique offering to people inside and outside of our community. By attracting new visitors, clients, and patrons, this new business will likely increase foot traffic, benefiting neighboring establishments, including my own. Moreover, the commitment to heightened level of service and offerings align with our shared vision of uplifting a thriving, dynamic community.

I believe that The Village of East Davenport has been gaining attraction from our local Association, as well as SSMID investments, and will be a growing community in the years to come. If we had the support of the ZBA on this project, and more support from the City of Davenport in the future, I think the Village can be one of the best highlights our city has to offer.

Thank you for your consideration, please feel free to contact me at 563-650-7201 or dustin@fivestarsalonspa.com if you need any other information.

Thank you,

--
Dustin Roelle
Five Star Salon
1020 Mound St.
Davenport, Iowa 52803
563-650-7201

wd: Letter of support

message

m Wessel <calla.design.shop@gmail.com>
: Matt Schmit <Mattjschmit@gmail.com>

Mon, Dec 2, 2024 at 3:56 F

Another....

Begin forwarded message:

From: jennifer goldsberry <doodadsdavenport@gmail.com>
Subject: Letter of support
Date: December 2, 2024 at 2:32:27 PM CST
To: Kim Wessel <calla.design.shop@gmail.com>

Dear Zoning Board of Adjustments,

As the owner of Doodads in the Village directly catty corner to the proposed project at 1019 Mound St, 3rd project, I fully support the request for a variance for this project. I feel this project fits nicely into the Village of East Davenport both from a concept and aesthetically. I also feel it directly provides for economic opportunities for other businesses located within the Village.

It's slightly unsettling that this decision was decided without any engagement from the village board or village business owners.

As for parking, we feel that the owners have offered reasonable solutions for parking, including shuttling guests for larger events from one of their partner hotels. The Village of East Davenport hosts events that draw in excess of a thousand guests throughout the year without issue. We welcome and want this venue in our neighborhood.

We hope that the request for variance is granted.

Best Regards,

Jennifer Goldsberry
Doodads LLC
1102-Mound St

wd: Letter of support - From MCCAID PROPERTIES

message

m Wessel <calla.design.shop@gmail.com>
: Matt Schmit <Mattjschmit@gmail.com>

Tue, Dec 3, 2024 at 1:27 F

Another letter (a day late)

Kim

Begin forwarded message:

From: darren low <darren_low@yahoo.com>
Subject: Letter of support - From MCCAID PROPERTIES
Date: December 3, 2024 at 1:17:17 PM CST
To: Kim Wessel <calla.design.shop@gmail.com>

Zoning Board of Adjustments

As a long-standing property and business owner in the Village of East Davenport, I am writing to express my strong support for the event space inside the Marketplace building. This project holds tremendous potential for the Village of East Davenport area, which has so much to offer, yet has been consistently overlooked and neglected by the City of Davenport.

The Village of East Davenport is a historic and vibrant community that can greatly benefit from a local event space. The end users of this space would have access to a variety of local businesses, including catering, salon services, retail, photography sites, and nightlife, to name just a few. This synergy would not only enhance the event experience but also boost our local economy.

While parking can be a challenge in the Village, the Marketplace building is one of the few with its own parking lot. To further address parking concerns, shuttle buses could be utilized for guests, and additional parking is available across River Drive. During baseball season, these solutions would be particularly effective.

I urge the City of Davenport to recognize the value of our community and take action to foster its development. By supporting this project with the same considerations given to event spaces downtown, the city can help ensure the continued growth and prosperity of the Village of East Davenport, a leading gateway into the city. This event space would benefit all businesses in our area and contribute to a thriving local economy.

Cheers, Darren Low

Dustin Roelle
Five Star Salon
1020 Mound Street
Davenport, Iowa 52803

Zoning Board of Adjustment
1200 E 46th St
Davenport, Iowa 52807

12/2/2024

Members of the Zoning Board of Adjustment,

I am writing to express my support for the new reception facility at 1019 Mound street in the Village of East Davenport. I own and operate Five Star Salon at 1020 Mound street, and also own the building that my business is located in, directly across the street from the proposed site. I have been working at Five Star for nearly 22 years, purchased the business 5 years ago, and have been a huge supporter of The Village of East Davenport for the entire time. I have had the pleasure of watching the hard work on the building in the last year right out our front windows. A number of East Village members were fortunate to take a tour of the proposed site recently, and are all looking forward to the potential of this space opening up.

I have met Jens briefly, along with Matt, who owns the building, and is also a part of this plan. I personally feel that they will execute a professional move forward with a unique offering to people inside and outside of our community. By attracting new visitors, clients, and patrons, this new business will likely increase foot traffic, benefiting neighboring establishments, including my own. Moreover, the commitment to heightened level of service and offerings align with our shared vision of uplifting a thriving, dynamic community.

I believe that The Village of East Davenport has been gaining attraction from our local Association, as well as SSMID investments, and will be a growing community in the years to come. If we had the support of the ZBA on this project, and more support from the City of Davenport in the future, I think the Village can be one of the best highlights our city has to offer.

Thank you for your consideration, please feel free to contact me at 563-650-7201 or dustin@fivestarsalonspa.com if you need any other information.

Thank you,
Dustin Roelle

Zoning Board of Adjustment
1200 E 46th St
Davenport, Iowa 52807

12/5/2024

To whom it may concern,

My name is Ciara King and I am writing to express my support for the reception and event space at 1019 Mound St. As an employee of Five Star Salon and resident of this area, I strongly believe that this new space will provide significant benefits to our community, the local economy, as well as the entire Quad Cities. Because of this I would like for you to accept their request for their zoning variance.

After having the opportunity to tour this space with East Village business owners and employees, we all felt the potential for this space to be a positive addition to the area. Additionally, this type of venue is exactly the kind of development that will further establish the Village of East Davenport as a vibrant and desirable destination for both residents and visitors.

Please consider this opportunity that can greatly impact and help grow the Village into I hope that you will take into account the long-term benefits this development will bring to our community and consider approving the necessary zoning changes.

Thank you for your time and consideration. I look forward to the opportunity for this exciting project to move forward.

Ciara King

Ali Young
Five Star Salon
1020 Mound Street
Davenport, Iowa 52803

Zoning Board of Adjustment
1200 E 46th St
Davenport, Iowa 52807

12/7/2024

Dear Members of the Zoning Board of Adjustment,

I am writing in support of the proposal for a new reception event space at 1019 Mound Street in the Village of East Davenport. As a resident and employee within the community, I care deeply about the success and growth of our area. I firmly believe that this project would bring significant benefits to the local economy, residents, and businesses.

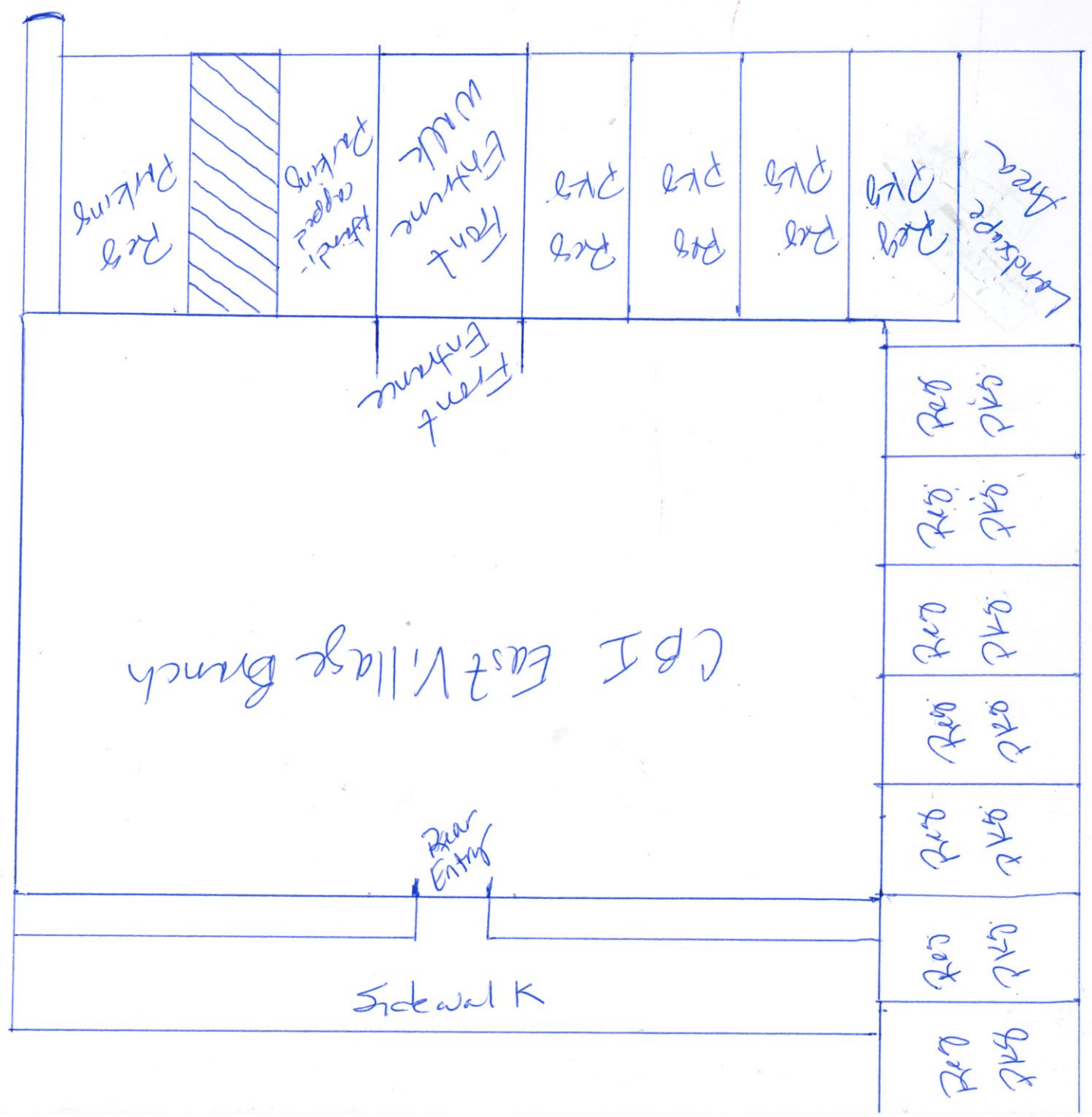
The proposed space aligns well with the current trajectory of the Village and will only increase the potential for this beloved area of the QCA. The establishment of a reception event space would attract visitors from near and far and foster growth within the community, which in turn creates a ripple effect throughout the area's economy. Having an event space that caters to both residents and visitors would not only bring positive attention to our village but also ensure that our businesses thrive. This new space would be an asset for local entrepreneurs, artists, and cultural leaders, further enriching the vibrancy of the Village.

After being given the opportunity to tour the space with other employees and business owners, I was thoroughly impressed with the hard work that has gone into creating a beautiful and functional space. There was unanimous support of the project amongst those of us touring the building. I believe that this venue will serve as a valuable community asset, enriching our neighborhood by fostering connections and growth. Furthermore, it would help establish the Village as a hub for both locals and visitors.

I respectfully request the approval of this wonderful project as it aligns with the broader goals of community development and economic enhancement in the Village of East Davenport. Thank you for your time and thoughtful consideration.

Ali Young

↓ River Drive
 5 ↓



13 Total
 Parking Spaces

Drive-up
 Lines: ATM
 ↓

LEASE AGREEMENT FOR PARKING SPACES

THIS LEASE AGREEMENT (the "Agreement") is made and entered into as of **January 1, 2025**, by and between **CBI Bank & Trust**, having an address at **3535 Avenue of the Cities, Moline, IL 61265** ("Lessor"), and **Mound Street Development, LLC**, having an address at **4709 Lakeside Dr., Bettendorf, IA 52722** ("Lessee").

1. Leased Premises. Lessor hereby leases to Lessee 11 regular parking spaces and 1 handicap space located at **2036 E. River Dr., Davenport, IA 52803** (collectively, the "Parking Spaces"). Lessee's use of the Parking Spaces is subject to the terms and conditions of this Agreement and any posted rules and regulations.

2. Term; Renewal.

(a) **Initial Term.** The term of this Agreement shall commence on January 1, 2025 (the "Start Date") and shall continue for one (1) year (the "Initial Term").

(b) **Automatic Renewal.** Upon expiration of the Initial Term, this Agreement shall automatically renew for successive one-year terms (each a "Renewal Term") unless either party provides at least thirty (30) days' written notice to the other prior to the end of the then-current term of its intention not to renew.

3. Rent; Payment. Lessee shall pay to Lessor an annual rent of **One Hundred Dollars (\$100)**, payable in full on or before January 1st of each year. All payments shall be made without offset or deduction and shall be delivered to Lessor at the address listed above or such other place as Lessor may designate in writing. If Lessee fails to pay any rent or other sums when due, Lessor may, in addition to any other remedies available at law or in equity, terminate this Agreement upon ten (10) days' written notice if the default is not cured within that period.

4. Use of Parking Spaces.

(a) **Permitted Use.** Lessee shall use the Parking Spaces solely for the parking of passenger vehicles in operable condition. No other use is permitted, including the parking of commercial vehicles, trailers, boats, recreational vehicles, or any non-passenger vehicles.

(b) **Availability of Spaces.** Under no circumstances shall Lessee or Lessee's invitees leave any vehicle in the Parking Spaces at any time other than the permitted times herein. No overnight parking shall be permitted. Lessee and Lessee's invitees shall be entitled to utilize the Parking Spaces as follows:

- (1) Monday through Friday: 5pm to 2am the following day.
- (2) Saturday: 12pm to 2am the following day.
- (3) Sunday: 6am to 2am the following day.

Any vehicle remaining in the Parking Spaces after designated hours may be towed at Lessee's sole cost and expense.

(c) Compliance with Laws and Regulations. Lessee shall comply with all laws, ordinances, and governmental regulations applicable to its use of the Parking Spaces, as well as any rules or regulations promulgated by Lessor relating to the operation or maintenance of the premises.

5. Condition and Maintenance. Lessee accepts the Parking Spaces in their "AS IS, WHERE IS" condition, with all faults. Lessor makes no representations or warranties, express or implied, regarding the condition or suitability of the Parking Spaces. Lessee shall keep the Parking Spaces neat and orderly, and shall not store any items other than the permitted vehicle(s) therein. Lessee shall immediately notify Lessor of any damage or hazardous condition.

6. Indemnification. To the fullest extent permitted by Iowa law, Lessee shall indemnify, defend, and hold harmless Lessor and its affiliates, officers, directors, employees, and agents from and against any and all claims, losses, damages, liabilities, costs, and expenses (including reasonable attorneys' fees and litigation costs) arising out of or related to Lessee's use of the Parking Spaces, including but not limited to bodily injury, death, property damage, theft, or loss sustained by Lessee or any of Lessee's invitees. This indemnification obligation shall survive the expiration or termination of this Agreement.

7. Insurance. Lessee shall maintain, at its sole expense, automobile liability insurance covering all vehicles parked in the Parking Spaces, with commercially reasonable limits. Lessee shall furnish proof of such coverage upon request by Lessor.

8. Default and Remedies. In the event Lessee defaults under any term of this Agreement, including nonpayment of rent or breach of any use restriction, Lessor may, in addition to any other remedies available at law or in equity, terminate this Agreement and remove Lessee (and any vehicles) from the Parking Spaces.

9. Assignment and Subletting. Lessee may not assign or sublet its rights under this Agreement without the prior written consent of Lessor, which may be withheld in Lessor's sole discretion.

10. Notices. Any notice required or permitted under this Agreement shall be in writing and delivered (a) by hand, (b) by certified mail, return receipt requested, or (c) by reputable overnight courier, addressed to the parties at the addresses set forth above, or such other address as a party may designate in writing.

11. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard to its conflicts of laws principles.

12. Entire Agreement; Amendment. This Agreement constitutes the entire agreement of the parties with respect to the subject matter herein and supersedes all prior or contemporaneous agreements, understandings, or negotiations. This Agreement may not be amended except by a writing signed by both parties.

13. Severability. If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall remain in full force and effect and shall be enforced to the greatest extent permitted by law.

14. Waiver. The failure of either party to enforce any right or remedy under this Agreement shall not be deemed a waiver of such right or remedy.

15. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original. Signatures transmitted electronically shall be deemed as valid and binding as original signatures.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Lessor:

CBI Bank & Trust
3535 Avenue of the Cities
Moline, IL 61265

By: _____
Name: _____
Title: _____
Date: _____

Lessee:

Mound Street Development, LLC
4709 Lakeside Dr.
Bettendorf, IA 52722

By: _____
Name: _____
Title: _____
Date: _____

2'-0"x 4'-0" GENERAL PURPOSE T8
CEILING MOUNT FIXTURES (TYPICAL)

WALL PACK

EXHAUST FAN

EXIT FIXTURE - PER CODE

EXIT FIXTURE W/ EMERGENCY LIGHTING - PER CODE

DIRECTIONAL EXIT FIXTURE - PER CODE

EMERGENCY LIGHTING - PER CODE

EXTERIOR EMERGENCY LIGHTING - PER CODE

1.

EXIT FIXTURES TO BE ON
BATTERY BACK UP AS PER
CODE. LOCATE EXITS SIGNS
AND LIGHTING PER CODE,
SHOWN IN PLAN FOR
REFERENCE ONLY.

2.

SEE COMCHECK FOR DETAILED
LIGHT REQUIREMENTS

3.

WALL LIGHTS THAT PROTRUDE
MORE THAN 4" FROM THE WALL
SHALL BE MOUNTED SO THAT
THE BOTTOM EDGE IS AT LEAST
80" AFF

WALLS:

A - 3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" THICK TYPE X GYPSUM BOARD EACH SIDE, CAVITY FILLED W/ SOUND BATT INSULATION

B - 6" METAL STUDS @ 16" O.C. W/ 5/8" THICK TYPE X GYPSUM BOARD EACH SIDE, CAVITY FILLED W/ SOUND BATT INSULATION

C - 1 HOUR FIRE BARRIER WITH 3-5/8" METAL STUDS @ 16" O.C. - SEE DETAIL 3 / A00

D - 1 HOUR FIRE BARRIER WITH 6" METAL STUDS @ 16" O.C. - SEE DETAIL 3 / A00

E - EXISTING MASONRY

UNLESS NOTED OTHER WISE:

1. EXISTING WALLS ARE DIMENSIONED FROM WALL FACE.

2. NEW WALLS ARE DIMENSIONED TO WALL CENTERLINE.

3. SEE LIFE SAFETY PLAN FOR FIRE RATED WALL INFORMATION.

4. FIRE BLOCK CONCEALED COMBUSTIBLE WALL SPACES VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

WALL OR FRAME TYPE

1.

TWO-INCH (51 MM) NOMINAL LUMBER.

2.

TWO THICKNESSES OF 1-INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS

3.

ONE THICKNESS OF 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH (18.3 MM) WOOD STRUTURAL PANELS.

4.

ONE THICKNESS OF 0.75-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH (19 MM) PARTICLE-BOARD.

5.

ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.

6.

ONE-FOURTH-INCH (6.4 MM) CEMENT-BASED MILLBOARD.

7.

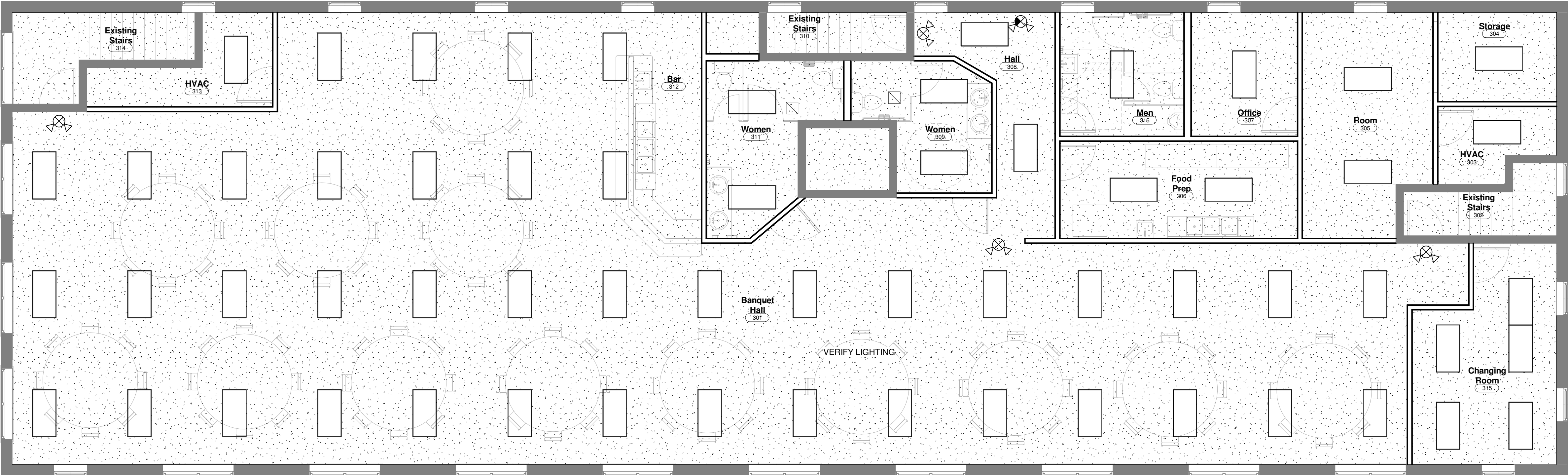
BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.

8.

CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

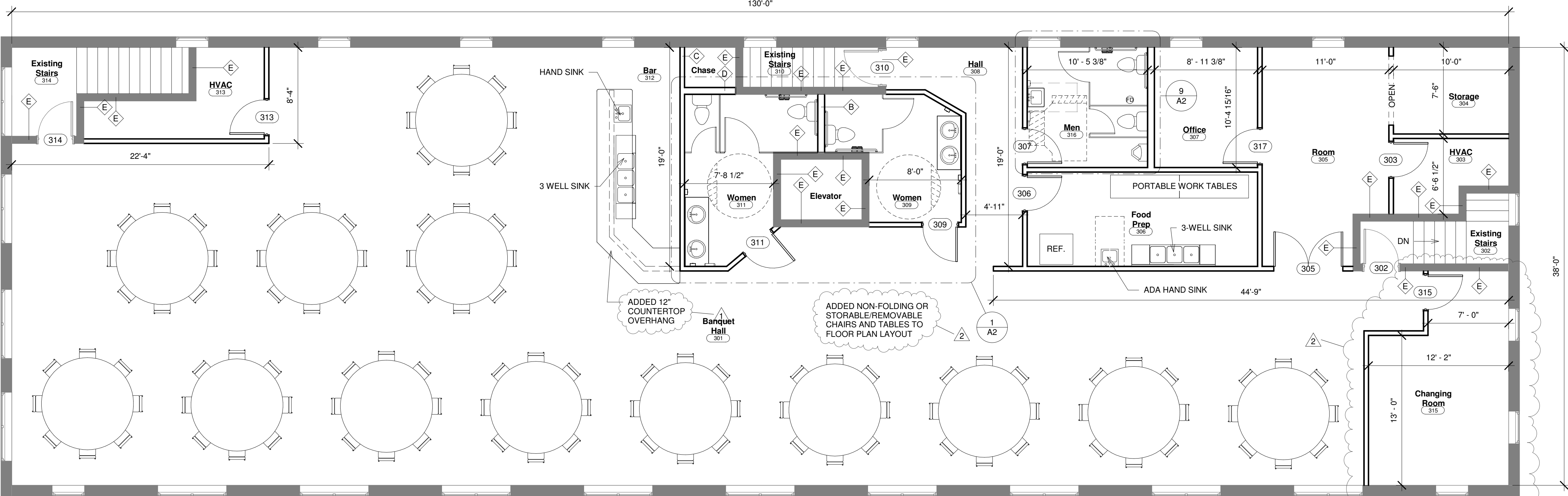
Reflected Ceiling Plan Legend
3/16" = 1'-0"

Wall Types & Notes
3/16" = 1'-0"



Third Floor Reflected Ceiling Plan
3/16" = 1'-0"

NOTE:
1. GREASE INTERCEPTOR
REQUIRED FOR
SINKS/FOOD SERVICE.
POST OCCUPANT LOAD
SIGN IN CONSPICUOUS
PLACE PER CODE.



Third Floor Plan
3/16" = 1'-0"



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

APPLICANT INFORMATION	
Applicant Name	Jens Baker - Owner, Mound Street Development
Address	19148 247th Ave
City State Zip	Bettendorf, IA, 52722
Phone	(407) 765-4739
Secondary Phone	(309) 230-1980
E-Mail Address	jbaker@apexconstructionconsultants.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. Jens Baker Type Applicant's Name 10/16/2024 Applicant's Signature Date	
DEVELOPMENT TEAM	
Property Owner Mound Street Development LLC	
Address 4709 Lakeside Drive, Bettendorf, IA, 52722	
Phone	Secondary Phone
(407) 765-4739	(309) 230-1980
E-Mail Address jbaker@apexconstructionconsultants.com	
Project Manager/Other Matt Schmit	
Address 4709 Lakeside Drive, Bettendorf, IA, 52722	
Phone	Secondary Phone
(309) 230-1980	(407) 765-4739
E-Mail Address mattjschmit@gmail.com	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
10/15/2024		[Set After Site Plan Review]
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 1019 Mound St, Davenport - Parcel ID#0035-04		
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 Utilizing the open 3rd Floor of existing building as an event center, to host meetings and events.		
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. The space is an existing third floor of the building, serviced by an elevator and 3 separate egress staircases. Proper sanitary and utility services are already provided to the space. The events would typically take place when the other businesses in the building are closed. All proper permits and licenses will be obtained and maintained. There is public parking available next to the building, street parking, as well as shuttle availability. Please see Attachment A regarding specific questions from the planning/development department. Attachment B includes a life safety plan. 2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. The surrounding buildings and the general area this building is located within is used for similar type purposes including restaurants, bars, theater, performance spaces, etc. The use of the 3rd Floor of this building for an event space will not detract from the adjacent or other properties in 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. It is our understanding that the current zoning of the building allows for this use, as long as there is a special use permit in place. Thus, no change in zoning or land use would be required. We feel that having a special event space overlooking the river in this location would add to the overall amenities offered in the Village of East Davenport. Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.		

Authorization to Act as Applicant

I/We, Mound Street Development LLC
[as property owner(s)]

authorize Jens Baker or Matt Schmit
[the above person(s)]

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

for the property located at 1019 Mound Street, Davenport IA 52803.

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

this _____ day of _____, _____.

[identification type]

Notary Public

My Commission Expires:

Attachment A

Special Use Permit Questions:

1. *What floor will the Reception Area (RA) be located on?*
Is there an elevator to the RA floor?

The event space will be located on the 3rd floor of the building. The building has an ADA compliant entrance and all floors are serviced by a recently updated elevator.

2. *What is the area of the RA?*
What are the dimensions of the room/rooms?

The area for use as an event space is approximately 3100 sq ft. There are other rooms also on the 3rd floor which consist of storage, utility rooms, bathrooms, food prep area, and a changing room. We have attached drawings and plans for the space to this application as Attachment B.

3. *Where is the leased parking area for the RA?*
How many spaces does the lease entitle you too?
Is the parking shared?
What is RA Fire Capacity?

There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see Attachment C for pictures of the parking lots in the vicinity of the building.

The estimated fire rated capacity is approximately 228 combined for all areas, with the dining area estimated to be 208. The areas and calculations are included in Attachment B, Life Safety Plan. However, these calculations have not been completed/certified by the fire department.

4. *Where is the dumpster located?*
Are clients expected to take out their own trash?
Is the RA cleaned immediately after the event?

The dumpster is located on the premises of the building, on the paved area between 1019 Mound (our building) and the two buildings to the North, 1029 Mound and 2107 E 11th. Current tenants do take out their own trash, trash from the use of the event space will be removed either by the client or the cleaning crew paid for by the client and will be required by our lease. It is anticipated that the cleaning crew will clean the event space with 24 hours after the conclusion of any event.

5. *What will be the maximum number of days per week the space be available for rent, and what are the daily hours of events?*

The event space will be available for rent every day of the year between the hours of 7 AM and Midnight. However, we do not realistically anticipate having events every day. It is currently anticipated that on average, we will have 2 events per week over the course of the first year of operation.

6. *Is any security provided to the RA or the Building?*

The building currently has automatic locks on the doors as well as security cameras. Additional security cameras will be added for the event space as well as all entrances/exits/stairwells as identified by a security camera specialist.

7. *What type and amount of insurance will be covering RA events?*

We will obtain all proper and necessary insurance for this space. We have not yet obtained/bound the insurance yet, but will do so as required.

8. *Does your lease allow any outdoor event/activity?*

Is smoking allowed in the RA per your lease?

Where will smokers go to smoke during events?

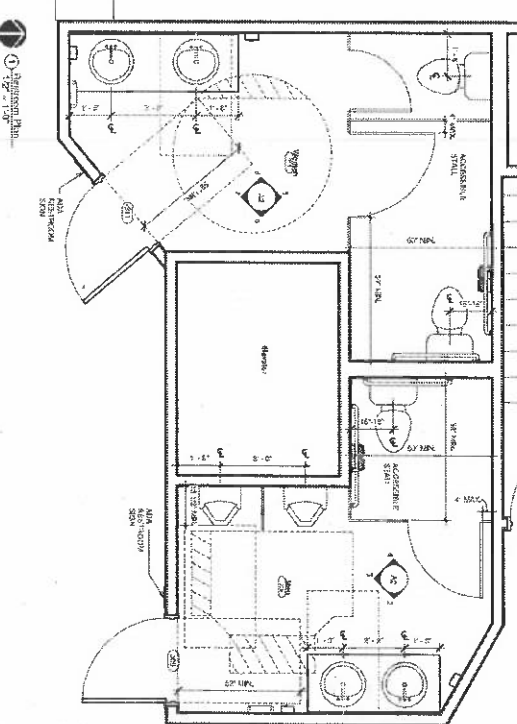
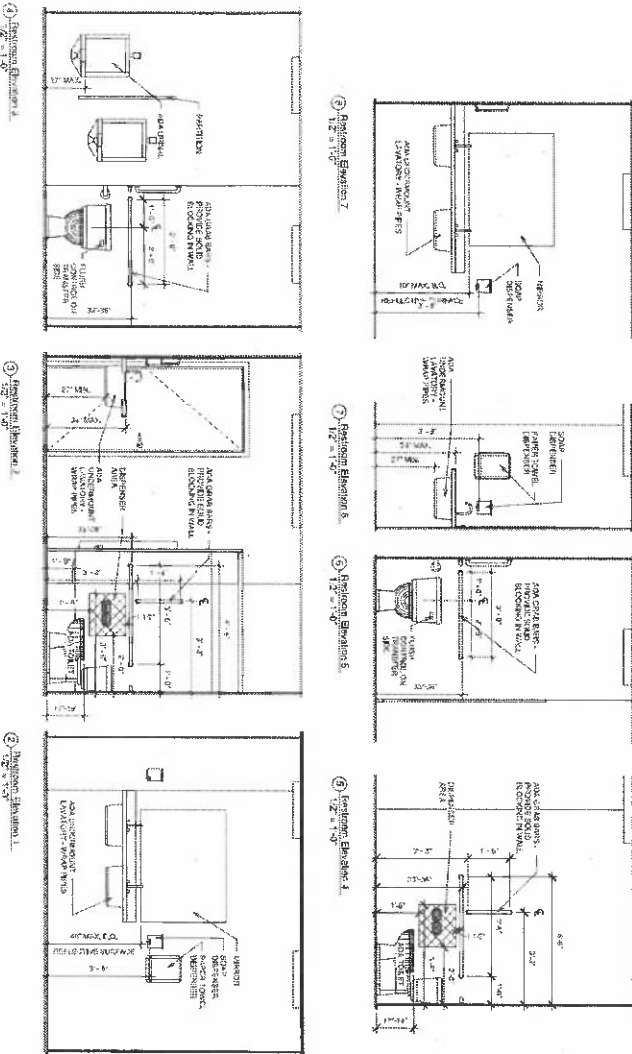
We do have any outdoor space that would be included or leased for any event/activity. We do not and will not allow smoking in the building or on any part of the site. Smokers will have to a suitable public area that is allowed for smoking.

9. *Will there be any outside improvements made to the property?*

The Design Review will be required for any outdoor improvements, including signs.

While we anticipate new signage for the building identifying the event space, we do not have any drawings or signage design completed at this time. When we do, we will submit an application to the design review board. No other outside improvement are anticipated.

REVISIONS



DATE:
18 October 2004
A2
PROJECT
#08124

Enlarged
Plans



Construction Drawings for:
Event Space
1019 Mound Street, Davenport, IA



JOSEPH ARCHITECTURAL GROUP, P.C.
1019 Mound Street, Davenport, IA 52801
Phone: 319.251.1111
Fax: 319.251.1112
www.jagarchitect.com

JOSEPH ARCHITECTURAL GROUP, P.C.
4110 Adel Avenue
Rock Island, IL 61201
Phone: 309.765.0000
Fax: 309.765.0001
jagarchitect.com



JOSEPH ARCHITECTURAL GROUP, P.C.

DATE
28 October 2003
A3

#08124

[illegible][illegible][illegible]

16. $\frac{1}{2} \log_2 16 = 2$

Figure 1

STRUCTURAL ANALYSIS AND DESIGN OF A BUILDING

DESIGNED BY: [Name]

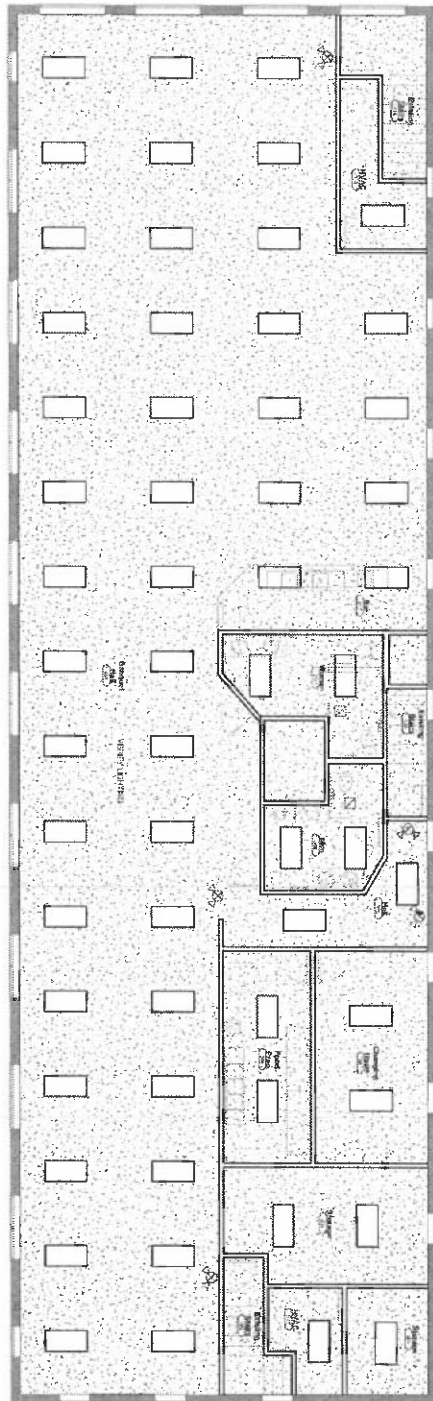
卷一

$$\Delta_{\text{AB}} = \frac{1}{2} \Delta_{\text{A}} + \frac{1}{2} \Delta_{\text{B}}$$

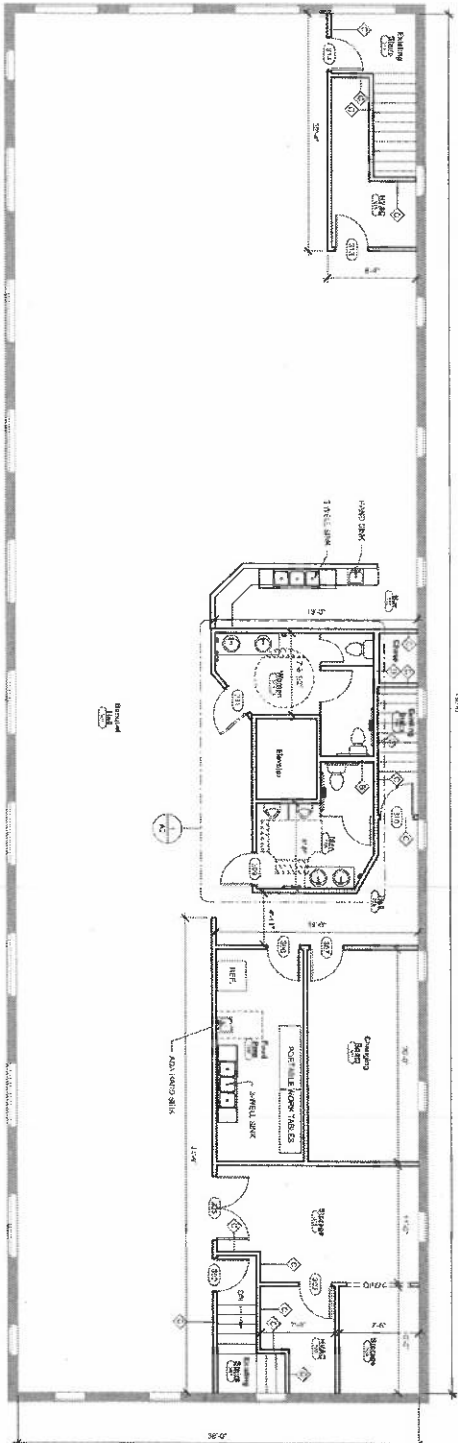
REC.
#08124

[illegible][illegible]

④ 1941 年 6 月 22 日，德军突然袭击苏联，第二次世界大战达到最大规模。
 ⑤ 1941 年 12 月 7 日，日本偷袭珍珠港，太平洋战争爆发。
 ⑥ 1942 年 1 月，美、英、苏、中四国在华盛顿发表《联合国家宣言》，标志着世界反法西斯同盟的正式形成。
 ⑦ 1942 年 6 月，苏军转入反攻，德军被迫撤退。
 ⑧ 1942 年 12 月，日军在太平洋战场转入反攻。
 ⑨ 1943 年 7 月，苏军在库尔斯克战役中取得重大胜利，德军被迫转入战略防御。
 ⑩ 1943 年 11 月，盟军在意大利登陆，开辟了欧洲第二战场。
 ⑪ 1944 年 6 月，盟军在诺曼底登陆，开辟了欧洲第二战场。
 ⑫ 1945 年 4 月，苏军攻克柏林，德国无条件投降。
 ⑬ 1945 年 8 月，美国在日本广岛和长崎投下原子弹，日本无条件投降。
 ⑭ 1945 年 9 月 2 日，日本正式签署投降书，第二次世界大战结束。
 ⑮ 1945 年 10 月，德国正式签署投降书，第二次世界大战结束。
 ⑯ 1945 年 12 月，联合国成立。
 ⑰ 1946 年 3 月，杜鲁门发表“杜鲁门主义”演说，标志着冷战的开始。
 ⑱ 1947 年 3 月，杜鲁门发表“杜鲁门主义”演说，标志着冷战的开始。
 ⑲ 1948 年 6 月，柏林危机爆发。
 ⑳ 1949 年 4 月，中国人民解放军占领南京，国民政府迁往台湾。
 ㉑ 1949 年 10 月 1 日，中华人民共和国成立。
 ㉒ 1950 年 6 月，朝鲜战争爆发。
 ㉓ 1950 年 10 月，中国人民志愿军入朝作战。
 ㉔ 1953 年 7 月，朝鲜战争结束。
 ㉕ 1954 年 4 月，日内瓦会议。
 ㉖ 1955 年 5 月，万隆会议。
 ㉗ 1956 年 2 月，苏共二十大。
 ㉘ 1956 年 9 月，中共八大。
 ㉙ 1957 年 7 月，波兰十月事件。
 ㉚ 1958 年 11 月，赫鲁晓夫访华。
 ㉛ 1959 年 6 月，中印边界冲突。
 ㉜ 1960 年 7 月，中法建交。
 ㉝ 1961 年 4 月，古巴导弹危机。
 ㉞ 1962 年 10 月，古巴导弹危机。
 ㉟ 1963 年 11 月，越南战争爆发。
 ㊱ 1964 年 10 月，中国第一颗原子弹爆炸成功。
 ㊲ 1965 年 8 月，中苏关系恶化。
 ㊳ 1966 年 5 月，文化大革命开始。
 ㊴ 1967 年 6 月，中印边界冲突。
 ㊵ 1968 年 8 月，布拉格之春。
 ㊶ 1969 年 4 月，尼克松访华。
 ㊷ 1970 年 1 月，中美关系正常化。
 ㊸ 1971 年 7 月，中美关系正常化。
 ㊹ 1972 年 9 月，尼克松访华。
 ㊺ 1973 年 10 月，第四次中东战争爆发。
 ㊻ 1975 年 4 月，越南战争结束。
 ㊼ 1976 年 9 月，毛泽东逝世。
 ㊽ 1978 年 12 月，十一届三中全会。
 ㊾ 1979 年 1 月，中美关系正常化。
 ㊿ 1980 年 7 月，中美关系正常化。
 ① 1981 年 9 月，邓小平提出“一国两制”方针。
 ② 1982 年 9 月，邓小平提出“一国两制”方针。
 ③ 1984 年 7 月，邓小平提出“一国两制”方针。
 ④ 1985 年 9 月，邓小平提出“一国两制”方针。
 ⑤ 1986 年 9 月，邓小平提出“一国两制”方针。
 ⑥ 1987 年 9 月，邓小平提出“一国两制”方针。
 ⑦ 1988 年 9 月，邓小平提出“一国两制”方针。
 ⑧ 1989 年 6 月，邓小平提出“一国两制”方针。
 ⑨ 1990 年 9 月，邓小平提出“一国两制”方针。
 ⑩ 1991 年 9 月，邓小平提出“一国两制”方针。
 ⑪ 1992 年 9 月，邓小平提出“一国两制”方针。
 ⑫ 1993 年 9 月，邓小平提出“一国两制”方针。
 ⑬ 1994 年 9 月，邓小平提出“一国两制”方针。
 ⑭ 1995 年 9 月，邓小平提出“一国两制”方针。
 ⑮ 1996 年 9 月，邓小平提出“一国两制”方针。
 ⑯ 1997 年 9 月，邓小平提出“一国两制”方针。
 ⑰ 1998 年 9 月，邓小平提出“一国两制”方针。
 ⑱ 1999 年 9 月，邓小平提出“一国两制”方针。
 ⑲ 2000 年 9 月，邓小平提出“一国两制”方针。
 ⑳ 2001 年 9 月，邓小平提出“一国两制”方针。
 ㉑ 2002 年 9 月，邓小平提出“一国两制”方针。
 ㉒ 2003 年 9 月，邓小平提出“一国两制”方针。
 ㉓ 2004 年 9 月，邓小平提出“一国两制”方针。
 ㉔ 2005 年 9 月，邓小平提出“一国两制”方针。
 ㉕ 2006 年 9 月，邓小平提出“一国两制”方针。
 ㉖ 2007 年 9 月，邓小平提出“一国两制”方针。
 ㉗ 2008 年 9 月，邓小平提出“一国两制”方针。
 ㉘ 2009 年 9 月，邓小平提出“一国两制”方针。
 ㉙ 2010 年 9 月，邓小平提出“一国两制”方针。
 ㉚ 2011 年 9 月，邓小平提出“一国两制”方针。
 ㉛ 2012 年 9 月，邓小平提出“一国两制”方针。
 ㉜ 2013 年 9 月，邓小平提出“一国两制”方针。
 ㉝ 2014 年 9 月，邓小平提出“一国两制”方针。
 ㉞ 2015 年 9 月，邓小平提出“一国两制”方针。
 ㉟ 2016 年 9 月，邓小平提出“一国两制”方针。
 ㊱ 2017 年 9 月，邓小平提出“一国两制”方针。
 ㊲ 2018 年 9 月，邓小平提出“一国两制”方针。
 ㊳ 2019 年 9 月，邓小平提出“一国两制”方针。
 ㊴ 2020 年 9 月，邓小平提出“一国两制”方针。
 ㊵ 2021 年 9 月，邓小平提出“一国两制”方针。
 ㊶ 2022 年 9 月，邓小平提出“一国两制”方针。
 ㊷ 2023 年 9 月，邓小平提出“一国两制”方针。
 ㊸ 2024 年 9 月，邓小平提出“一国两制”方针。
 ㊹ 2025 年 9 月，邓小平提出“一国两制”方针。
 ㊺ 2026 年 9 月，邓小平提出“一国两制”方针。
 ㊻ 2027 年 9 月，邓小平提出“一国两制”方针。
 ㊼ 2028 年 9 月，邓小平提出“一国两制”方针。
 ㊽ 2029 年 9 月，邓小平提出“一国两制”方针。
 ㊾ 2030 年 9 月，邓小平提出“一国两制”方针。
 ㊿ 2031 年 9 月，邓小平提出“一国两制”方针。
 ① 2032 年 9 月，邓小平提出“一国两制”方针。
 ② 2033 年 9 月，邓小平提出“一国两制”方针。
 ③ 2034 年 9 月，邓小平提出“一国两制”方针。
 ④ 2035 年 9 月，邓小平提出“一国两制”方针。
 ⑤ 2036 年 9 月，邓小平提出“一国两制”方针。
 ⑥ 2037 年 9 月，邓小平提出“一国两制”方针。
 ⑦ 2038 年 9 月，邓小平提出“一国两制”方针。
 ⑧ 2039 年 9 月，邓小平提出“一国两制”方针。
 ⑨ 2040 年 9 月，邓小平提出“一国两制”方针。
 ⑩ 2041 年 9 月，邓小平提出“一国两制”方针。
 ⑪ 2042 年 9 月，邓小平提出“一国两制”方针。
 ⑫ 2043 年 9 月，邓小平提出“一国两制”方针。
 ⑬ 2044 年 9 月，邓小平提出“一国两制”方针。
 ⑭ 2045 年 9 月，邓小平提出“一国两制”方针。
 ⑮ 2046 年 9 月，邓小平提出“一国两制”方针。
 ⑯ 2047 年 9 月，邓小平提出“一国两制”方针。
 ⑰ 2048 年 9 月，邓小平提出“一国两制”方针。
 ⑱ 2049 年 9 月，邓小平提出“一国两制”方针。
 ⑲ 2050 年 9 月，邓小平提出“一国两制”方针。
 ⑳ 2051 年 9 月，邓小平提出“一国两制”方针。
 ㉑ 2052 年 9 月，邓小平提出“一国两制”方针。
 ㉒ 2053 年 9 月，邓小平提出“一国两制”方针。
 ㉓ 2054 年 9 月，邓小平提出“一国两制”方针。
 ㉔ 2055 年 9 月，邓小平提出“一国两制”方针。
 ㉕ 2056 年 9 月，邓小平提出“一国两制”方针。
 ㉖ 2057 年 9 月，邓小平提出“一国两制”方针。
 ㉗ 2058 年 9 月，邓小平提出“一国两制”方针。
 ㉘ 2059 年 9 月，邓小平提出“一国两制”方针。
 ㉙ 2060 年 9 月，邓小平提出“一国两制”方针。
 ㉚ 2061 年 9 月，邓小平提出“一国两制”方针。
 ㉛ 2062 年 9 月，邓小平提出“一国两制”方针。
 ㉜ 2063 年 9 月，邓小平提出“一国两制”方针。
 ㉝ 2064 年 9 月，邓小平提出“一国两制”方针。
 ㉞ 2065 年 9 月，邓小平提出“一国两制”方针。
 ㉟ 2066 年 9 月，邓小平提出“一国两制”方针。
 ㊱ 2067 年 9 月，邓小平提出“一国两制”方针。
 ㊲ 2068 年 9 月，邓小平提出“一国两制”方针。
 ㊳ 2069 年 9 月，邓小平提出“一国两制”方针。
 ㊴ 2070 年 9 月，邓小平提出“一国两制”方针。
 ㊵ 2071 年 9 月，邓小平提出“一国两制”方针。
 ㊶ 2072 年 9 月，邓小平提出“一国两制”方针。
 ㊷ 2073 年 9 月，邓小平提出“一国两制”方针。
 ㊸ 2074 年 9 月，邓小平提出“一国两制”方针。
 ㊹ 2075 年 9 月，邓小平提出“一国两制”方针。
 ㊺ 2076 年 9 月，邓小平提出“一国两制”方针。
 ㊻ 2077 年 9 月，邓小平提出“一国两制”方针。
 ㊼ 2078 年 9 月，邓小平提出“一国两制”方针。
 ㊽ 2079 年 9 月，邓小平提出“一国两制”方针。<



② Third Floor: Reinforced Concrete Slab
 $3' \times 6' \times 10' \times 4'$



2014-15
10/10/14

90.546 41.531 Degrees

60ft

MOUND ST

E RIVER DR

E 11TH ST

1026 2025033 777 1030 43.4 22

1022

1026

104

105

104 7 1018 N83-2-12W

2036

1029

2107

2113

2108

2114

2118

2120

2124

2126

2205

2200

2202

2208

1125

E RIVER DR

1

MOUND ST

MOUND ST

E 11TH ST

Attachment C-2



City of Davenport, Iowa

Interactive GIS Map

Attachment C-3





Public Hearing Notice | Zoning Board of Adjustment

Date: 11/14/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE NOTICE LETTER
13 NOTICES SENT
WARD 5

To all property owners within 200' of the subject property **1019 Mound 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 SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. A general admission entrance fee is prohibited, with the exception of fundraisers for bona fide non-profit organizations. [Ward 5]

What are the Next Steps after the Public Hearing?

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

Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

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

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

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



SU24-06 Adjacent Owner Notice List 1019 Mound ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1019 MOUND ST		MOUND ST DEVELOPMENT LLC	1019 MOUND ST	DAVENPORT IA 52803
Ward: 5TH WARD				NOTICES SENT: 13
E0030-01B	1102 MOUND ST	MULLIGAN HOLDINGS LLC	5167 UTICA RIDGE RD	DAVENPORT IA 52807
E0030-30B	2108 E 11TH ST	WISOR PROPERTIES LLC	2108 E 11TH ST	DAVENPORT IA 52803
E0030-31	2114 E 11TH ST	WISOR PROPERTIES LLC		
E0030-32	2118 E 11TH ST	BALZER INVESTMENTS LLC	1520 DEVILS GLEN RD	BETTENDORF IA 52722
E0030-33	2124 E 11TH ST	JACK P BRUCHMANN REV TRUST	1404 SAN JUAN AVE	SAN JOSE CA 95110
E0034-07A	2010 E RIVER DR	IOWA AMERICAN WATER COMPANY	5201 GRAND AV	DAVENPORT IA 52807
E0034-08		IOWA AMERICAN WATER COMPANY		
E0035-01B	2113 E 11TH ST	NEW GROUND THEATRE	2113 E 11TH ST	DAVENPORT IA 52803
E0035-02	2107 E 11TH ST	SCHNELL PROPERTIES	2107 E 11TH ST	DAVENPORT IA 52803
E0035-03	1029 MOUND ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
E0035-09	2036 E RIVER DR	SENB BANK	3535 AVE OF THE CITIES	MOLINE IL 61265
E0035-10	1018 MOUND ST	WILLOW INVEST PROPERTIES LLC	2106 E 12TH ST	DAVENPORT IA 52803
E0035-11	1022 MOUND ST	LA MIA LLC	2039 GRAND AV	DAVENPORT IA 52803
E0035-12A	1026 MOUND ST	THREE CATS PROPERTIES LLC	1026 MOUND ST	DAVENPORT IA 52803
E0035-13B	1030 MOUND ST	THREE CATS PROPERTIES LLC		
Z9004-07		THE LAMAR COMPANY LLC	1130 KERPER CT	DUBUQUE IA 52001-7733

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

1/23/2025

Subject:

Request HV25-01 of Joshua Arguello/Ann Schwickerath on behalf of Project Renewal at 510 Warren Street for a Hardship Variance to encroach approximately 6.9 feet into the reverse-corner side-yard setback along Warren Street with a proposed community center building and to provide 5 off-street parking spaces. Table 17.04-1. requires a 15-foot reverse-corner side-yard setback and 17.10-2. requires 9 off-street parking spaces for this R-4C Residential property. Proposed structure would be 8.1 feet from the Warren Street property line and be deficient 4 off-street parking spaces. [Ward 3]

Recommendation:

Background:

Attachments:

1. Staff Report HV25-01 Setback and Parking Reductions
2. Application
3. Example Notice HV25-01 Project Renewal 510 Warren ST
4. HV25-01 Adjacent Owner Notice List - 510 Warren ST



**Zoning Board of Adjustment
Planning Staff Report
510 Warren ST | Building Setback & Parking Requirements
January 23, 2025**

Description

Request HV25-01 of Joshua Arguello/Ann Schwickerath on behalf of Project Renewal at 510 Warren Street for a Hardship Variance to encroach approximately 6.9 feet into the reverse-corner side-yard setback along Warren Street with a proposed community center building and to provide 5 off-street parking spaces. Table 17.04-1. requires a 15-foot reverse-corner side-yard setback and 17.10-2. requires 9 off-street parking spaces for this R-4C Residential property. Proposed structure would be 8.1 feet from the Warren Street property line and be deficient 4 off-street parking spaces. [Ward 3]

Code Requirements:

[17.04.030 Table 17.04-1](#) | [17.10.040 Table 17.10-2](#)

"minimum reverse corner-side yard setback: 15 feet"

Community Center parking: 1 per 500 sq ft GFA PLUS 2 spaces for the dwelling

Background & Discussion

An existing community center building will be demolished and the new structure will be setback the same distance as the existing building which is approximately 8.9 feet from the Warren Street lot line. This will result in a 6.9-foot encroachment to the setback along Warren Street. Additionally, only five (5) parking spaces of the required 9 will be provided off-street. The site does however have four (4) on-street parking spaces in front of the building.

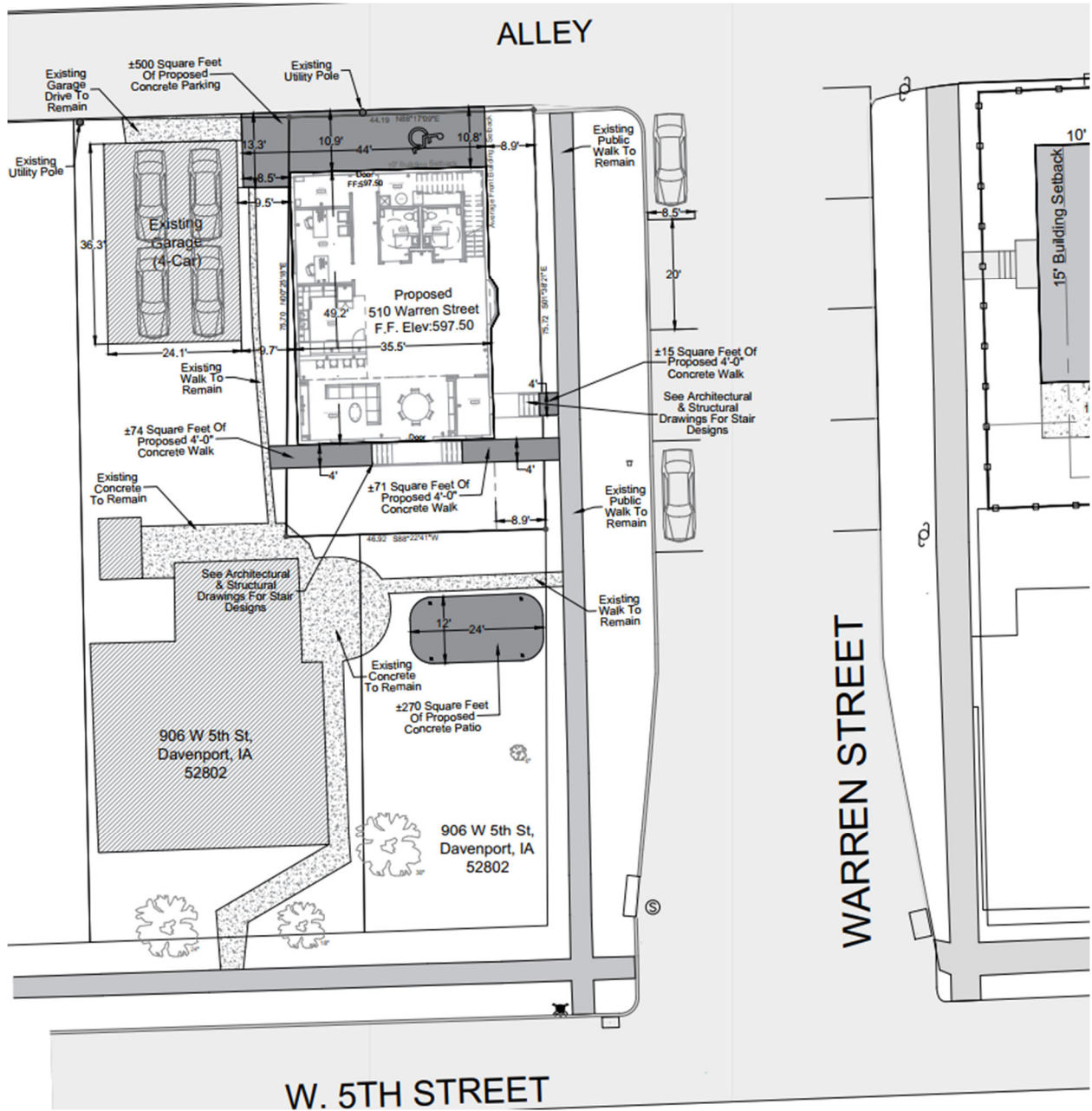
Staff believes that it is in the community's best interest to encourage development in a neighborhood that might otherwise succumb to disinvestment and blight.

Applicant's Request Statement

Requesting a hardship variance to reduce the east setback yard to 6.9 feet on the east property line. Under current regulations, 15 feet is required, average setback in surrounding neighborhood is 8.9 feet. If the 6.9 variance is not granted we would like to keep our current setback distance that now exists at 8.9. This would allow the most efficient and effective use of space without altering the aesthetic of our neighborhood surroundings. This factor plus geographical site constraints have deemed it necessary to apply for a setback hardship variance to alleviate this constriction.

Requesting a hardship variance to provide on-street parking in order to meet parking requirements. Under current regulations 9 parking stalls, including 1 ADA compliant stall, are required. The nature of the neighborhood age and geography result in site constraints deeming it necessary to apply for a parking hardship variance that would allow on-street parking to contribute to the overall parking requirements. Project Renewal will provide 5 off-street parking spaces.

Site Plan



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:

Setback: Unless the request is granted, Project Renewal's Learning Center will not be able to maximize the full use of space as designed. Project Renewal's Learning Center promotes support for youth in grades K-12 in academics, life skills and behavior expectations. Allowing the east setback hardship variance will still allow there to be green space and an accessible patio for individuals who use mobility equipment (i.e. wheel chairs, walkers, etc.). Project Renewal is asking for relief from providing 15 feet of east setback to 6.9 feet and no more than 8.9 feet. Our surrounding neighbors are aware of our project and welcome the continued improvements Project Renewal does for our neighborhood.

Parking: Unless the request is granted, Project Renewal's Learning Center will not be able to proceed as planned under the current ordinance. Project Renewal is asking for relief from providing 9 off street parking spots and will provide 5 off street parking spots. This request will not alter the current use of off-street parking. We will *not* have an increased need for parking from the existing use of this property.

The setback and parking requirements are being required now because we are rebuilding a new structure to replace the current 100-year old structure. The new structure is needed, a great improvement and the most efficient use of resources, it is also much more expensive. Granting these hardship variances will help alleviate the stress of the budget and requirements that have been imposed after these houses were built.

Staff Comments:

Staff concurs. Criterion for item #1 is 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:

This site is limited in the North/South and East/West direction. This project is located in one of the oldest Davenport neighborhoods and next to a busy railway line. When the original mapping of this neighborhood was done there was limited space for buildings, compared to modern developments that allow for expansion. Project Renewal is making the best use of the given space to improve our community given the constraints imposed originally in the 1860's.

Allowing the relief from the requested east setback and parking hardship variances will promote Project Renewal's ability to be a positive presence in one of the City of Davenport's most fragile neighborhood. Project Renewal is a hub of stability and provides a youth support for populations who are often overlooked and underserved.

Staff Comments:

Staff concurs. Criterion for item #2 is 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:

Yes, this is a unique circumstance.

The building use is for youth-based outreach and programming. Youth participants are in grades K-12, the vast majority do not drive and will not need parking. Youth participants will walk to the building or get dropped off and picked up. The use of this property is not changing, therefore, not creating any increase of parking need.

Adjacent to 510 Warren is a house owned and maintained by Project Renewal (906 W. 5th Street) that does not use any of the street parking available, a garage is available and accessed from the alley on the north side of the property, this will continue. This is also the same garage that will be available for 510 Warren to provide 2 off street parking spaces. An additional off-street, ADA compliant parking space will be available on the north side of the 510 Warren structure.

Directly across the street from 510 Warren, Project Renewal has recently constructed a new building which has space that has increased the available off-street parking. Additionally, the park property owned and maintained by Project Renewal, Sr. Concetta Park, is on the same block does not have high vehicle traffic or require long term or overnight parking. This property has been used as a park for over 34 years and will continue for this purpose. This supports Project Renewal's 510 property request for the parking hardship variance and will not contribute to a lack of parking for surrounding neighbors.

More so than in any other neighborhood, there is a high concentration of rental housing units and service organizations in this neighborhood that work with transient populations which contributes to our neighborhood fragility and safety. Project Renewal staff are residents who work, live and advocate for the City of Davenport residents, and specifically our neighborhood. Our resident staff have a stabilizing presence and work to promote positivity and opportunities for youth, families and other neighborhood residents.

Project Renewal's neighborhood presence and stability aligns with the Q2030 belief that neighborhoods are one of the core units that affect regional health. As identified in the City of Davenport's 5-year consolidated plan as a priority area of need: Low-mod clientele and public service providing services to residents, particularly youth and financial literacy, Project Renewal fulfills this void.

Project Renewal's mission includes immersing their staff and volunteers to be residents of the neighborhood since its inception in 1974, and continues to do so. This project will continue to provide stability, positive role modeling and advocacy for our neighbors and neighborhood which aligns with Project Renewal's mission and core values:

Mission Statement

We empower children and families by acting as a welcoming presence in the neighborhood.

Core Values Statement

Dignity = We affirm the worth and gift of each person

Stability = We provide structure and support for kids and neighbors

Trust = We offer a warm, loving presence in the neighborhood

Education = We invest in our children and neighbors to reach their full potential

Justice = We advocate for just and equitable opportunities

While Project Renewal directly serves youth, at the same time, staff and volunteers are role models and advocates for our youth participant's parents, our neighbors and neighborhood, being a positive, daily presence for those who are unable to advocate for themselves or seek out supportive resources. Statistically, our direct population served is 95+% extremely low-moderate income and 95% minority. Project Renewal has historically worked with diverse and under-served youth in Davenport since 1974 as a local, grass roots organization.

Staff Comments:

Staff concurs. Criterion for item #3 is met.

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

Applicant Response:

The hardship variance will not alter the essential character of the locality, in fact, it will enhance the surrounding neighborhood and assure the efforts and positive results for our community continue. The current building on this site was originally going to be renovated, however, when first learning of the structural engineer's report, the news was not only unexpected but somewhat alarming. After getting a second opinion, it was confirmed just how bad the shape of the foundation was, beyond repair. Project Renewal's board of directors understood and weighed this information carefully, voting to rebuild this needed and precious space for the kids in our community and assure the structure is a safe and welcoming atmosphere.

We are constructing a new building on this Project Renewal property once the current structure is removed. The foundation of house is beyond repair and is nearing the end of its functional life. Despite much debate and consideration of various options, the most economically and efficient outcome is to do a complete rebuild. In fact, rebuilding this house in the same basic footprint will result in increasing our usable space by having the house designed for our needs and intentions.

Staff Comments:

Staff concurs. Criterion for item #4 is met.

Findings & Staff Recommendation:

Findings:

The proposed structure will be rebuilt with same setback as the previous structure
The site will have a total of nine (9) parking spaces with the four (4) on-street spaces

- Item #1 zoning code does result in hardship as applied for the proposed use;
- 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 that Board adopt staff's findings and approve request HV25-01 as proposed.

Prepared by:



Scott Koops, AICP,
Planner II

Attachments: ZBA application/plans, notice documents

HV25-01

Received B4
12/16/24

paid ✓



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

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

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION

510 Warren Street, Davenport, IA 52802

SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED

Buffer yard and parking variance, see attached description.

APPLICANT INFORMATION

Applicant Name | Company Name

Project Renewal

Address

906 W. 5th Street

City | State | Zip

Davenport, IA 52802-3403

Phone

(563) 324-0800

Secondary Phone

(563) 940-0809

E-Mail Address

ann@projectrenewal.net

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.

Project Renewal of Davenport

Type Applicant's Name

Ann Schmitt for
Project Renewal

Applicant's Signature

12/11/2024

Date

DEVELOPMENT TEAM**Property Owner**

Project Renewal of Davenport

Address

906 W. 5th Street, Davenport, IA 52802-3403

Phone

(563) 324-0800

Secondary Phone

(563) 940-0809

E-Mail Address

ann@projectrenewal

Project Manager/Other

Joshua Arguello

Address

575 12th Avenue, East Moline, IL 61244

Phone

(563) 265-4348

Secondary Phone

E-Mail Address

joshua@streamlinearchitects.com

COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTEDConcept/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.

See attached

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.

See attached

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.

See attached

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

See attached

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

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198

E | planning@davenportiowa.comdavenportiowa.com/DNS

revised Jan. 2024

Reason for Hardship Request:

1. Requesting a hardship variance to reduce the east setback yard to 6.9 feet on the east property line. Under current regulations, 15 feet is required, average setback in surrounding neighborhood is 8.9 feet. If the 6.9 variance is not granted we would like to keep our current setback distance that now exists at 8.9. This would allow the most efficient and effective use of space without altering the aesthetic of our neighborhood surroundings. This factor plus geographical site constraints have deemed it necessary to apply for a setback hardship variance to alleviate this constriction.
2. Requesting a hardship variance to provide on-street parking in order to meet parking requirements. Under current regulations 9 parking stalls, including 1 ADA compliant stall, are required. The nature of the neighborhood age and geography result in site constraints deeming it necessary to apply for a parking hardship variance that would allow on-street parking to contribute to the overall parking requirements. Project Renewal will provide 5 off-street parking spaces.

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.**

Setback: Unless the request is granted, Project Renewal's Learning Center will not be able to maximize the full use of space as designed. Project Renewal's Learning Center promotes support for youth in grades K-12 in academics, life skills and behavior expectations. Allowing the east setback hardship variance will still allow there to be green space and an accessible patio for individuals who use mobility equipment (i.e. wheel chairs, walkers, etc.). Project Renewal is asking for relief from providing 15 feet of east setback to 6.9 feet and no more than 8.9 feet. Our surrounding neighbors are aware of our project and welcome the continued improvements Project Renewal does for our neighborhood.

Parking: Unless the request is granted, Project Renewal's Learning Center will not be able to proceed as planned under the current ordinance. Project Renewal is asking for relief from providing 9 off street parking spots and will provide 5 off street parking spots. This request will not alter the current use of off-street parking. We will *not* have an increased need for parking from the existing use of this property.

The setback and parking requirements are being required now because we are rebuilding a new structure to replace the current 100-year old structure. The new structure is needed, a great improvement and the most efficient use of resources, it is also much more expensive. Granting

these hardship variances will help alleviate the stress of the budget and requirements that have been imposed after these houses were built.

- 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.**

This site is limited in the North/South and East/West direction. This project is located in one of the oldest Davenport neighborhoods and next to a busy railway line. When the original mapping of this neighborhood was done there was limited space for buildings, compared to modern developments that allow for expansion. Project Renewal is making the best use of the given space to improve our community given the constraints imposed originally in the 1860's.

Allowing the relief from the requested east setback and parking hardship variances will promote Project Renewal's ability to be a positive presence in one of the City of Davenport's most fragile neighborhood. Project Renewal is a hub of stability and provides a youth support for populations who are often overlooked and underserved.

- 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.**

Yes, this is a unique circumstance.

The building use is for youth-based outreach and programming. Youth participants are in grades K-12, the vast majority do not drive and will not need parking. Youth participants will walk to the building or get dropped off and picked up. The use of this property is not changing, therefore, not creating any increase of parking need.

Adjacent to 510 Warren is a house owned and maintained by Project Renewal (906 W. 5th Street) that does not use any of the street parking available, a garage is available and accessed from the alley on the north side of the property, this will continue. This is also the same garage that will be available for 510 Warren to provide 2 off street parking spaces. An additional off-street, ADA compliant parking space will be available on the north side of the 510 Warren structure.

Directly across the street from 510 Warren, Project Renewal has recently constructed a new building which has space that has increased the available off-street parking. Additionally, the park property owned and maintained by Project Renewal, Sr. Concetta Park, is on the same block does not have high vehicle traffic or require long term or overnight parking. This property has been used as a park for over 34 years and will continue for this purpose. This supports Project Renewal's 510

property request for the parking hardship variance and will not contribute to a lack of parking for surrounding neighbors.

More so than in any other neighborhood, there is a high concentration of rental housing units and service organizations in this neighborhood that work with transient populations which contributes to our neighborhood fragility and safety. Project Renewal staff are residents who work, live and advocate for the City of Davenport residents, and specifically our neighborhood. Our resident staff have a stabilizing presence and work to promote positivity and opportunities for youth, families and other neighborhood residents.

Project Renewal's neighborhood presence and stability aligns with the Q2030 belief that neighborhoods are one of the core units that affect regional health. As identified in the City of Davenport's 5-year consolidated plan as a priority area of need: Low-mod clientele and public service providing services to residents, particularly youth and financial literacy, Project Renewal fulfills this void.

Project Renewal's mission includes immersing their staff and volunteers to be residents of the neighborhood since its inception in 1974, and continues to do so. This project will continue to provide stability, positive role modeling and advocacy for our neighbors and neighborhood which aligns with Project Renewal's mission and core values:

Mission Statement

We empower children and families by acting as a welcoming presence in the neighborhood.

Core Values Statement

Dignity = We affirm the worth and gift of each person

Stability = We provide structure and support for kids and neighbors

Trust = We offer a warm, loving presence in the neighborhood

Education = We invest in our children and neighbors to reach their full potential

Justice = We advocate for just and equitable opportunities

While Project Renewal directly serves youth, at the same time, staff and volunteers are role models and advocates for our youth participant's parents, our neighbors and neighborhood, being a positive, daily presence for those who are unable to advocate for themselves or seek out supportive resources. Statistically, our direct population served is 95+% extremely low-moderate income and 95% minority. Project Renewal has historically worked with diverse and under-served youth in Davenport since 1974 as a local, grass roots organization.

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

The hardship variance will not alter the essential character of the locality, in fact, it will enhance the surrounding neighborhood and assure the efforts and positive results for our community continue. The current building on this site was originally going to be renovated, however, when first learning of the structural engineer's report, the news was not only unexpected but somewhat alarming. After getting a second opinion, it was confirmed just how bad the shape of the foundation was, beyond repair. Project Renewal's board of directors understood and weighed this information carefully, voting to rebuild this needed and precious space for the kids in our community and assure the structure is a safe and welcoming atmosphere.

We are constructing a new building on this Project Renewal property once the current structure is removed. The foundation of house is beyond repair and is nearing the end of its functional life. Despite much debate and consideration of various options, the most economically and efficient outcome is to do a complete rebuild. In fact, rebuilding this house in the same basic footprint will result in increasing our usable space by having the house designed for our needs and intentions.



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Public Hearing Notice | Zoning Board of Adjustment

Date: 1/23/2025 **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 **510 Warren 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 HV25-01 of Joshua Arguello/Ann Schwickerath on behalf of Project Renewal at 510 Warren Street for a Hardship Variance to encroach approximately 6.9 feet into the corner side yard setback along Warren Street with a proposed community center building and to provide 5 off-street parking spaces. Table 17.04-1. requires a 15-foot reverse-corner side-yard setback and 17.10-2. requires 9 off-street parking spaces for this R-4C Residential property. Proposed structure would be 8.1 feet from the Warren Street property line and be deficient 4 off-street parking spaces. [Ward 3]

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?

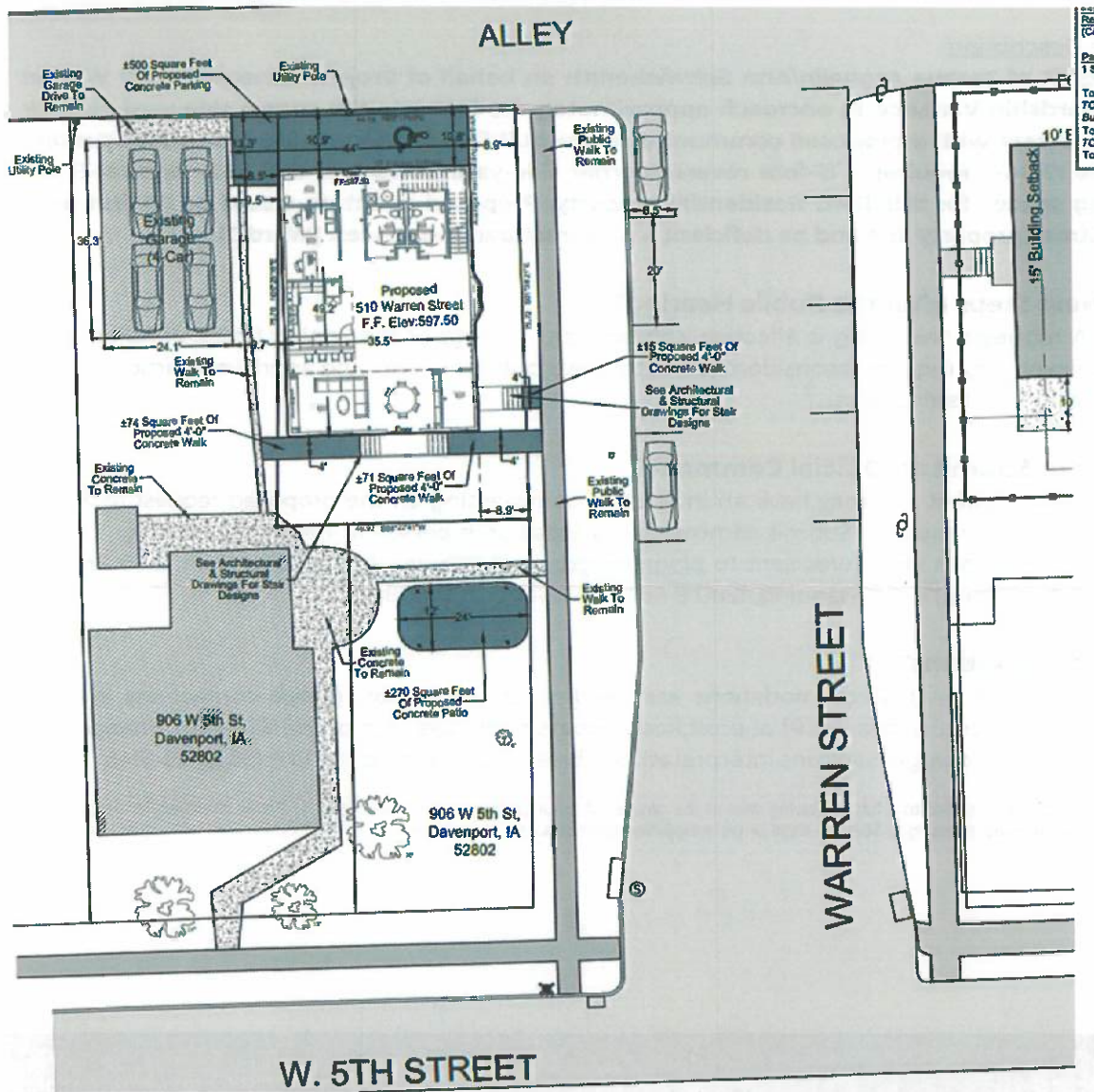
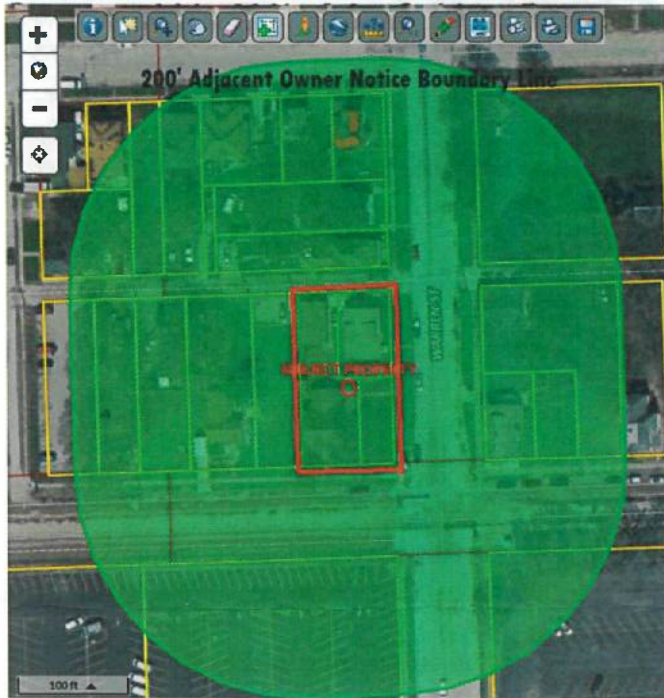
As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 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:



HV25-01 Adjacent Owner Notice List - 510 Warren ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 510 WARREN ST		PROJECT RENEWAL	906 W 5TH ST	DAVENPORT IA 52802
Ward: 3RD WARD				NOTICES SENT: 26
G0050-29	923 W 6TH ST	GALDFELTER GEORGE L	923 W 6TH ST	DAVENPORT IA 52802
G0051-20		CARMEN FUENTES TRUST	P O BOX 4768	DAVENPORT IA 52808-4768
G0051-23A	916 W 5TH ST	DAVID DITTMER REVOC LIVING TRUST	1029 KIRKWOOD BLVD	DAVENPORT IA 52803
G0051-21		DAVID DITTMER REVOC LIVING TRUST		
G0051-29		EHDG NEW HORIZONS ASSOC LP	1016 W 7TH ST - UNIT #	DAVENPORT IA 52802
G0051-18	913 W 6TH ST	GARCIA SIERRA	913 W 6TH ST	DAVENPORT IA 52802
G0051-06	818 W 5TH ST	GREAT RIVER REAL ESTATE INC	1644 W 64TH ST	DAVENPORT IA 52806
G0051-16	903 W 6TH ST	HERNANDEZ JUAN SANCHEZ	2324 S CONCORD ST	DAVENPORT IA 52802
G0050-53A		HUMILITY OF MARY SHELTER INC	519 FILLMORE ST	DAVENPORT IA 52802
G0051-17	907 W 6TH ST	NO BOUNDRY LLC	4118 BRIARWOOD DR	COUNCIL BLUFFS IA 51503
G0062-02	806 W 4TH ST	PRINCETON RIVERFRONT PROP LLC	P O BOX 562	RAPIDS CITY IL 61278-0562
G0051-57	513 WARREN ST	PROJECT RENEWAL OF DAVENPORT	906 W 5TH ST	DAVENPORT IA 52802
G0051-15		PROJECT RENEWAL		
G0051-27A	906 W 5TH ST	PROJECT RENEWAL		
G0051-26		PROJECT RENEWAL		
G0051-27B		PROJECT RENEWAL		
G0062-01D	W 4TH ST	RDB LC	25250 VALLEY DR	BETTENDORF IA 52722
G0050-54	517 VINE ST	RODRIGUEZ ERNESTO	517 VINE ST	DAVENPORT IA 52802
G0051-28	518 WARREN ST	SAMPICA JACK L	518 WARREN ST	DAVENPORT IA 52802
G0051-24		SAMPICA JASON SR	3434 MAGNOLIA CT	BETTENDORF IA 52722
G0051-03A	832 W 5TH ST	SCC SERIES LLC SERIES A & B	1732 SKYLINE DR	BETTENDORF IA 52722
G0051-04A		SCC SERIES LLC SERIES B		
G0062-01C	902 W 4TH ST	SCOTT COUNTY IOWA		
G0051-19	917 W 6TH ST	W & W PROPERTIES	5906 WOODLAND CT	DAVENPORT IA 52807
G0050-52	924 W 5TH ST	WILKINS DELORES L	917 W 6TH ST	DAVENPORT IA 52802

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

1/23/2025

Subject:

Request HV25-02 of Sharron Marcus/Travis Wiegand on behalf of Border Foods at 1736 W. Kimberly RD for a Hardship Variance for a Taco Bell restaurant building which will provide 20% transparency on the north (40th Street) façade. Table 17.05-2 of the DMC requires 50% transparency for façades facing a public street, measured between 2' to 10' from the adjacent grade. [Ward 2]

Recommendation:

Background:

Attachments:

1. Staff Report HV25-02 - Taco Bell - Reduce Transparency
2. Application
3. SITE PLAN
4. Example Notice HV25-02 Taco Bell 1736 W Kimberly RD
5. HV25-02 Adjacent Owner Notice List - 1736 W Kimberly



Planning Staff Report | Zoning Board of Adjustment
Reduction Transparency Design Standards
1736 W Kimberly Road
January 23, 2025

Description

Request HV25-02 of Sharron Marcus/Travis Wiegand on behalf of Border Foods at 1736 W. Kimberly RD for a Hardship Variance for a Taco Bell restaurant building which will provide 20% transparency on the north (40th Street) façade. Additionally, 21% of spandrel glazing will be provided on the north building elevation. Table 17.05-2 of the DMC requires 50% transparency for façades facing a public street as measured between 2' to 10' from the adjacent grade. [Ward 2]

Code Requirements

Table [17.05-2](#): Commercial Districts Design Standards (C-2 District)

The ground floor of a façade facing a public right-of-way must maintain min. 50% transparency.

Table 17.05-2: Commercial Districts Design Standards				
Fenestration Design	C-T	C-1	C-2	C-3
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.		•	•	

Background & Discussion

The petitioner is proposing to develop the site with a Taco Bell drive-through restaurant. The south elevation meets the required 50% transparency, while the north elevation would have 20% transparency. Additionally, the north elevation will have 21% spandrel glass 'glazing'. In total, the north building elevation between 2' and 10' from grade will have a combination of 41% transparency and/or spandrel glazing. Other developments along E 53rd Street (such as Hy Vee Fast & Fresh) and W Kimberly Road & Fairmount Street (Aldi) have had similar variances for a reduction of transparency on a 'secondary' frontage street.

Purpose of a Hardship Variance

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

Approval Standards

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

1. Strict application of this Ordinance will result in hardship without the specific relief requested.

Applicant Response:

Due to the design and function of the structure, there is limited opportunity to introduce transparency on the north facade facing W 40th St. A large cooler and freezer is located across 1/3 of the facade and a trash enclosure over the other 2/3rds. Introducing glazing to the trash enclosure is the only physical option and additional measures would have to be implemented to protect clear glazing from damage from the inside of the building and prevent employee harm do to broken glass from a dumpster or thrown items breaking the glass. The physical use of the space would be limited due to added protective measures installed on the interior, not to mention this construction and the dumpsters would be visible from the exterior. The total area of the North façade between 2' & 10' is 281.77sf. The maximum area that could feasibly be, and is proposed as glazing in that zone, is 115.18 sf equaling 41% of the area.

EXHIBITS

Building Elevations: 50% Required (For each elevation with street frontage - 2)

SOUTH: Kimberly RD Over **50% Transparency** **MEETS REQUIREMENTS**



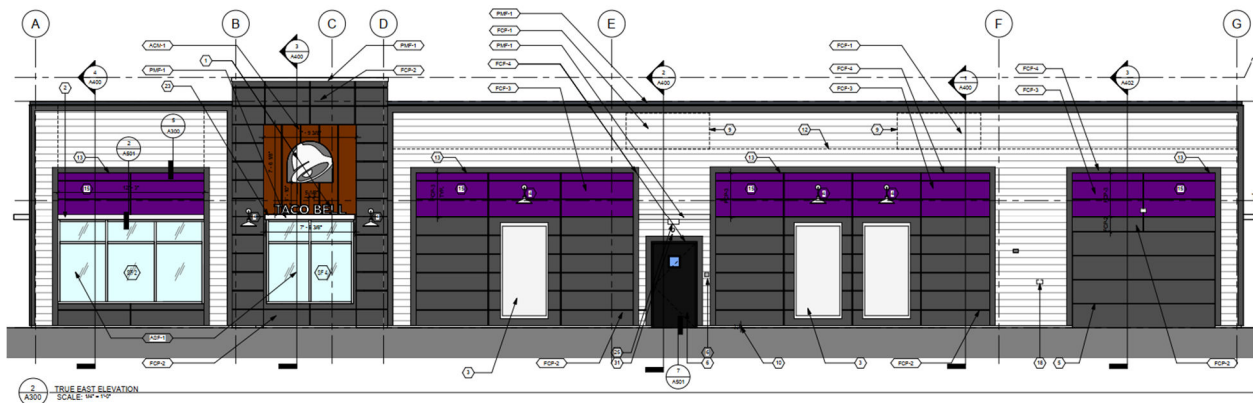
1 TRUE SOUTH ELEVATION
A300 SCALE: 1/4" = 1'-0"

NORTH: W 40th ST **20% Transparency** **HARDSHIP VARIANCE NEEDED**

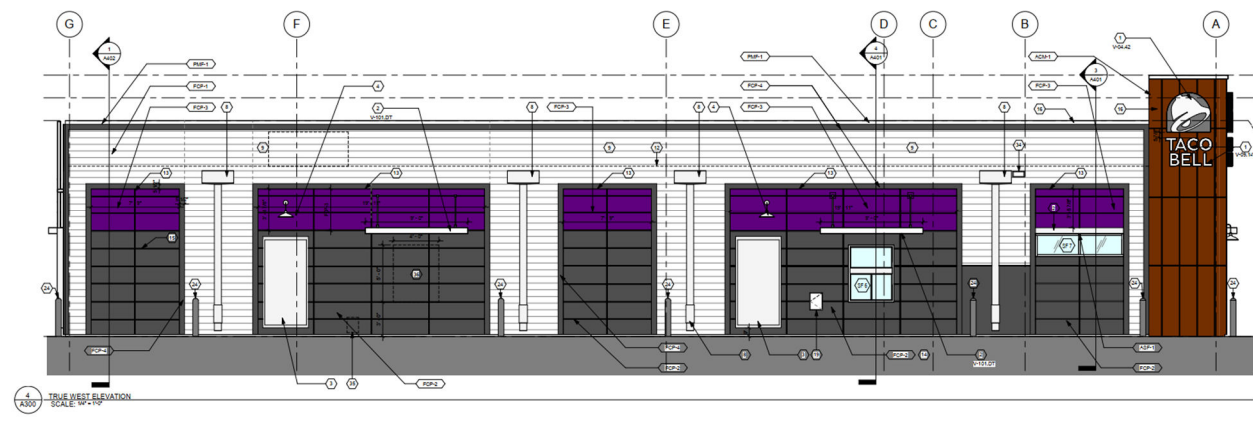


3 TRUE NORTH ELEVATION
A300 SCALE: 1/4" = 1'-0"

East: [No Street Frontage] Does Not Require Any Transparency

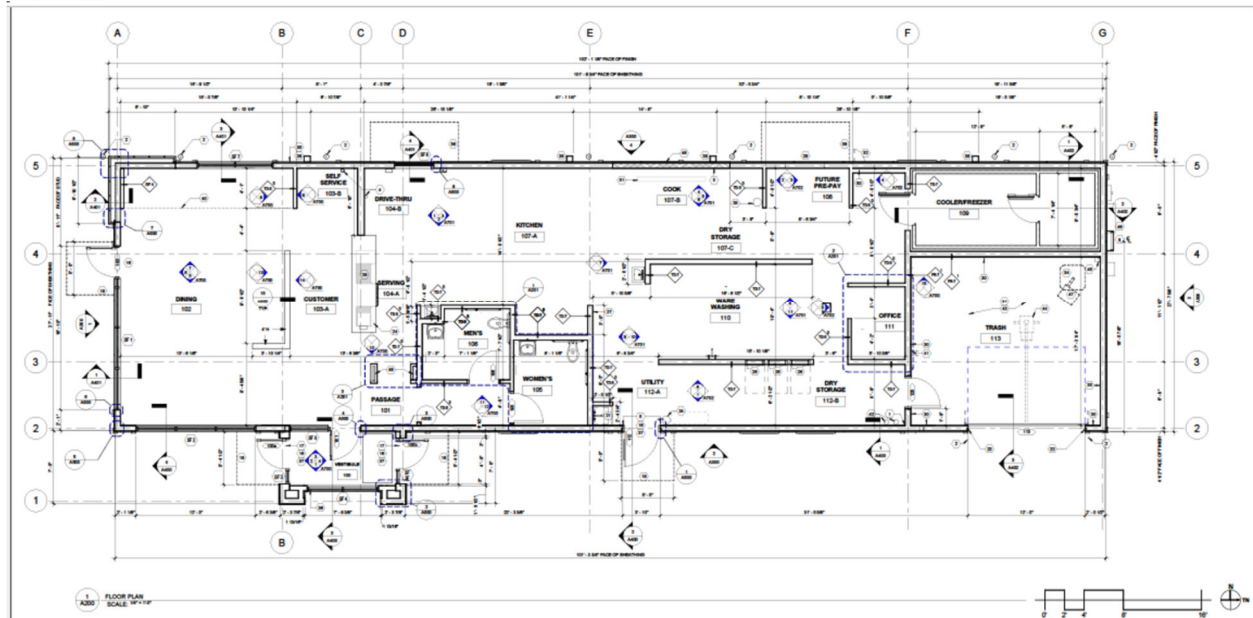


West: [No Street Frontage] Does Not Require Any Transparency

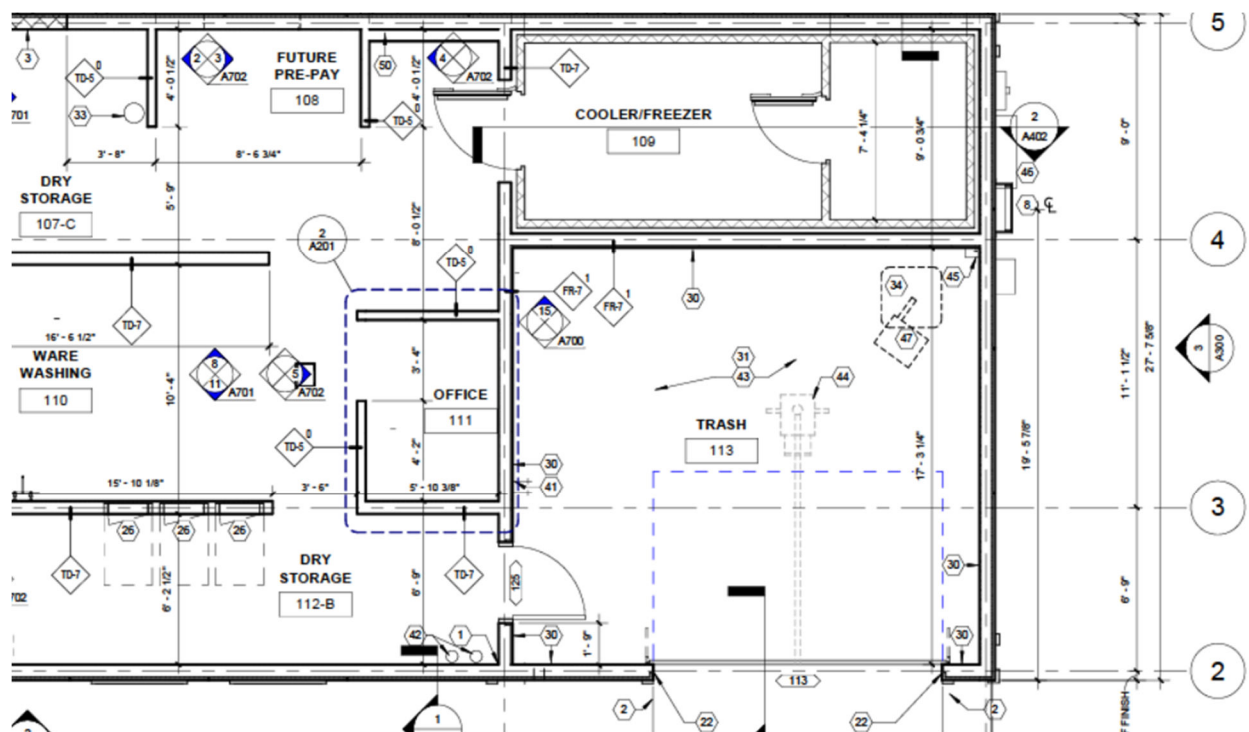


Taco Bell Interior Floor Plan

FLOOR PLAN



Cooler/Freezer, Mechanical AND Trash Area | Interior of North Elevation



Approval Standards (Continued)

1.

Staff Comments:

Staff understands that due to the functional use of the building, installing a significant number of windows along the north elevation is not realistic. Staff recommends that spandrel glass be used in place of actual transparent windows on the north elevation in addition to the 20% transparency that is proposed. The spandrel glass would somewhat compensate for the loss of traditional transparency. In total, the applicant has shown 41% transparency and spandrel on the elevation.

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:

Due to the narrowness of the site and physical location with frontage on both the north and south facades, the overall site design is limited such that the functional requirements of the building, parking and drive thru do not lend themselves to alternative layouts. The trash enclosure and coolers cannot be located in the center of the building, thus requiring them to be on one end and the decision to make the main facade be south facing toward Kimberly Rd/US-6 is in line with all development in the area. Additionally, roof access and utility meters cannot be adjacent to the drive thru or parking lot for safety reasons, nor installed over glazing which limits their location to the north facade. We also need to ensure employee safety and minimize unnecessary risks of broken glass from accidental encounters with the dumpsters/equipment placement near the windows, increased visibility into the back of the building thus potentially increasing risk of burglary that would endanger employees.

Staff Comments:

Being located on two (2) street frontages creates a unique situation for the applicant. The site does present a unique circumstance; functionality of the building is impaired under requirements.

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 50% transparency requirement is not implemented on any adjacent structures facing W 40th Street nor the existing structure to be removed. Implementation of this requirement would be unique to this structure alone with regards to facing W 40th Street.

Staff:

Given the location of the proposed building on a lot with two (2) street frontages and the internal layout of the use, a case can be made for unique circumstance supporting a hardship determination for this development.

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

Applicant Response:

We believe the variance is the best option as we have maximized the total amount of glazing that can be provided on the North facing façade while still providing the needed area for utility connections and roof access. Glazing into the vestibule is maximized and providing spandrel glass up to 7 feet in the trash room will prevent visibility of the dumpsters and operations in the back of the building while providing a safe work environment, and clear glazing above still adds to the amount of transparency. This end of the building is intentionally designed to be approachable with varied exterior materials and landscape plantings as it is the entrance to the drive thru and is not overlooked as the "back" of the building. We feel the proposed design is the most feasible approach to providing the intent of the city's ordinance.

Staff:

Should the north elevations have spandrel glass of 21% (as proposed), the character of the area should not be impacted.

Findings & Staff Recommendation: (supported by the previous analysis)

Findings

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical and topographical conditions of the site do impact functionality;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character can be protected, as conditioned.

Recommendation:

Staff recommends approval of the request for a hardship variance subject to the following:

1. The south (front) elevation shall meet the required 50% transparency (as proposed);
2. The north elevation shall have 20% transparency and 21% spandrel glass between 2' and 10' in height from grade.

Prepared by: Scott Koops, AICP, Planner II | Attachments: ZBA application/plans, notice documents

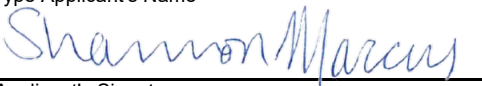




CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
HARDSHIP VARIANCE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION		DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
Applicant Name Company Name Border Foods of Iowa, LLC		SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 1736 W KIMBERLY RD, DAVENPORT, IA 52806		
Address 5425 Boone Ave N		SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED See attached.		
City State Zip New Hope, MN 55428		COMPLETE SUBMITTALS SHALL INCLUDE:		
Phone (763) 489-2932		SUBMITTED		
Secondary Phone		Concept/Development Plan to Scale* ☒		
E-Mail Address smarcus@borderfoods.com		*shall show setbacks, height and size dimensions, etc.		
Acceptance of Applicant		Consent to request hardship/legal interest Affidavit* ☒		
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.		*shall include owner contact information		
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.		Application Fee* \$200 ☐		
Shannon Marcus		*required for a complete application		
Type Applicant's Name		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.		
Applicant's Signature		See attached.		
12/27/2024		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.		
Date		See attached.		
DEVELOPMENT TEAM		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.		
Property Owner		See attached.		
Marvin Development V, LLC		4. The hardship variance, if granted, will not alter the essential character of the locality.		
Address 5425 Boone Ave N, New Hope, MN 55428		See attached.		
Phone (763) 489-2932				
Secondary Phone				
E-Mail Address				
Project Manager/Other				
Shannon Marcus				
Address 5425 Boone Ave N				
Phone (763) 489-2932				
Secondary Phone				
E-Mail Address smarcus@borderfoods.com				
		Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.		

SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED

Requesting variance to requirement for 50% transparency of the ground floor of a façade between 2' & 10' facing a public right-of-way, measured between two and ten feet in height from grade. This requirement is met on the south facade facing Kimberly/US-6, however, is not implemented on the North façade facing W 40th St. The request is to provide a combination of clear and spandrel glazing over a total of 41% of the area between 2' & 10' on the North façade in combination with landscape plantings to meet the intent of the City's ordinance.

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.

Due to the design and function of the structure, there is limited opportunity to introduce transparency on the north facade facing W 40th St. A large cooler and freezer is located across 1/3 of the facade and a trash enclosure over the other 2/3rds. Introducing glazing to the trash enclosure is the only physical option and additional measures would have to be implemented to protect clear glazing from damage from the inside of the building and prevent employee harm do to broken glass from a dumpster or thrown items breaking the glass. The physical use of the space would be limited due to added protective measures installed on the interior, not to mention this construction and the dumpsters would be visible from the exterior.

The total area of the North façade between 2' & 10' is 281.77sf. The maximum area that could feasibly be, and is proposed as glazing in that zone, is 115.18 sf equaling 41% of the area.

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.

Due to the narrowness of the site and physical location with frontage on both the north and south facades, the overall site design is limited such that the functional requirements of the building, parking and drive through do not lend themselves to alternative layouts. The trash enclosure and coolers cannot be located in the center of the building, thus requiring them to be on one end and the decision to make the main facade be south facing toward Kimberly Rd/US-6 is in line with all development in the area. Additionally, roof access and utility meters cannot be adjacent to the drive thru or parking lot for safety reasons, nor installed over glazing which limits their location to the north facade. We also need to ensure employee safety and minimize unnecessary risks of broken glass from accidental encounters with the dumpsters/equipment placement near the windows, increased visibility into the back of the building thus potentially increasing risk of burglary that would endanger employees.

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.

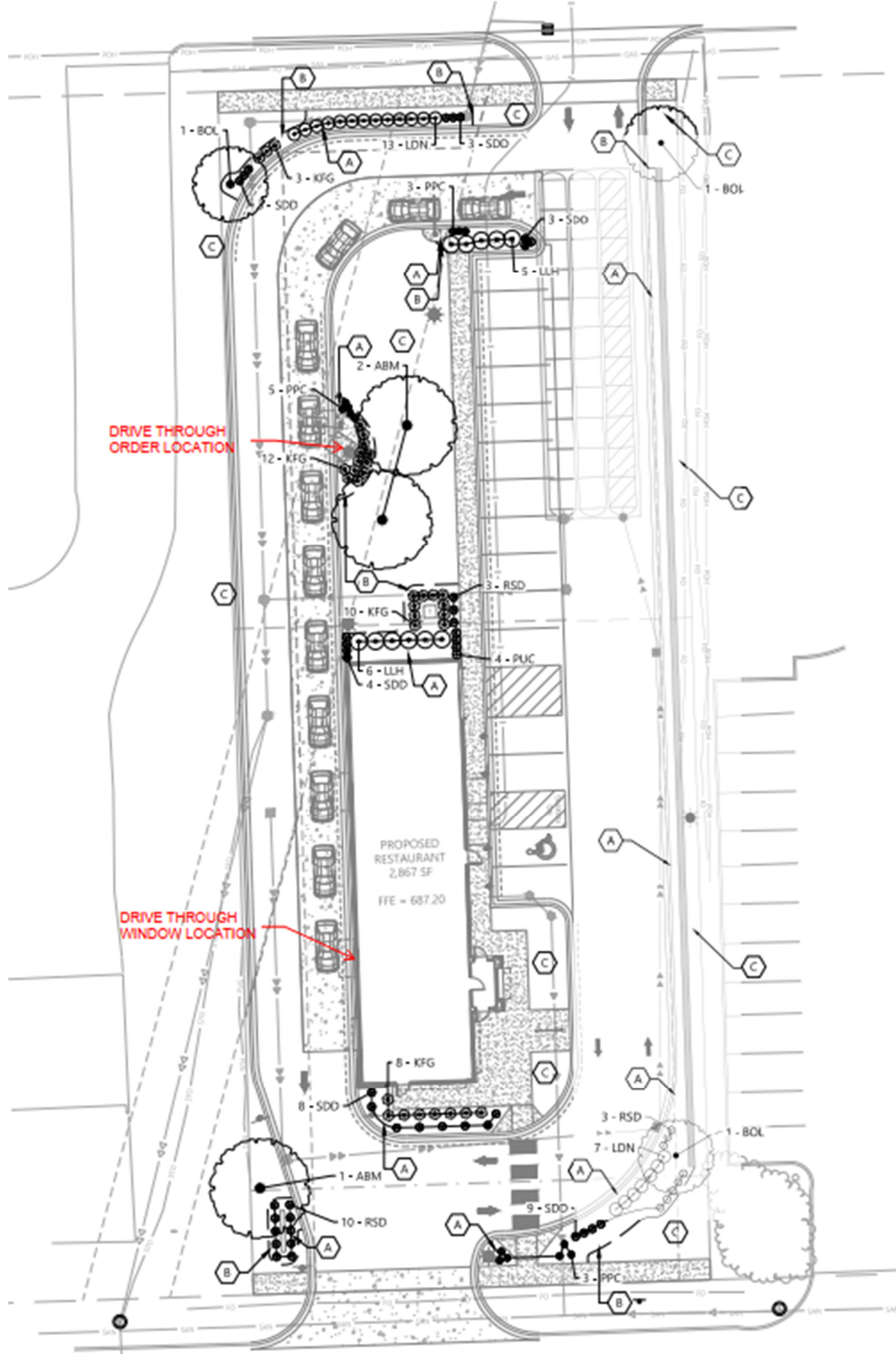
The 50% transparency requirement is not implemented on any adjacent structures facing W 40th Street nor the existing structure to be removed. Implementation of this requirement would be unique to this structure alone with regards to facing W 40th Street.

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

We believe the variance is the best option as we have maximized the total amount of glazing that can be provided on the North facing façade while still providing the needed area for utility connections and roof access. Glazing into the vestibule is maximized and providing spandrel glass up to 7 feet in the trash room will prevent visibility of the dumpsters and operations in the back of the building while providing a safe work environment, and clear glazing above still adds to the amount of transparency. This end of the building is intentionally designed to be approachable with varied exterior materials and landscape plantings as it is the entrance to the drive thru and is not overlooked as the "back" of the building. We feel the proposed design is the most feasible approach to providing the intent of the city's ordinance.

SITE PLAN

W 40th STREET



W Kimberly Road



Public Hearing Notice | Zoning Board of Adjustment

Date: 1/23/2025 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

EXAMPLE NOTICE
10 SENT
WARD 2

To all property owners within 200' of the subject property **1736 W. Kimberly 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 HV25-02 of Sharron Marcus/Travis Wiegand on behalf of Border Foods at 1736 W. Kimberly RD for a Hardship Variance for a Taco Bell restaurant building which will provide 20% transparency on thenorth (40th Street) façade. Table 17.05-2 of the DMC requires 50% transparency for façades facing a public street as measured between 2' to 10' from the adjacent grade. [Ward 2]

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 (either in favor of or opposed to the request). Submit comments 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



PROPOSED NORTH (40TH ST) BUILDING ELEVATION



HV25-02 Adjacent Owner Notice List - 1736 W Kimberly

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1736 W Kimberly RD		TACO BELL MARVIN DEVELOPMENT		
Ward: 2ND WARD				NOTICES SENT: 14
M1507-31	4010 N DIVISION ST	JOSEPH PERRY YOUNG	4010 N DIVISION ST	DAVENPORT IA 52806
M1510B26	1715 W KIMBERLY RD	SLEESHA MINI MART LLC	1715 W KIMBERLY RD	DAVENPORT IA 52806
M1507-44	1736 W KIMBERLY RD	MARVIN DEVELOPMENT V LLC	5425 BOONE AVE N	NEW HOPE MN 55428
M1510B27	1723 W KIMBERLY RD	ROBERT H BROWN	2717 W 37TH ST	DAVENPORT IA 52806
M1507-28		EARLY DAWN	4009 RODEO RD	DAVENPORT IA 52806
M1507-29F	1720 W KIMBERLY RD	WALGREENS	PO BOX 1159	DEERFIELD IL 60015
M1507-42	1742 W KIMBERLY RD	MASROOR SAFIA	28237 ROAN DR	WARREN MI 48093
M1507-27	4009 RODEO RD	EARLY DAWN	4009 RODEO RD	DAVENPORT IA 52806
M1507-30	4002 N DIVISION ST	AMY WELTE	4002 N DIVISION ST	DAVENPORT IA 52806
M1507-29E		CARLETON APARTMENTS COOPERATIVE	2730 W 66TH ST	DAVENPORT IA 52806
M1510B28	1807 W KIMBERLY RD	JIMMY REED	1807 W KIMBERLY RD	DAVENPORT IA 52806
M1507-29C	1815 W 40TH ST	CARLETON APARTMENTS COOPERATIVE	2730 W 66TH ST	DAVENPORT IA 52806
M1507-45		MARVIN DEVELOPMENT V LLC	5425 BOONE AVE N	NEW HOPE MN 55428
M1510B09	3851 WILKES AV	WILKES CORNER COOPERATIVE	P O BOX 114	BETTENDORF IA 52722

City of Davenport

Department: Development & Neighborhood Services
Contact Info: |

Action / Date
1/23/2025

Subject:
Election of Officers

Recommendation:

Background:

Attachments:
None