

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, October 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 September 11th and September 25th, 2025 ZBA Public Hearing Minutes.

III. Old Business

IV. New Business

1. Request HV25-09 of Joe Bindner and Quad City Custom Signs on behalf of Fair Oaks Foods at 2951 Enterprise Way for a second (2nd) freestanding sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign; property is zoned I-1 Light Industrial. [Ward 8]
2. Request HV25-10 of Joe Bindner and Quad City Custom Signs on behalf of Indian Ridge Apartments at 3403 Jersey Ridge RD for a second (2nd) freestanding pylon sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign which must be monument style; property is zoned R-MF Multiple Family. [Ward 6]

V. Other Business

VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

**Action / Date**

**10/23/2025**

Subject:

Consideration of the September 11th and September 25th, 2025 ZBA Public Hearing Minutes.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2025-09-11
2. ZBA Minutes 2025-09-25



# MINUTES

## Zoning Board of Adjustment

### September 11, 2025



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: Kleffmann, Crawford, Boyd-Carlson, Darland  
Excused: Gallart  
Staff present: Berkley, Koops

#### II. Secretary's Report:

Minutes, after correction, were approved for the 2025-08-28 ZBA Hearing by voice-vote (4-0).

#### III. Old Business:

- 1. Request HV25-07 of Kerry Panozzo on behalf of OGAD Properties LLC at 3170 E. 53rd ST for a Hardship Variance to construct a multitenant freestanding sign at the same access point and within 36' of an existing multitenant sign. Section 17.12.060.D.4.a. allows one sign per street frontage and one per access point if at least 75' apart from any other multitenant sign. [Ward 6]**

Koops presented the staff report to the Board.

Findings: (supported by the previous analysis)

- Approval Standard #1 application of the ordinance does not create a hardship;
- Approval Standard #2 physical and topographical conditions do not limit use of the site;
- Approval Standard #3 unique circumstance is not established;
- Approval Standard #4 protection of essential character is not established;

Recommendation:

The request is a convenience to the applicant. Viable alternatives exist.  
Staff recommends denial of request HV25-07.

The applicant addressed the Board and explained the request. The Board asked questions of staff and the petitioner. No one in the audience spoke in favor of or against the request.

#### **Motion:**

A motion was made by Kleffman to approve the request as proposed was seconded by Crawford.

Boyd-Carlson, no; Kleffmann, no; Crawford, no; and Darland, no. The motion failed (0-4).

#### IV. New Business:

None.

#### V. Other Business

None.

#### VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:53 p.m.



**MINUTES**  
**Zoning Board of Adjustment**  
**September 25, 2025**



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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, Crawford, Darland  
Excused: None.  
Staff present: Koops

**II. Secretary's Report:**

Minutes for the 2025-09-11 ZBA Public Hearing were not available for approval.

**III. Old Business:**

- 1. Request SU25-05 of Rebecca Brooke on behalf of Illuminate Healing Studio LLC for a Neighborhood Commercial Establishment for reflexology, yoga and doula services at 3707 Eastern Avenue. Municipal Code 17.08.030.V. allows for Neighborhood Commercial Establishments to be established in nonresidential structures within residential districts R-2 and above with the granting of a Special Use; property is zoned R-MF. [Ward 6]**

Koops presented the staff report to the Board.

Findings:

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

Recommendation:

Staff recommends approval of the request subject to the following conditions:

1. The special use shall be in conformance with all six (6) listed conditions of Section 17.08.030.V. for the duration of the operation of the use;
2. Should the use become noncompliant with any of these conditions or Section 17.08.030.V., and/or if staff is aware of infractions to these conditions or any other code violations, a rehearing of the special use shall be scheduled per Davenport Municipal Code specifications for Zoning Board of Adjustment Special Use public hearings; at which the Special Use may be modified, approved or revoked;
3. The use shall not be expanded or enlarged at any point without a new public hearing;
4. All Building Department, Neighborhood Services Department, and Fire Department codes shall be met prior to occupancy;
5. The site shall conform to all other City, State, and Federal Regulations;
6. The Special Use shall be limited to this owner only; should the business be sold wholly or by more than 50%, a new Special Use shall be required and shall have a public hearing per Zoning Board of Adjustment Special Use public hearing requirements.

The applicant addressed the Board and explained the request. The Board asked questions of staff and the petitioner.

**Motion:**

A motion made by Gallart to approve the request as proposed, subject to the staff conditions, was seconded by Crawford and carried unanimously (5-0).

Boyd-Carlson, yes; Kleffmann, yes; Crawford, yes; Galliard, yes; Darland, yes.

**IV. New Business:**

None.

**V. Other Business**

None.

**VI. Adjourn**

The meeting adjourned unanimously by voice vote at approximately 4:13 p.m.

City of Davenport

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

**Action / Date**  
**10/23/2025**

Subject:

Request HV25-09 of Joe Bindner and Quad City Custom Signs on behalf of Fair Oaks Foods at 2951 Enterprise Way for a second (2nd) freestanding sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign; property is zoned I-1 Light Industrial. [Ward 8]

Recommendation:

Background:

Attachments:

1. HV25-09 Staff Report - 2nd freestanding sign



**Zoning Board of Adjustment  
Planning Staff Report  
Second (2<sup>nd</sup>) Freestanding Sign  
October 23, 2025**

**Description**

Request HV25-09 of Joe Bindner and Quad City Custom Signs on behalf of Fair Oaks Foods at 2951 Enterprise Way for a second (2<sup>nd</sup>) freestanding sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign; property is zoned I-1 Light Industrial. [Ward 8]

**Alternative(s)**

This site is allowed one (1) freestanding sign by right. Directional signs are also allowed by right in the sign code.

A freestanding directional sign is allowed by right and could be installed in lieu of a second freestanding sign at the one of the site's entrances without the need for a hardship variance.

Directional Sign Code:

1. permitted at each entrance/exit;
2. permitted to be up to four (4) square feet and up to five (5) in height;
3. permitted to be internally illuminated.

**Background**

The petitioner has requested a hardship variance from sign code requirements and requests a second freestanding sign.

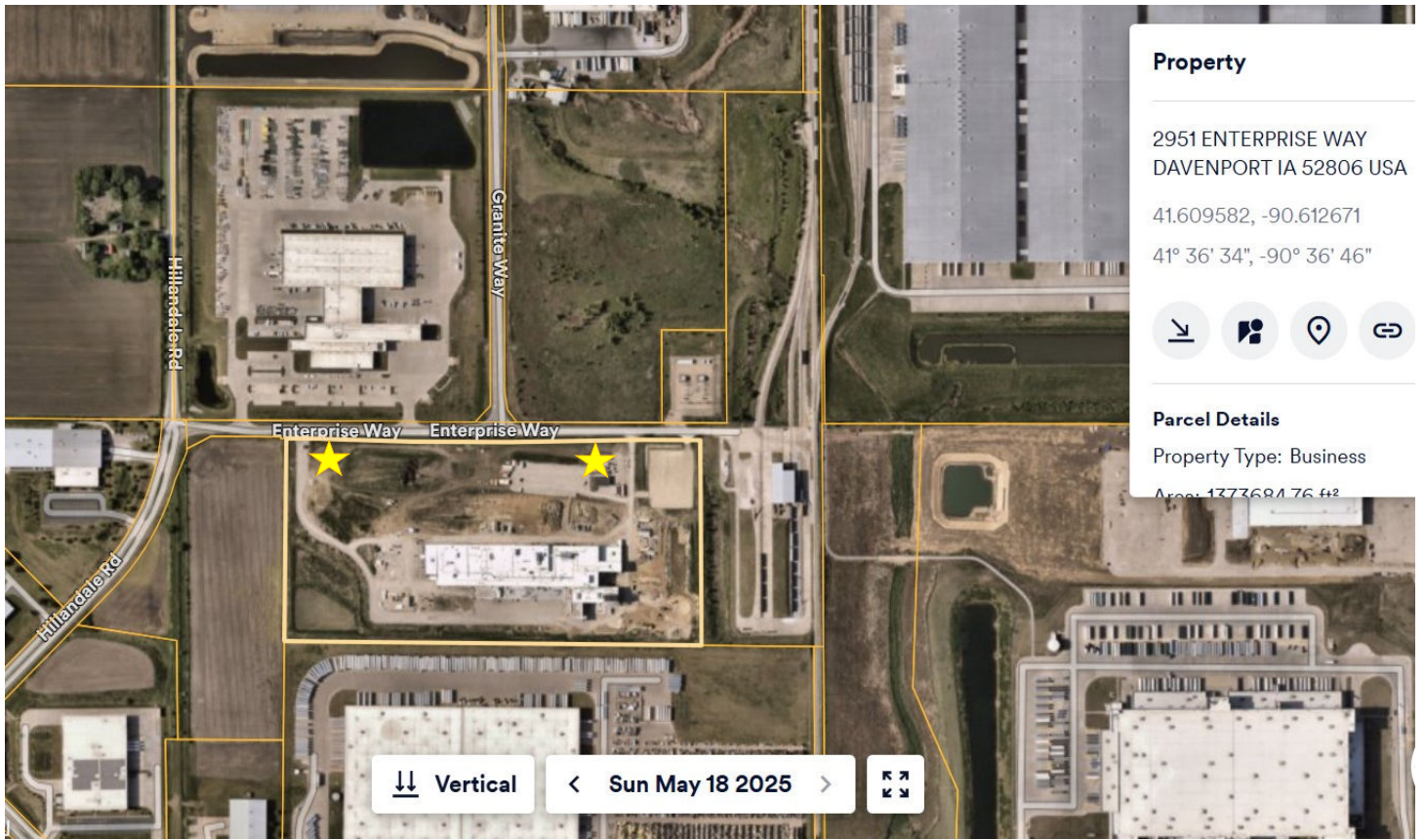
The signs will be located along Enterprise Way at the entrances. The property is a 30-acre lot with approximately 1500 feet of street frontage. The use of the property is industrial food processing.

**Proposed Freestanding Signs** (one at each entrance)

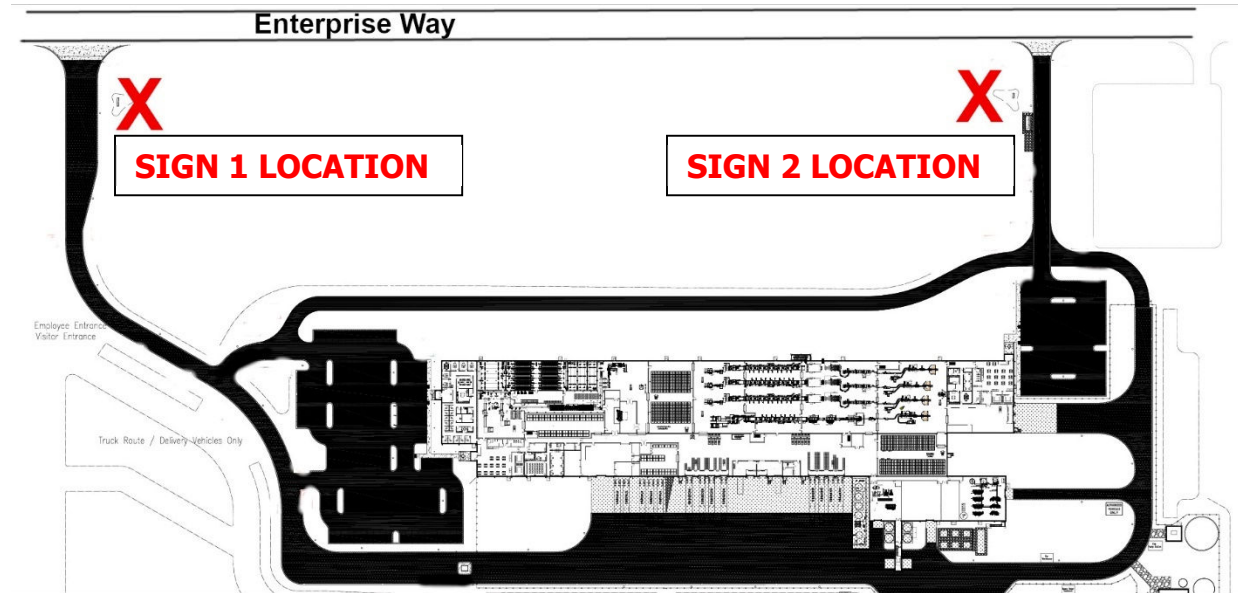


**\* STAFF IS UNAWARE OF ANY TEXT/LANGUAGE DIFFERENCES BETWEEN THE TWO SIGNS**

# Site



# Site Plan



## **Public Input**

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

## **Purpose of a Hardship Variance**

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

## **Applicant's Description of the Request**

*"We are requesting 2 freestanding signs on property. Current code allows for only 1 freestanding sign. The driveways are significantly far apart and intended for different vehicle traffic. The site plans were approved with two concrete monument bases on that submittal also. We are completing the intent of those bases for signage."*

Staff understands that there is a need to identify the east access point as an entrance to Fair Oaks Foods, however this could be done with a directional sign. Additionally, due to the site layout, the west parking area is not connected to the east parking area, which makes it imperative to direct traffic to the correct access point. Note: It may look like the two parking areas are connected, but what appears to be a northern drive aisle is actually a fire lane, and it is doubtful that the company wants car traffic to go through the loading dock area.

Staff would recommend increasing the sign face area (which does not need a variance) to better incorporate the direction of traffic to the correct entrance, then staff would be better positioned to support the hardship.

## **Approval Standards**

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

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

### Applicant Response:

*We're requesting variance to allow for placement of two monument signs on the 30+ acre property, that would enhance the property and locality.*

*Denying approval would lessen visibility to our client and presumably have an impact on entry onto the property*

### Staff Comments:

Staff is aware of the scale of the subject property. While an alternative exists (the placement of a directional sign, as opposed to a second freestanding sign), the size of the alternative signage does pose some visibility challenges.

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:

*We believe this lot is non-standard lot (approx 30 acres) with frontage on Enterprise Way and two entrances to the property. The two entrances are approximately 1200' feet apart and are truck traffic and employee/visitor vehicles.*

Staff comments:

If the purpose for two freestanding signs is to direct traffic to the correct entrance, the proposed freestanding signs does indicate such.

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:

*This is a 30+ acre lot. There is no sign pollution in the area.*

Staff Comments:

Large lots in and of themselves are not grounds for a hardship variance. Directional signage is an option.

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

Applicant Response:

*It will improve the character with modern signage compared to none.*

Staff Comments:

Staff does not feel that a second freestanding sign would constitute excessive signage proliferation

**Findings & Staff Recommendation:**

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

Under the strict enforcement of the code, there does not appear to be to be a hardship, however visibility of the separate entrances does create minor difficulties in accessing the site. In contract to that concern, it should be noted that communications with delivery personnel is not limited to signage only, as mapping software and the internet are widely available.

Recommendation:

The requested hardship variance, based on the findings of the staff report, does not support approval of the request, however staff understands that the Board may base their decision on a multitude of factors.

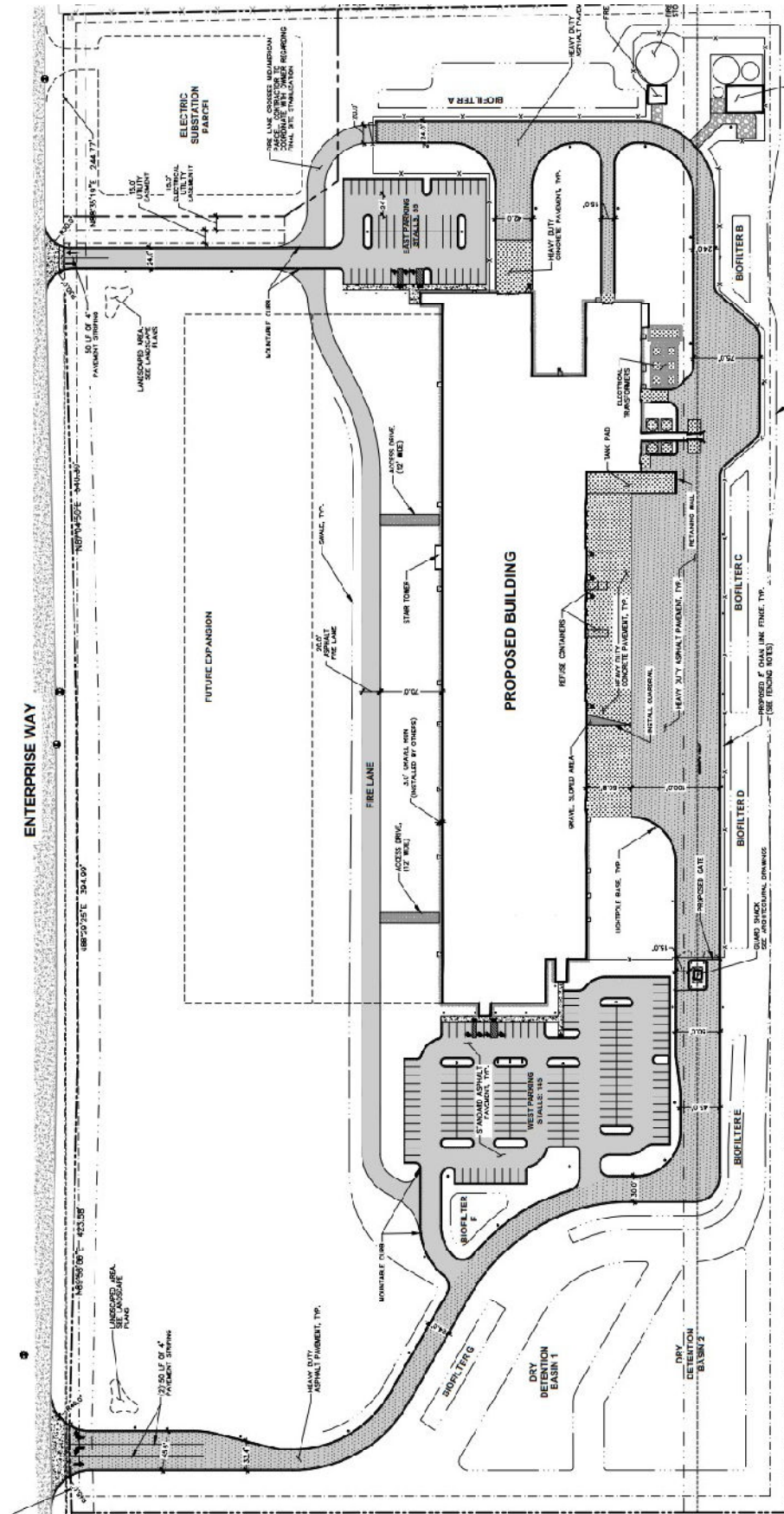
Prepared by:



Scott Koops, AICP, Planner II

Attachments: ZBA Application/plans, Notice Documents

# Eplan Site Plan Submittal



# Application



**CITY OF DAVENPORT**  
 Development & Neighborhood  
 Services – Planning  
 1200 E. 46<sup>th</sup> St  
 Davenport, IA 52807

Office [REDACTED]  
 planning@davenportiowa.com

## APPLICATION FOR **HARDSHIP VARIANCE**

ZONING BOARD OF ADJUSTMENT

<b>DATES: PRE-APP</b> 09/29/2025		<b>SUBMITTAL</b> 09/29/2025		<b>PUBLIC HEARING</b> 10/23/2025													
<b>SITE ADDRESS &amp; PARCEL OR LOCATION DESCRIPTION</b> 2951 Enterprise Way																	
<b>APPLICANT INFORMATION</b> Applicant Name   Company Name Joe Bindner   Quad City Custom Signs Address 1024 West 3rd Street City   State   Zip Davenport, IA 52802 Phone [REDACTED] Secondary Phone [REDACTED] E-Mail Address [REDACTED]			<b>SPECIFICALLY DESCRIBE THE REQUEST &amp; RELIEF NEEDED</b> We are requesting 2 freestanding signs on property. Current code allows for only 1 freestanding sign. The driveways are significantly far apart and intended for different vehicle traffic. The site plans were approved with two concrete monument bases on that submittal also. We are completing the intent of those bases for signage.														
<b>Acceptance of Applicant</b> 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.  Joe Bindner Type Applicant's Name  [REDACTED] Applicant's Signature 09/29/2025 Date			<b>COMPLETE SUBMITTALS SHALL INCLUDE:</b> <table border="0"> <tr> <td>Concept/Development Plan to Scale*</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>*shall show setbacks, height and size dimensions, etc.</td> <td></td> </tr> <tr> <td>Consent to request hardship/legal interest Affidavit*</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>*shall include owner contact information</td> <td></td> </tr> <tr> <td>Application Fee* [REDACTED]</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>*required for a complete application</td> <td></td> </tr> </table>			Concept/Development Plan to Scale*	<input checked="" type="checkbox"/>	*shall show setbacks, height and size dimensions, etc.		Consent to request hardship/legal interest Affidavit*	<input checked="" type="checkbox"/>	*shall include owner contact information		Application Fee* [REDACTED]	<input checked="" type="checkbox"/>	*required for a complete application	
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*shall include owner contact information																	
Application Fee* [REDACTED]	<input checked="" type="checkbox"/>																
*required for a complete application																	
<b>DEVELOPMENT TEAM</b> <b>Property Owner</b> SOUTH CREEK 16 LLC Address C/O ABBOTT LAND & INVESTMENT CORP Phone [REDACTED] Secondary Phone [REDACTED] E-Mail Address [REDACTED]			<b>DEMONSTRATE WITH EVIDENCE THE FOLLOWING (4) ITEMS:</b> 1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted. We're requesting variance to allow for placement of two monument signs on the 30+ acre property, that would enhance the property and locality. Denying approval would lessen visibility to our client and presumably have an impact on entry onto the property  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. We believe this lot is non-standard lot (approx 30 acres) with frontage on Enterprise Way and two entrances to the property. The two entrances are approximately 1200' feet apart and are truck traffic and employee/visitor vehicles														
<b>Project Manager/Other</b> The Austin Company Address 6095 Parkland Blvd., Cleveland, OH 44124 Phone [REDACTED] Secondary Phone [REDACTED] E-Mail Address [REDACTED]			3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship. This is a 30+ acre lot. There is no sign pollution in the area.  4. The hardship variance, if granted, will not alter the essential character of the locality. It will improve the character with modern signage compared to none.														
Contact Development & Neighborhood Services (DNS) Planning Division at <a href="mailto:planning@davenportiowa.com">planning@davenportiowa.com</a> 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   <a href="mailto:planning@davenportiowa.com">planning@davenportiowa.com</a>		davenportiowa.com/DNS revised Jan. 2025													

# Public Notice



## Public Hearing Notice | Zoning Board of Adjustment

**Date:** 10/23/2025      **Location:** City Hall | 226 W 4th ST | Council Chambers  
**Time:** 4:00 PM      **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Example Letter  
4 Sent

To all property owners within 200' of the subject property **2951 Enterprise Way:**

### 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 HV25-09 of Joe Bindner and Quad City Custom Signs on behalf of Fair Oaks Foods at 2951 Enterprise Way for a second (2nd) freestanding sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign; property is zoned I-1 Light Industrial. [Ward 8]**

### What are the Next Steps after the Public Hearing?

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

### Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request (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](mailto:planning@davenportiowa.com) (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46<sup>th</sup> 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](mailto:scott.koops@davenportiowa.com) or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

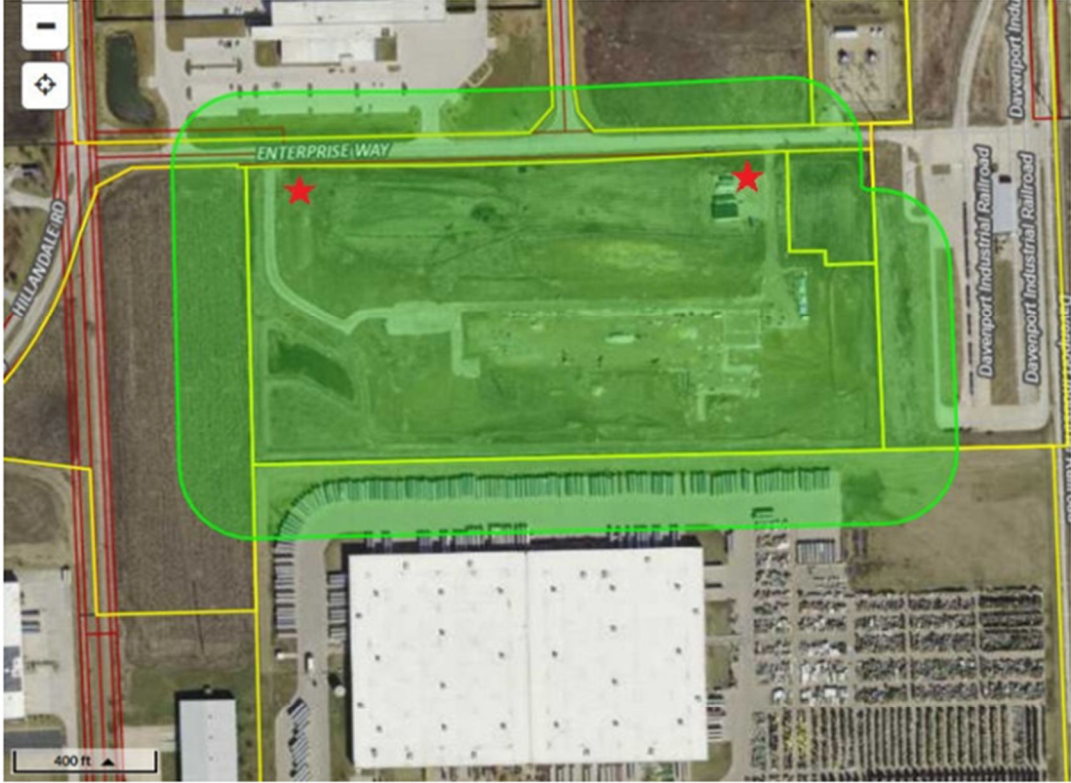
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.

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

T | 563.326.6198  
E | [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

[davenportiowa.com/DNS](http://davenportiowa.com/DNS)

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



Sign Style:



## Adjacent Owner Notice List

### HV25-09 Adjacent Owner Notice List - 2951 Enterprise Way

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 2951 Enterprise Way		Fair Oaks Foods		
Ward: 8TH WARD				NOTICES SENT: 4
W2855A02		KRAFT HEINZ FOODS COMPANY	801 WAUKEGAN RD	GLENVIEW IL 60025
W3303A01A		CITM HOLDINGS LLC	112 E INDUSTRIAL ST	DEWITT IA 52742
W3305-01F	2900 RESEARCH PKWY	DEERE & COMPANY	ONE JOHN DEERE PL	MOLINE IL 61265
W3307A02	2801 ENTERPRISE WAY	MIDAMERICAN ENERGY CO	PO BOX 657	DES MOINES IA 50303

City of Davenport

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

**Action / Date**  
**10/23/2025**

Subject:

Request HV25-10 of Joe Bindner and Quad City Custom Signs on behalf of Indian Ridge Apartments at 3403 Jersey Ridge RD for a second (2nd) freestanding pylon sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign which must be monument style; property is zoned R-MF Multiple Family. [Ward 6]

Recommendation:

Background:

Attachments:

1. HV25-10 Staff Report - 2nd freestanding sign
2. Application Redacted
3. MonumentsPreProof7
4. NewP&PPreProof2
5. Public Hearing Notice
6. HV25-10 Adjacent Owner Notice List - 3403 Jersey Ridge RD



**Zoning Board of Adjustment  
Planning Staff Report  
Freestanding Sign/Directional Signage  
October 23, 2025**

**Description**

Request HV25-10 of Joe Bindner and Quad City Custom Signs on behalf of Indian Ridge Apartments at 3403 Jersey Ridge RD for a second (2<sup>nd</sup>) freestanding pylon sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign which must be monument style; property is zoned R-MF Multiple Family. [Ward 6]

**Request Summary** (as stated by the applicant)

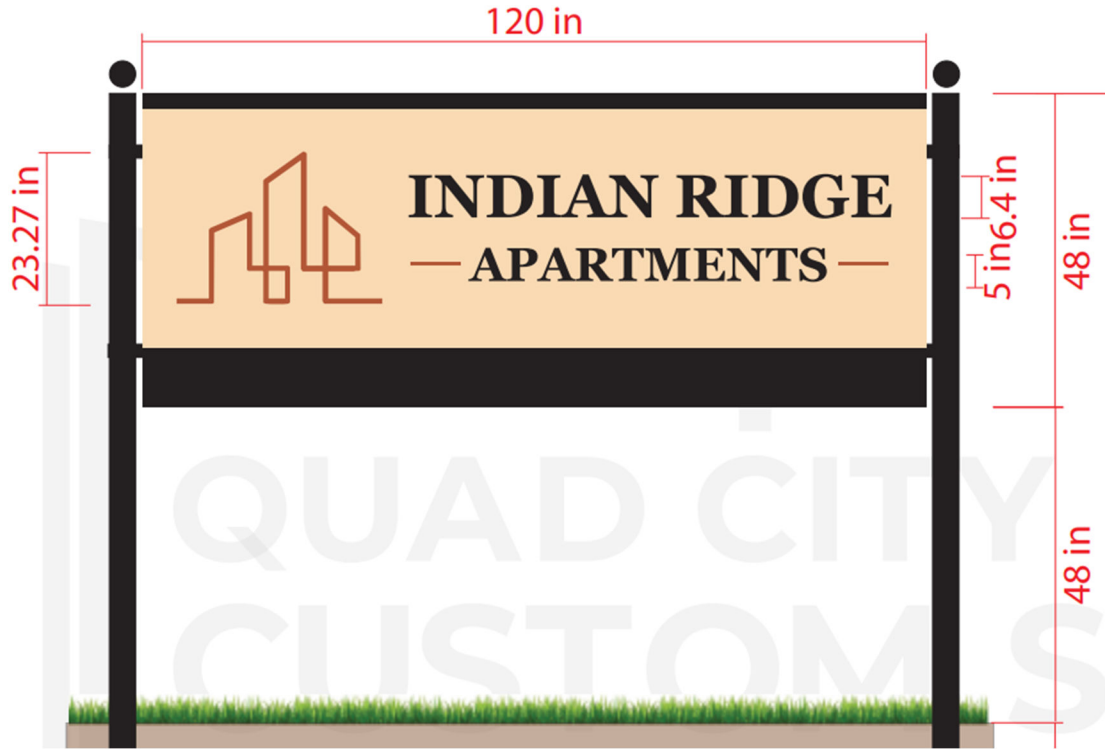
The applicant wishes to replace a nonconforming sign on East Kimberly RD with a newly designed sign, keeping two freestanding signs on the property as they are presently on the site.

The petitioner has requested a hardship variance from sign code requirements and requests a second freestanding sign. The sign subject to the hardship variance will be located along East Kimberly RD.

**SITE**



**Proposed Freestanding Sign on Kimberly RD:**



**Proposed Freestanding Sign on Jersey Ridge RD:**



## **Public Input**

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

## **Purpose of a Hardship Variance**

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

## **Approval Standards**

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

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

#### *Applicant Response:*

*The two parcels have been lot-tie and agreed not to sever, and that has been recorded. This was done at the city's request. Signage on a major artery next to the property is essential for visibility of the property's purpose. With the two parcels tied now, it will be a matter of having two signs on one property. Both of the signs are upgrades to what is currently on the property and there is not sign pollution on either thoroughfare.*

#### Staff Comments:

Staff understands the applicants desire to have identification on both E Kimberly RD and Jersey Ridge RD.

### 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:*

*There is approximately 600' of frontage on Jersey Ridge and 800' on Kimberly Road. These are two of higher traveled roads in the city. Signage on both is fundamental to the branding of the complex.*

#### Staff comments:

Portions of the site are not visible from each primary road at the same time, having two signs would be useful in that regard.

### 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:*

*This is a 17+ acre lot. With frontage on both Jersey Ridge and Kimberly. There have been two signs on the property since the property was developed.*

#### Staff Comments:

Portions of the site are not visible from each primary road at the same time, having two signs would be useful in that regard.

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

Applicant Response:

*It will not alter the character of the locality. It will improve the look of the location. Staff*

Staff Comments:

The size of the subject property rather large. The scale and size of the property negates concerns regarding the potential for sign proliferation. Staff does not foresee any altering of character for the area due to the fact that the site presently has two signs.

**Findings & Staff Recommendation:**

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

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

Recommendation:

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

Prepared by:

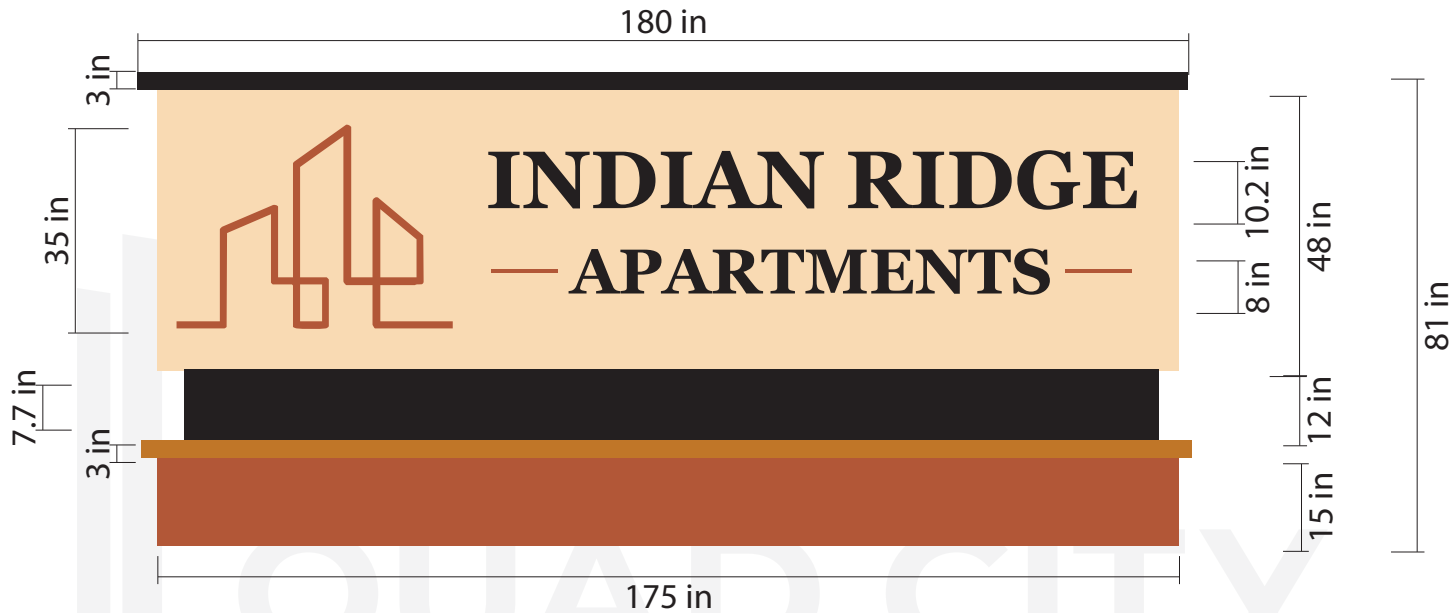


Scott Koops, AICP, Planner II

Attachments: ZBA Application/plans, Notice Documents



## PRE PROOF SIGN DETAILS






1024 W 3rd St,  
Davenport, IA 52802  
563-334-2039  
[www.QuadCityCustomSigns.com](http://www.QuadCityCustomSigns.com)

Date: 22-Sep-25  
Client: Barker-Indian Ridge  
Sales Rep: Joe Bindner  
Designer: Sally Beverly

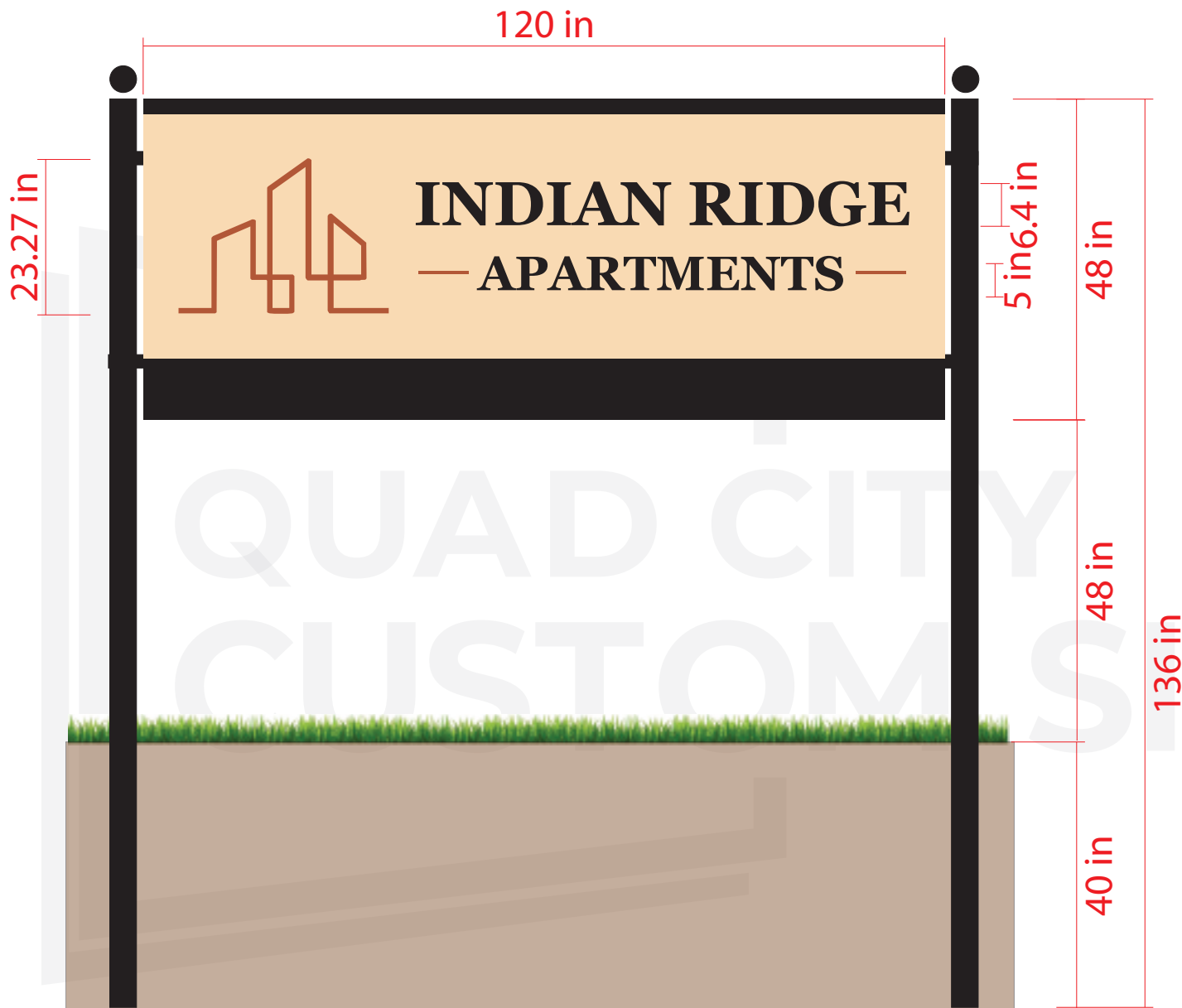
Vector Art:  
PMS Colors:

### Notes:

-  PMS 7599
-  PMS 7511
-  PMS 7506

This drawing is the sole and exclusive property of Quad City Custom Signs and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a project proposed by Quad City Custom Signs and it is forbidden to copy, transmit or display this drawing to anyone other than an officer of Quad City Custom Signs. To do so will make the client liable for a design fee to be determined by Quad City Custom Signs.

# PRE PROOF SIGN DETAILS



**QUAD CITY  
CUSTOM SIGNS**

1024 W 3rd St,  
Davenport, IA 52802  
563-334-2039  
[www.QuadCityCustomSigns.com](http://www.QuadCityCustomSigns.com)

Date: 22-Sep-25  
Client: Indian Ridge  
Sales Rep: Joe Bindner  
Designer: Sally Beverly

Vector Art: NEED  
PMS Colors: NEED

Notes:  
■ PMS 7599  
■ PMS 7506

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## Public Hearing Notice | Zoning Board of Adjustment

**Date:** 10/23/2025      **Location:** City Hall | 226 W 4th ST | Council Chambers  
**Time:** 4:00 PM      **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Example

To all property owners within 200' of the subject property **3403 Jersey Ridge 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 HV25-10 of Joe Bindner and Quad City Custom Signs on behalf of Indian Ridge Apartments at 3403 Jersey Ridge RD for a second (2nd) freestanding pylon sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign which must be monument style; property is zoned R-MF Multiple Family. [Ward 6]**

### 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](mailto:planning@davenportiowa.com) (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46<sup>th</sup> St, Davenport IA 52807.

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### 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](mailto: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](mailto:planning@davenportiowa.com) for updates.

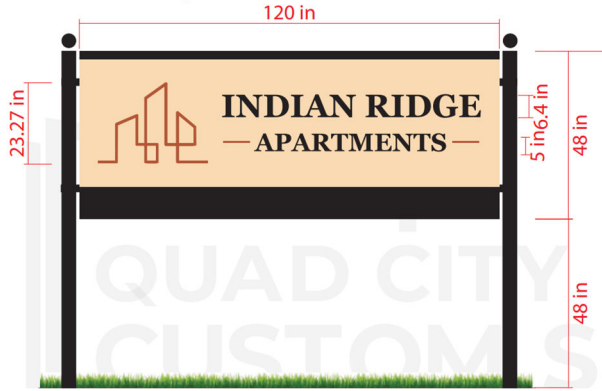
**Adjacent Owner Notice Area:**  
Owners within 200' of the Subject Property



SIGNS: Off of Jersey Ridge RD:



Off of Kimberly RD:



## HV25-10 Adjacent Owner Notice List - 3403 Jersey Ridge RD

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 3403 Jersey Ridge RD		INDIAN RIDGE APARTMENTS	1825 WINDING HILL RD	DAVENPORT IA 52807
Ward: 6TH WARD				NOTICES SENT: 54
N1811C12A	3616 LORTON AV	MEDBERRY DAN J	3616 LORTON AV	DAVENPORT IA 52807
N1811C17F	2444 E KIMBERLY RD UNIT #A	C & B PROPERTIES INC	2444 E KIMBERLY RD	DAVENPORT IA 52807
N1811C17G	2466 E KIMBERLY RD UNIT #A	KIMBERLY CREEK PARTNERS	2466 E KIMBERLY RD	DAVENPORT IA 52807
N1811D06B	3625 JERSEY RIDGE RD	SCI IOWA FUNERAL SERVICES INC	1929 ALLEN PARKWAY	HOUSTON TX 77019
N1811D09A	2422 E KIMBERLY RD	TIMMONS HOLDINGS LLC	2422 E KIMBERLY RD	DAVENPORT IA 52807
N1814-05	2414 E 32ND ST	GETHSEMANE EVANGELICAL LUTHERA	2414 E 32ND ST	DAVENPORT IA 52807
N1814-10A	3475 JERSEY RIDGE RD UNIT #1	KRUTZFELDT HOLDINGS LLC	1626 MARLO AV	DAVENPORT IA 52803
N1814-10B	3475 JERSEY RIDGE RD UNIT #2	KRUTZFELDT HOLDINGS LLC	1626 MARLO AV	DAVENPORT IA 52803
N1814-10C	3475 JERSEY RIDGE RD UNIT #3	ALL AROUND TOWN ENTRPRISES LLC	4710 W 60TH ST	DAVENPORT IA 52806
N1814-11C	3575 JERSEY RIDGE RD UNIT #1	SCOTT A ALPEN TR	2345 CROMWELL CR	DAVENPORT IA 52807
N1814-11D	3575 JERSEY RIDGE RD UNIT #2	RF HOLDINGS LLC	2500 11TH ST	MOLINE IL 61265
N1814-11E	3575 JERSEY RIDGE RD UNIT #3	ZS HOLDINGS LLC	8240 200TH ST	WALCOTT IA 52773
N1814B01	2501 E 34TH ST CT	SLIFKA BARBARA A	2501 E 34TH ST CT	DAVENPORT IA 52807
N1814B02	2511 E 34TH ST CT	DEBRUINE BRANDON J	2511 E 34TH CT	DAVENPORT IA 52807
N1814B03	2521 E 34TH ST CT	WALLACE BENJAMIN A	2521 E 34TH ST CT	DAVENPORT IA 52807
N1814B04	3334 LORTON AV	SNOW DUSTIN	3334 LORTON AV	DAVENPORT IA 52807
N1814B09	2532 E 34TH ST CT	KING DONALD R	2532 E 34TH ST CT	DAVENPORT IA 52807
N1814B10	2522 E 34TH ST CT	LONG MICHAEL L	2522 E 34TH ST CT	DAVENPORT IA 52807
N1814B11	2502 E 34TH ST CT	SPEER RYAN J	2502 E 34TH ST CT	DAVENPORT IA 52807
N1814B12	2501 E 35TH ST CT	GREENWOOD GERALD L	2501 E 35TH ST CT	DAVENPORT IA 52807
N1814B13	2509 E 35TH ST CT	MARTIN GERALD T	2509 E 35TH ST CT	DAVENPORT IA 52807
N1814B14	2515 E 35TH ST CT	STANSBURY MICHAEL P	2515 E 35TH ST CT	DAVENPORT IA 52807
N1814B20	2510 E 35TH ST CT	MOORE DENNIS D	2510 E 35TH ST CT	DAVENPORT IA 52807
N1814B20	2510 E 35TH ST CT	MOORE GRACE GRAZYNA	2510 E 35TH ST CT	DAVENPORT IA 52807
N1814B21	2506 E 35TH ST CT	AMBROSE DEREK D	2506 E 35TH ST CT	DAVENPORT IA 52807
N1814B22	2502 E 35TH ST CT	BENJAMIN SAM	2502 E 35TH STREET CT	DAVENPORT IA 52807
N1814C01	2524 E 32ND ST	ORTEGA ZELTZIN	2524 E 32ND ST	DAVENPORT IA 52807
N1814C01	2524 E 32ND ST	RIVERA PABLO JOSE	2524 E 32ND ST	DAVENPORT IA 52807
N1814C02	2602 E 32ND ST	KNIZEKEWICH ROBERT	2602 E 32ND ST	DAVENPORT IA 52807
N1814C05	3206 WOODLAND CT	DAVID W SMITH REVOC TRUST	3206 WOODLAND CT	DAVENPORT IA 52807
N1814C06	3216 WOODLAND CT	VERSTRAETE MARY E	3216 WOODLAND CT	DAVENPORT IA 52807
N1814C07	3222 WOODLAND CT	SHULTS-HENDRICKS HEATHER J	3222 WOODLAND CT	DAVENPORT IA 52806
N1814C08	3228 WOODLAND CT	LYON RONALD W	3228 WOODLAND CT	DAVENPORT IA 52807
N1814C09	3236 WOODLAND CT	ROGER KROMPHARDT TRUST	3236 WOODLAND CT	DAVENPORT IA 52807
N1814C10		BLANCHARD MICHAEL	224 N OLIVE AVE	ALHAMBRA CA 91801
N1814C11	3239 WOODLAND CT	RUSSELL D ARMSTRONG TRUST	3239 WOODLAND CT	DAVENPORT IA 52807
N1814C12	3235 WOODLAND CT	FARIS CLARENCE W	3235 WOODLAND CT	DAVENPORT IA 52807
N1814C13	3221 WOODLAND CT	LEE CYNTHIA J	3221 WOODLAND CT	DAVENPORT IA 52807
N1814C24	2504 E 32ND ST	MCPHERSON JULIE L	2504 E 32ND ST	DAVENPORT IA 52807
N1814C25	2518 E 32ND ST	CASE STEVEN R	2518 E 32ND ST	DAVENPORT IA 52807
N1814C25	2518 E 32ND ST	HATFIELD LISA	2518 E 32ND ST	DAVENPORT IA 52807
N1814D01	2434 E 32ND ST	SOLTIS JOSEPH M	2434 E 32ND ST	DAVENPORT IA 52807
N1815-01	3432 JERSEY RIDGE RD	SNIDER HOLDINGS LLC	693 CLOVER HILL LN	LECLAIRE IA 52753
N1815-01D		LORENTZEN DANNY J	4846 FAIRHAVEN CT	DAVENPORT IA 52803
N1815-03D		MERCER RICHARD W JR	211 KINDLER AVE	MUSCATINE IA 62761
N1815-04	3420 JERSEY RIDGE RD	EDWARD CONGREGATIONAL CHURCH	3420 JERSEY RIDGE RD	DAVENPORT IA 52807
N1815-06H	2215 E KIMBERLY RD	BEIT SHALOM JEWISH COMMUNITY	2215 E KIMBERLY RD	DAVENPORT IA 52807
N1815-06I	3506 JERSEY RIDGE RD	TURN-KEY PROPERTIES OF DAVENPORT LLC	3504 JERSEY RIDGE RD	DAVENPORT IA 52807
N1815-18	3520 JERSEY RIDGE RD	MARK S FENSTERBUSCH REV TRUST	2640 RIVER BEND RD	BETTENDORF IA 52722
N1815-19	3510 JERSEY RIDGE RD	MARK S FENSTERBUSCH REV TRUST	2640 RIVER BEND RD	BETTENDORF IA 52722
N1815C09	2341 E 33RD ST	PEREZ GENESIS FABIOLA	2341 E 33RD ST	DAVENPORT IA 52807
N1815C09	2341 E 33RD ST	PEREZ TRISTAN CHARLES	2341 E 33RD ST	DAVENPORT IA 52807
N1815C21	2332 E 33RD ST	ABBOTT JUDITH A	2332 E 33RD ST	DAVENPORT IA 52807
N1815C22	2342 E 33RD ST	PROPERTY GROUP LLC	2201 ST ANDREWS CIR	BETTENDORF IA 52722