

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, November 13, 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 2025 October 23 public hearing Minutes.

III. Old 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]

IV. New Business

1. Request HV25-11 of Kyle Carter on behalf of the Downtown Davenport Partnership at 324 East River Drive for a refuse container in the front yard along Iowa Street. Refuse and recycling containers are prohibited in front yards under Davenport Municipal Code 17.09.030.Q. [Ward 3]

V. Other Business

VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

11/13/2025

Subject:

Consideration of the 2025 October 23 public hearing Minutes.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2025-10-23



MINUTES
Zoning Board of Adjustment
October 23, 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: Boyd-Carlson, Kleffmann, Crawford, Darland
Excused: Gallart
Staff present: Berkley, Koops

II. Secretary's Report:

Minutes for the 2025-09-11 and 2025-09-25 ZBA Public Hearings were approved unanimously.

III. Old Business: None.

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]**

Koops presented the staff report to the Board.

Findings:

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.

The petitioner presented their case, and the Board had questions regarding the need for the second sign since each sign would be identical. After some deliberating a motion to table was presented.

Motion:

A motion made by Kleffmann to table the request so that the applicant could address issue related to the need for the second sign, was seconded by Crawford and carried unanimously (4-0).

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

(see Case HV25-10 on the next page)

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]

Koops presented the staff report to the Board.

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.

The applicant addressed the Board and stated their case for the second sign.

The Board asked questions of the applicant which were addressed.

Motion:

A motion made by Crawford to approve the request as proposed was seconded by Kleffmann and carried unanimously (4-0).

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

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:28 p.m.

City of Davenport

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

Action / Date
11/13/2025

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 REVISED



**Zoning Board of Adjustment
Planning Staff Report
Second (2nd) Freestanding Sign
Nov 13, 2025 (REVISED FROM OCT 23rd)**

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]

Update:

The applicant has prepared the following sign mockups in response to the comments from the previous public hearing and has submitted the following for each sign:



UPDATED REVIEW – 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. Staff supports the request for a second sign, item #1 has been met.

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

Applicant Response:

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:

The purpose for two freestanding signs is to direct traffic to the correct entrance. Staff supports this request and item #2 has been met.

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

Applicant Response:

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

Staff Comments:

The second freestanding sign will help direct the appropriate traffic to the correct entrance. Item #3 has been met.

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:

Due to the large lots and lack of adjacent uses and driveways, item #4 has been met.

UPDATED Findings & Staff Recommendation:

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

The approval standards have been met.

Recommendation:

Staff recommends HV25-09 be approved as revised with each sign having text delineating the specific entrance.

PREVIOUS REPORT:

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.

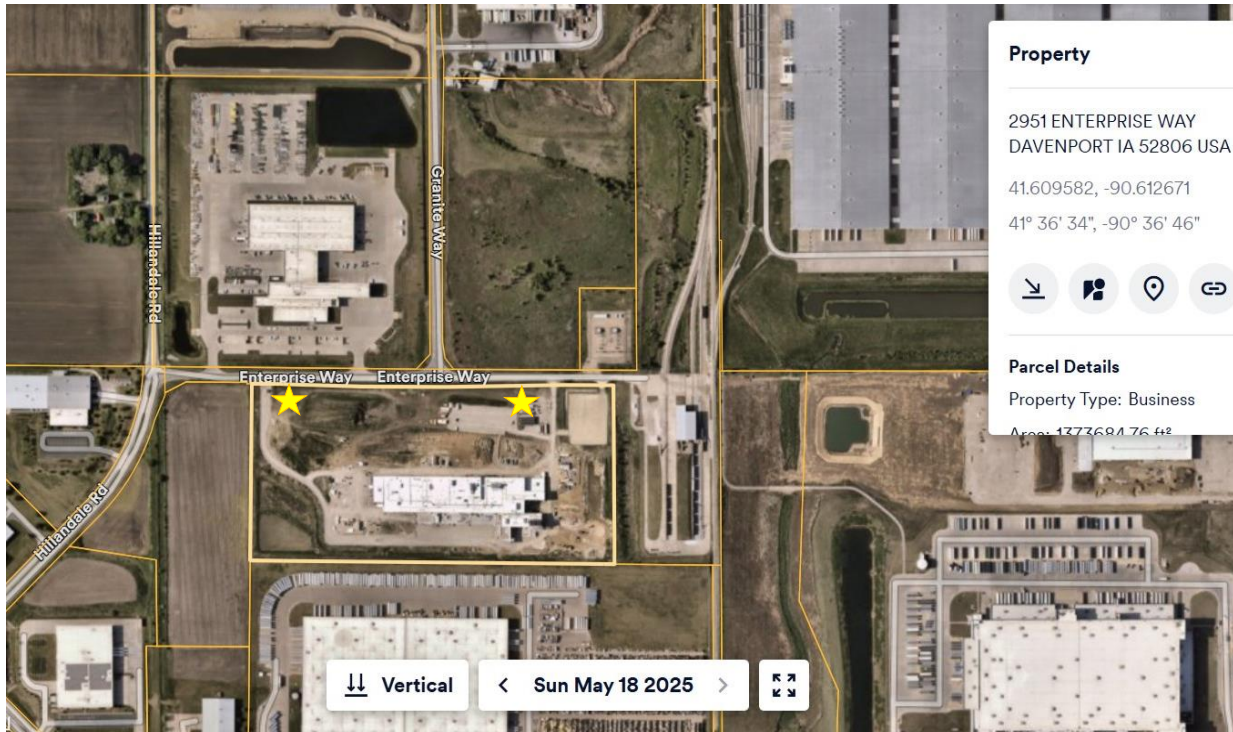
The signs will be located along Enterprise Way at the entrances. The property is a 30-acre lot with approximately 1500 feet of street frontage. The use of the property is industrial food processing.

Proposed Freestanding Signs (one at each entrance)

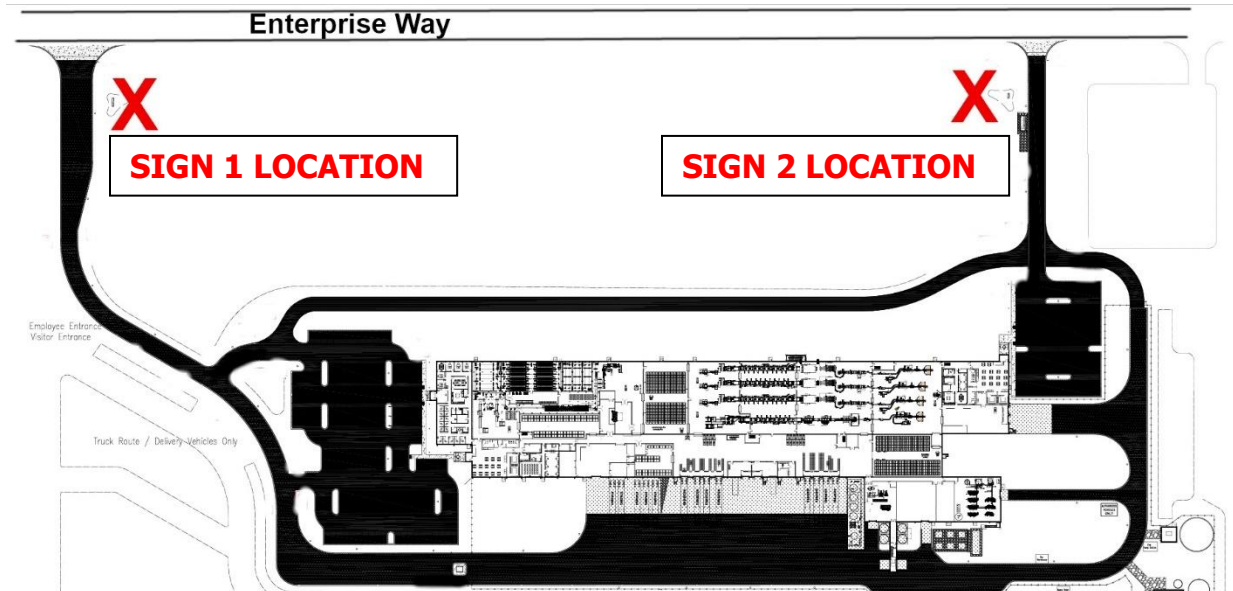


*** STAFF IS UNAWARE OF ANY TEXT/LANGUAGE DIFFERENCES BETWEEN THE TWO SIGNS**

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

Application



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

Office [REDACTED]
 planning@davenportiowa.com

APPLICATION FOR **HARDSHIP VARIANCE**

ZONING BOARD OF ADJUSTMENT

DATES: PRE-APP 09/29/2025		SUBMITTAL 09/29/2025		PUBLIC HEARING 10/23/2025													
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 2951 Enterprise Way																	
APPLICANT INFORMATION 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]			SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED 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.														
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. Joe Bindner Type Applicant's Name [REDACTED] Applicant's Signature 09/29/2025 Date			COMPLETE SUBMITTALS SHALL INCLUDE: <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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Application Fee* [REDACTED]	<input checked="" type="checkbox"/>																
*required for a complete application																	
DEVELOPMENT TEAM Property Owner SOUTH CREEK 16 LLC Address C/O ABBOTT LAND & INVESTMENT CORP Phone [REDACTED] Secondary Phone [REDACTED] E-Mail Address [REDACTED]			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. 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 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.														
Project Manager/Other The Austin Company Address 6095 Parkland Blvd., Cleveland, OH 44124 Phone [REDACTED] Secondary Phone [REDACTED] E-Mail Address [REDACTED]			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.com		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 (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.

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

T | 563.326.6198
E | planning@davenportiowa.com

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
11/13/2025

Subject:

Request HV25-11 of Kyle Carter on behalf of the Downtown Davenport Partnership at 324 East River Drive for a refuse container in the front yard along Iowa Street. Refuse and recycling containers are prohibited in front yards under Davenport Municipal Code 17.09.030.Q. [Ward 3]

Recommendation:

Background:

Attachments:

1. Staff Report 324 E River DR - HV25-11 - refuse setback
2. Applicant Supporting Documents
3. Example Notice 324 E River Dr
4. HV25-11 - 324 E River Dr Notice List



**Staff Report – Zoning Board of Adjustment
324 E River DR | Refuse Container Setback Reduction
November 13, 2025**

Description

Request HV25-11 of Kyle Carter on behalf of the Downtown Davenport Partnership at 324 East River Drive for a refuse container in the front yard along Iowa Street. Refuse and recycling containers are prohibited in front yards under Davenport Municipal Code 17.09.030.Q. [Ward 3]

Applicant’s Request

"The Davenport Downtown Partnership is requesting construction of a dumpster enclosure near the corner of Iowa St and River Dr to enhance the beautification of Motor Row Alley, combine existing alley dumpsters, and reduce litter issues in the corridor. Currently there are multiple dumpsters in the view-shed of the improved alley which are also visible from River Drive. The Davenport Downtown Partnership is continuing to make artistic, lighting, and accessibility improvements to the corridor".

Background & Discussion

The proposed refuse container will be located on a corner lot with frontage on River Drive and Iowa Street which significantly impacts the practical locations for the container. The petitioner has selected this site as it is the most conveniently located site for the various businesses which will be utilizing the refuse container. The Davenport Design Review Board (DRB) will review and approve the proposed enclosure for design-related concerns. This hardship variance will address the locational concerns.

Potential Traffic Visibility

Planning Staff submitted the proposed site plan to the Traffic Division for review for visibility at the intersection of the alley and Iowa ST. Jeri Vondera PE, Assistant Traffic Engineer, reviewed and approved the proposed plans, per the email correspondence below.

Email from Assistant Traffic Engineer:

From:	Vondera, Jeri
To:	Koops, Scott E. ; Statz, Gary ;
Cc:	Berkley, Laura
Subject:	RE: 324 E River Dr Refuse Enclosure
Sent:	9/24/2025 9:17:08 AM

When exiting on Emerson, it is better to have the obstruction on the right (as shown) rather on the left. To the right, you are looking at the far side of the street so you have more sight distance. I believe it would be fine for exiting traffic.

My only concern would be for someone on Iowa turning left onto Emerson. Since the alley is narrow, you need to be able to see if a car is approaching as you make your turn. Since vehicle volumes are low and speeds should be low, I don't believe the enclosure would be a problem.

Thanks,
Jeri Vondera, PE, PTOE
Assistant Traffic Engineering Manager | Department of Engineering and Capital Projects
City of Davenport

Enclosure Materials – Example Photo



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 the following:
(code requirement/ applicants response/ staff comments)

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

Applicant Response:

Code does not allow dumpster enclosure without ZBA approval. But for this approval, we cannot relocate the current alley dumpsters or fully beautify the improved corridor.

Staff Comments:

The proposed development is not able to meet code requirements given the parameters of the site and the code requirements. Code requirements in this case do place an undue burden on the use of the property. Criteria for this item have been met for hardship variance determination.

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

Applicant Response:

The Motor Row Alley is very narrow and there is not sufficient space to build a dumpster enclosure within the alley itself or other adjacent properties. The 324 River Drive corner is ideal to reduce both the number of dumpsters and provide safe and easy access for trucks removing the garbage routinely.

Staff Comments:

Staff concurs with the applicant. The physical site constraints of the subject property do limit development beyond mere inconvenience. This criterion has been met.

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

Applicant Response:

The circumstances of this alley are particularly challenging, and the property owner is allowing adjacent businesses he does not own to utilize the site for overall community betterment and beautification. The property owner is providing an opportunity that would otherwise not exist for corridor improvement by allowing use of this site for a shared dumpster and enclosure of the highest quality.

Staff Comments:

This site does have certain circumstances and challenges to meet both zoning code setback and screening regulations. Given the aforementioned constraints, this site does pose a unique circumstance for a refuse container locating.

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

Applicant Response:

The highest quality materials are being utilized for the dumpster enclosure to ensure the public is not subject to unsightly restaurant trash from River Drive, or the Motor Rowa Alley corridor itself. This project is founded on the philosophy that we must enhance the essential character of the corridor by addressing the existing circumstance with strategic placement and quality materials within the proposal.

Staff Comments:

A masonry wall would be of the highest quality materials; however the design of this enclosure is not the purview of this Board, only the location of the enclosure. The character of the area should not be impacted by the proposed structure given that this lot is an irregular shape. Protection of essential character will not be negatively impacted should this hardship be granted. This criterion has been met.

Findings & Staff Recommendation:

Findings:

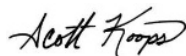
- Item #1 zoning code does result in hardship as applied for the proposed use;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends that Board adopt staff's findings and approve request HV25-11 as proposed.

Prepared by:

Scott Koops, AICP,
Planner II



Attachments: ZBA application/plans, notice documents



MCON CONSTRUCTORS, INC.

Proposal NO. 25-08020

DATE: August 20th, 2025

Re: Emerson and Iowa dumpster pad

MCON's proposal includes all labor, materials, and equipment to complete the following scope of work:

- Sawcut and remove asphalt for new 15'x15' concrete pad
- Pour new 6" thick 4000 psi concrete pad for dumpster enclosure
- Blend in perimeter to match asphalt grade

This scope of work to be completed for the sum of \$3,810.00

Respectfully submitted,

Matt Willman
MCON Constructors, Inc.

Kyle Carter



769 INDUSTRIAL DR · BLUE GRASS, IOWA 52726

July 8th, 2025

Proposal

Quad Cities Chamber of Commerce
Tony Behncke
tbehncke@quadcitieschamber.com
563-340-8777

Job Location

Davenport, Iowa

JOB SPECIFICATION:

"Merigold Dumpster Enclosure"

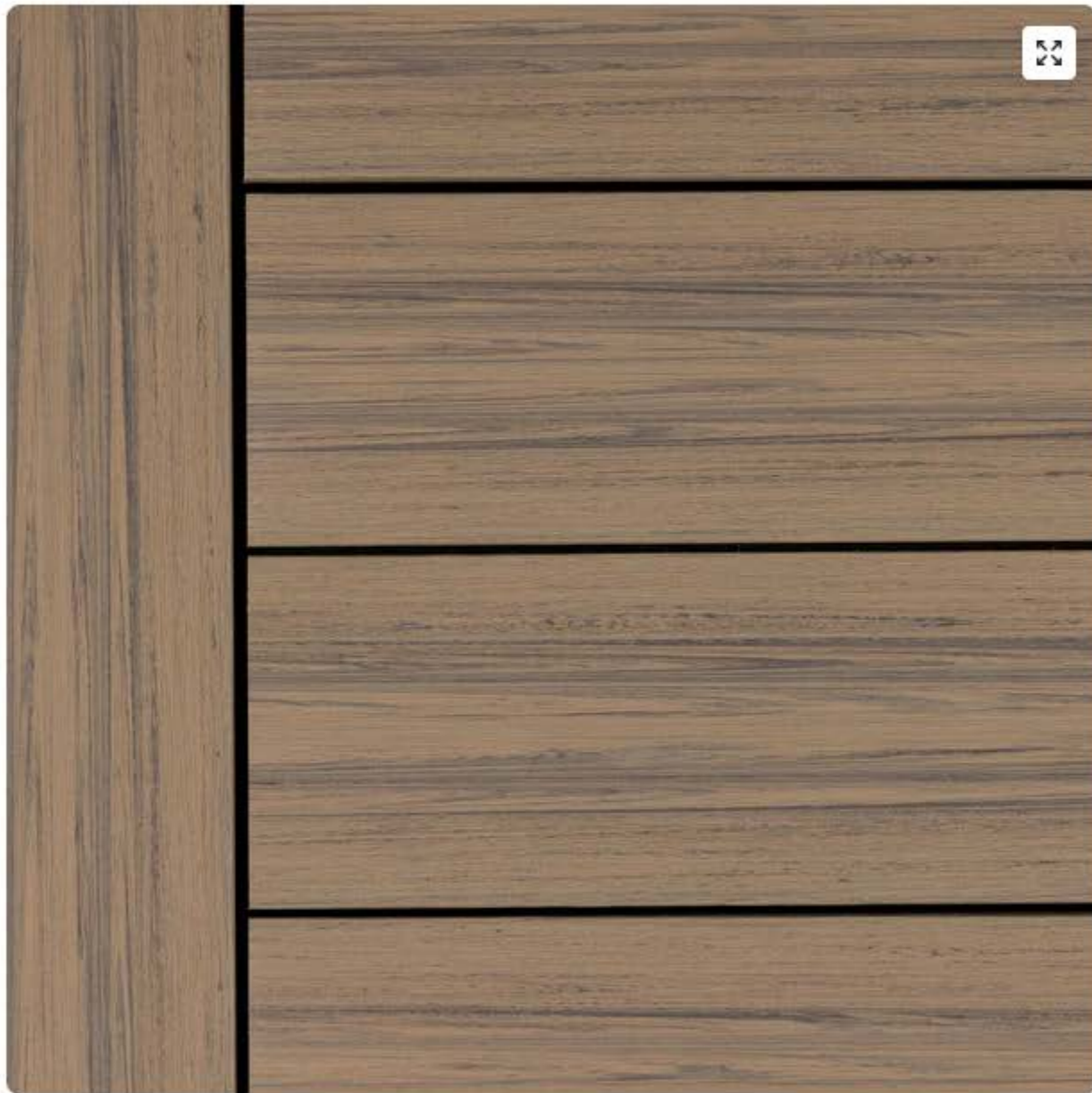
- Installation of (4) sided dumpster enclosure 12'x12' with 12' double gate in 6' high black chain link with black vinyl privacy slats.

Post to be flange

mounted on concrete pad.

- Total - \$5,147.00

- Option for composite flooring boards for the sides with black chain link gate. Total - \$12,264.00



Voyage Decking

WITH SURESTONE® TECHNOLOGY


Color: Costa



Decorators® Voyage decking is made with our patented [Surestone® technology](#) to deliver a comfortable, safe, and lightweight surface for your outdoor space. Voyage mineral-based composite decking boards, available in a variety of color options, allow you to recreate a wood-floor look or create a totally custom design for your raised deck, in-ground patio, or boat dock.


 Made in USA

 5 Widths Available

 Heat Resistant

[Add Sample to Cart](#)

 [Where to Buy](#)

 [Find a Builder](#)



Recommended Fasteners:



StealthLock™ Universal Deck Clips



Pro Fastening Systems

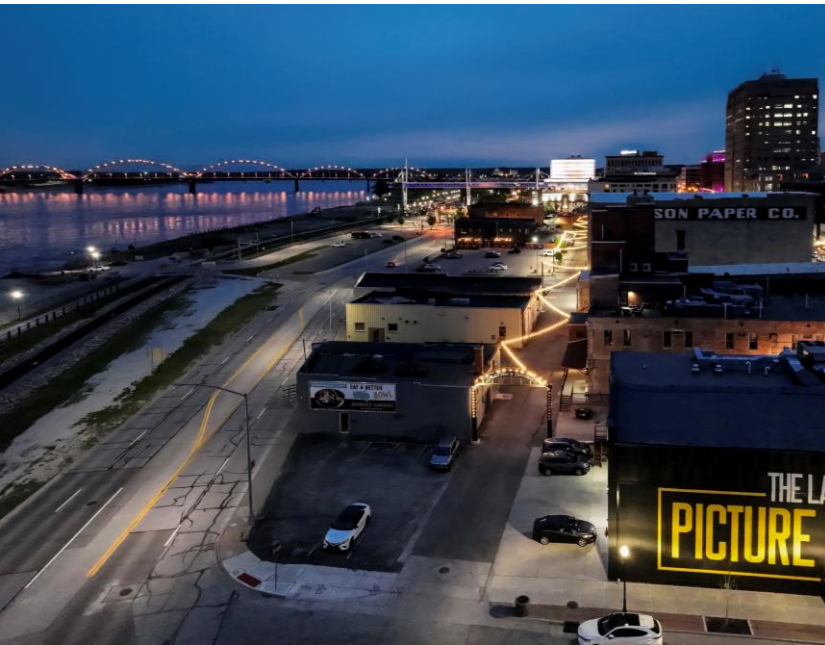
← Emerson Pl
 Davenport, Iowa

Google Street View

Jun 2025 [See more dates](#)



Motor Row & Bucktown Beautification Project



The project was built entirely by local hands,
partners include:

Howard Steel | Shive-Hattery
Davenport Electric Company
Streamline Architects | Oertel Metal Works
Johnnie Cluney



EMERSON PL

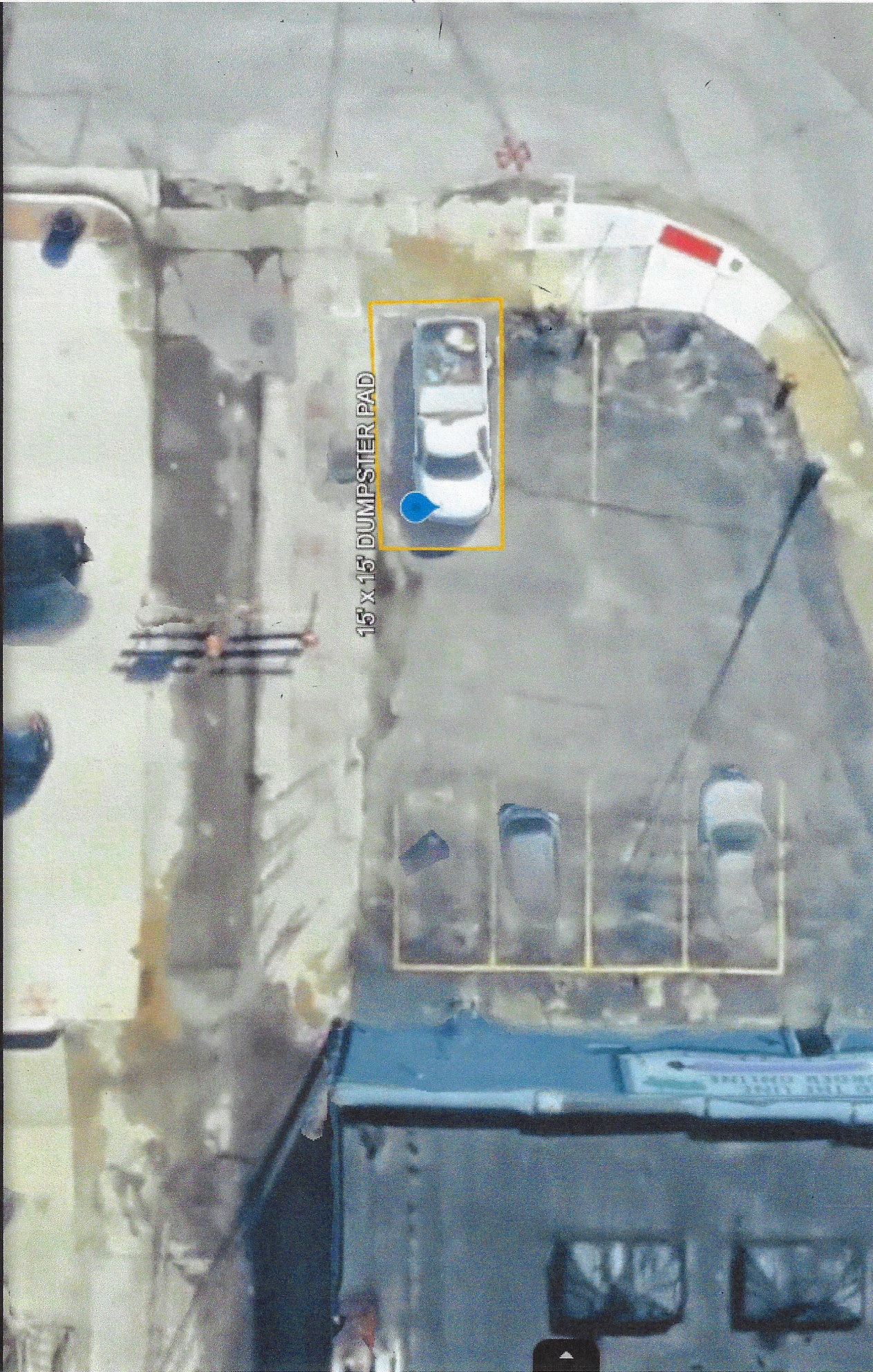


Untitled map

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15' x 15' DUMPSTER PAD



Public Hearing Notice | Zoning Board of Adjustment

Date: 11/13/2025 **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 **324 E River Dr:**

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 HV25-11 of Kyle Carter on behalf of the Downtown Davenport Partnership at 324 East River Drive for a refuse container in the front yard along Iowa Street. Refuse and recycling containers are prohibited in front yards under Davenport Municipal Code 17.09.030.Q. [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?

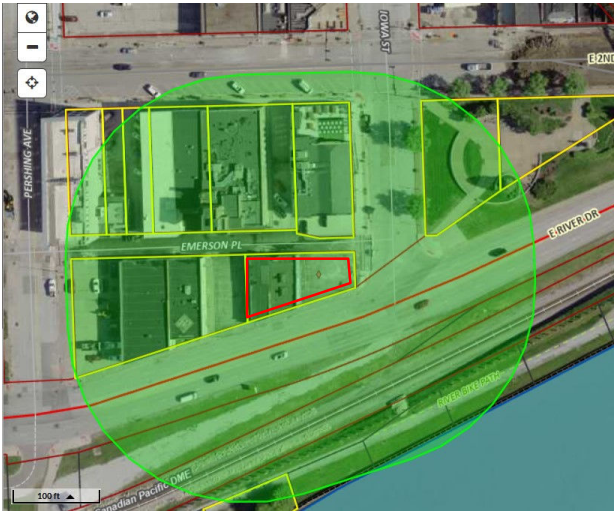
As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 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:
Owners within 200' of the Subject
Property



Enclosure Style Example:



HV25-11 - 324 E River Dr Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	324 E RIVER DR	VESOLE ASSOCIATES LLLP	2490 HEATHER GLEN AVE	BETTENDORF IA 52722
Ward:	3RD WARD			NOTICES SENT: 7
L0016A13B	311 E 2ND ST	311 PARTNERS LLC	220 EMERSON PL STE 101-C	DAVENPORT IA 52801
L0016A12	321 E 2ND ST	321 PARTNERS LLC		
L0016A11	325 E 2ND ST	CINEMA PARADISO LLC	1940 CROMWELL CIR	DAVENPORT IA 52807
L0015A06	419 E 2ND ST	HAROLD BECHTEL TRUST	201 W 2ND ST #1000	DAVENPORT IA 52801
L0016A10	401 E 2ND ST	HAROLD BECHTEL TRUST		
L0016A14	None	PETERSON HTC LLC	736 FEDERAL ST STE 1101	DAVENPORT IA 52803
L0016A16	301 E 2ND ST	PETERSON HTC LLC		
L0016A15	None	PETERSON HTC LLC		
L0016A28B	324 E RIVER DR	RANZOW LLC (Contract)	532 W 3RD ST	DAVENPORT IA 52801
L0016A23A	308 E RIVER DR	RANZOW LLC	PO BOX 4927	DAVENPORT IA 52808
L0016A28B	324 E RIVER DR	VESOLE ASSOCIATES LLLP	2490 HEATHER GLEN AVE	BETTENDORF IA 52722