

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, February 12, 2026; 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 for the December 11th, 2025 ZBA Minutes.

III. Old Business

IV. New Business

1. Request SU26-01 of Mark Harpole/Shive-Hattery on behalf of Radiology Group LC at 1970 East 53rd Street for a special use to consider a nine (9) space standalone parking lot expansion which will be an expansion of the existing parking and be located to the north of the building and common access drive. Municipal Code, Table 17.08-1, allows for a parking lot with the granting of a Special Use in the C-2 Corridor Commercial District. The parking lot shall be for the use of the offices adjacent to the south, and generally will contain employee parking. [Ward 8]
2. Request SU26-02 of Orrin Smith on behalf of McGrath Auto at 4640 Brady St (and 4618 Brady) to establish and expand a Special Use for a Vehicle Dealership with Outdoor Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Display on property zoned C-3 General Commercial District. [WARD 7]
3. Request HV26-01 of Duane Iossi at 4820 N Division ST for a Hardship Variance to encroach into the 49th Street front yard and exceed the allowed garage size for a detached accessory garage. The proposed detached garage would be 32' x 44' (1,408 sq ft) and be located 15' east of the rear property line, 128' from the Division street property line and approximately 110' south of the 49th street property line. The allowed detached garage size for this lot/dwelling is 1,121.5 sq ft and the proposed garage size is 1,408, which makes the garage 286.5 sq ft over the allowed size. [WARD 2]

V. Other Business

VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Alissa Banaszek, Scott Koops | 563-326-6714,
563-326-6701

Action / Date

2/12/2026

Subject:

Consideration for the December 11th, 2025 ZBA Minutes.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2025-12-11



MINUTES
Zoning Board of Adjustment
December 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: Gallart, Boyd-Carlson, Kleffmann, Crawford, Darland
Excused: None.
Staff present: Berkley, Koops

II. Secretary's Report:

Minutes were approved for the 2025-11-13 ZBA Hearing by voice-vote (5-0).

III. Old Business:

None.

IV. New Business:

Request SU25-06 of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility - Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]

Koops presented the staff report to the board.

Findings & Staff Recommendation:

Findings:

The location, design, and construction of the proposed use meets the requirements for a Special Use.

Recommendation:

Staff recommends approval of SU25-06 as proposed.

Motion:

A motion by Gallart to approve the request as proposed, seconded by Kleffmann, carried unanimously (5-0).

Boyd-Carlson, yes; Kleffman, yes; Crawford, yes; Gallart, yes, Darland, yes;

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:20 p.m.

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

2/12/2026

Subject:

Request SU26-01 of Mark Harpole/Shive-Hattery on behalf of Radiology Group LC at 1970 East 53rd Street for a special use to consider a nine (9) space standalone parking lot expansion which will be an expansion of the existing parking and be located to the north of the building and common access drive. Municipal Code, Table 17.08-1, allows for a parking lot with the granting of a Special Use in the C-2 Corridor Commercial District. The parking lot shall be for the use of the offices adjacent to the south, and generally will contain employee parking. [Ward 8]

Recommendation:

Background:

Attachments:

1. Staff Report -SU26-01 - 1970 E 53RD ST Parking Lot Expansion
2. SU26-01 Example Public Hearing Notice
3. SU26-01 Adjacent Owner Notice List - 1970 E 53rd ST



Zoning Board of Adjustment
Planning Staff Report – Standalone Parking Lot ‘addition’
1970 E 53rd Street
February 12, 2026

Description

Request SU26-01 of Mark Harpole/Shive-Hattery on behalf of Radiology Group LC at 1970 East 53rd Street for a special use to consider a nine (9) space standalone parking lot expansion which will be an expansion of the exiting parking and be located to the north of building and common access drive. Municipal Code, Table 17.08-1, allows for a parking lot with the granting of a Special Use in the C-2 Corridor Commercial District. The parking lot shall be for the use of the offices adjacent to the south, and generally will contain employee parking. [Ward 8]

Background

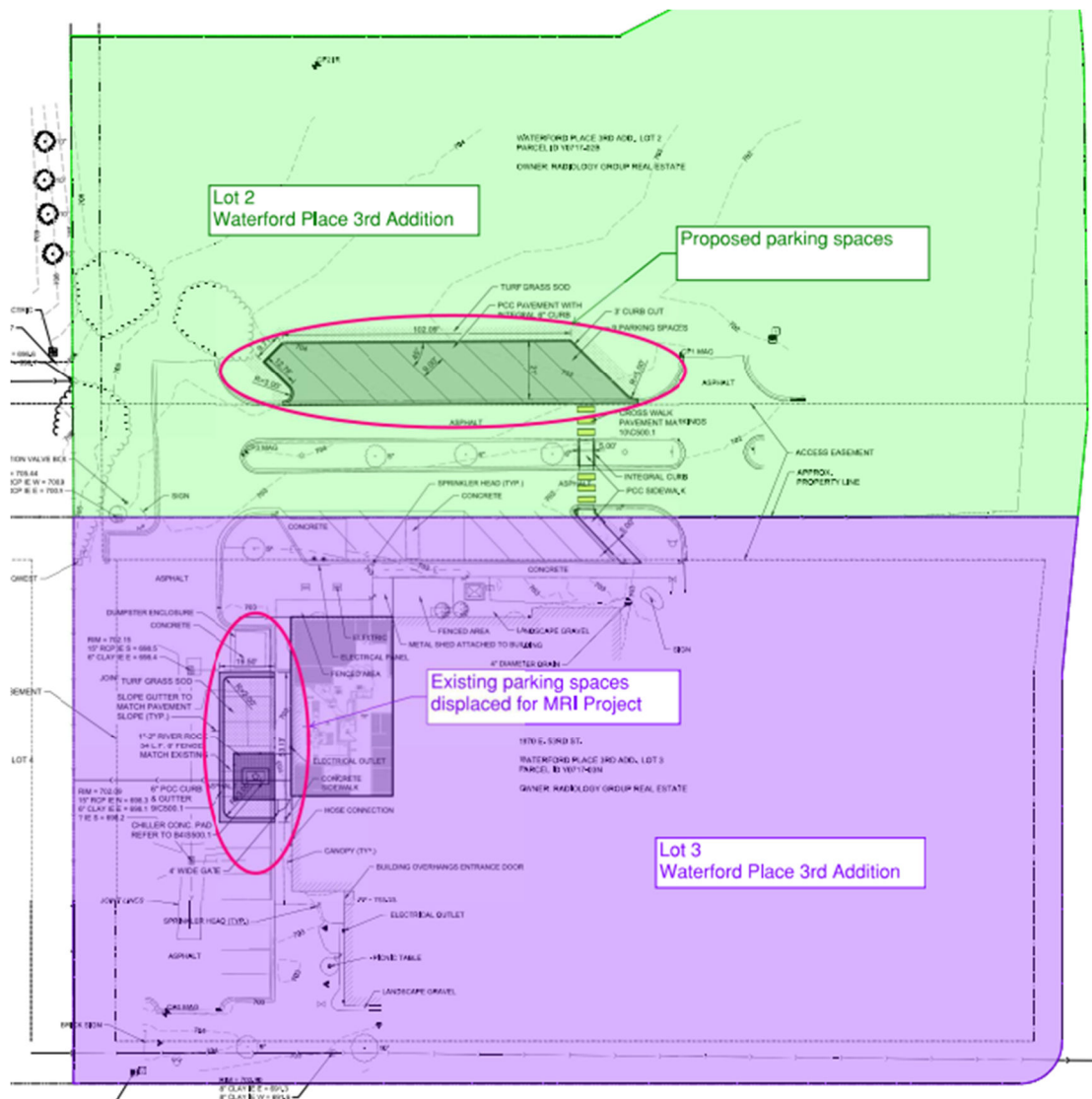
The subject property is in a commercial/medical and retail area. The Zoning Board of Adjustment is to evaluate whether a standalone parking lot (only 9 spaces for the use of an adjacent business and eventually a business on the site) would have a detrimental impact to adjacent properties. The adjacent site has additional parking needs due to the addition of an MRI unit to the rear of the building. The Zoning Code only requires 31 parking spaces (1 per 500GFA) for the use and the existing site has approximately 78 parking spaces at present.

Site:



Proposed Parking [9 space addition] AREA INSIDE THE CIRCLE "Proposed parking Spaces"

- Lot 2 of Waterford Place 3rd Add.
- north of 1970 E 53rd on PIN [Y0717-03N](#)
- The plan shows 9 proposed parking spaces on an adjacent lot (which requires a special use). The 9 new spaces are proposed to compensate for 6 'relocated' parking spaces due to the addition of a rear MRI unit.
- Existing site has approximately 78 parking spaces.
- Generally, the lot is near capacity on any given day. [Anecdotal info from staff personal experience and historic air photos]
- Zoning requires only 31 parking spaces for this 15,258 sq ft use.
- The parking lot expansion will meet all applicable landscaping requirements, generally being a continuous hedgerow along portions of the perimeter.



Use Table 17.08-1: Parking Lot Use (as a Principal Use) in C-2

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-OP
Parking Lot (Principal Use)								S	S	S	S

Reading the table:

A "P" indicates that the use is permitted by-right in the district. An "S" indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.

Discussion

The parking lot expansion (9 spaces) and the accompanying site plan are compatible with this commercial area as proposed.

Once completed, the parking lot Site Plan shall meet all ordinance requirements and must be approved prior to the commencement of construction.

Findings/Approval Standards

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

The plans meet code requirements for this use. The site is properly designed to have minimal, if any, impact on adjacent property and public facilities if constructed per required zoning code as has been proposed by the developer.

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

The plans meet code requirements and the site is properly designed to have minimal, if any, impact on adjacent property. Neighboring properties have or are zoned for commercial use and businesses; the proposed use is a commercial/medical use. The lot will be designed so as to not inhibit future development needs of the property for commercial use.

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

All adjacent property abutting the use is commercial property. Land use policy has been met along with all code requirements.

Recommendation

Findings:

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

Recommendation:

Staff recommends approval of the request with the following conditions:

1. The proposed 9-parking space addition, which will be constructed on Lot 2 of Waterford Place 3rd Add, shall only be for businesses located on Lots 2 & 3 of Waterford Place 3rd Add
2. Upon future development of lot 2 of Waterford Place 3rd Add, for additional principal use(s), the parking lot shall be integrated with the new development and the special use for the parking area shall be null and void; and
3. The City of Davenport reserves the right to schedule a rehearing before the Zoning Board of Adjustment should concerns arise regarding this special use.

Prepared by:



Scott Koops,
Planner II

Attachments: Application, Notification Map, Exhibits



Public Hearing Notice | Zoning Board of Adjustment

Date: 2/12/2026 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

53RD LUXURY LLC
5201 N GRAPE RD
MISHAWAKA IN 46545

To all property owners within 200' of the subject property **1970 East 53rd Street:**

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 SU26-01 of Mark Harpole/Shive-Hattery on behalf of Radiology Group LC at 1970 East 53rd Street for a special use to consider a nine (9) space standalone parking lot expansion which will be an expansion of the exiting parking and be located to the north of building and common access drive. Municipal Code, Table 17.08-1, allows for a parking lot with the granting of a Special Use in the C-2 Corridor Commercial District. The parking lot shall be for the use of the offices adjacent to the south. [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.

SU26-01 Adjacent Owner Notice List - 1970 E 53rd ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1970 E 53 RD ST		RADIOLOGY GROUP REAL ESTATE LLC		
Ward: 8TH WARD				NOTICES SENT: 11
N0709A01	1777 E 53RD ST	53RD LUXURY LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
N0709B01A	2021 E 53RD ST	53RD LUXURY LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
Y0717-02M	1900 E 54TH ST	BIGGER BETTER BETTY	1900 E 54TH ST	DAVENPORT IA 52807
Y0717-03A	1801 E 54TH ST	DAVENPORT HEALTHCARE INVESTORS LLC	800 W MADISON ST - STE 400	CHICAGO IL 60607
Y0717-03M	1747 E 54TH ST	ESK DAVENPORT LLC	116 SCENIC BLUFF DR	EAST PEORIA IL 61611
Y0717-03N	1970 E 53RD ST	RADIOLOGY GROUP REAL ESTATE L	1970 E 53RD ST	DAVENPORT IA 52807
Y0717-04B	1850 E 53RD ST	HAWKEYE REAL ESTATE INVESTMENT	2401 CORAL CT - STE 1	CORALVILLE IA 52241
Y0717-04C	1950 E 54TH ST	JJO LLC	5167 UTICA RIDGE RD	DAVENPORT IA 52807
Y0717-07L	2050 E 53RD ST	KWIK TRIP INC	1626 OAK ST	LA CROSSE WI 54603
Y0717-08	5345 SPRING ST	QUAD CITY OMS	5345 SPRING ST	DAVENPORT IA 52807
Y0717-09A	1750 E 53RD ST	ROADRUNNER CONSORTIUM LLC	1750 E 53RD ST	DAVENPORT IA 52807

City of Davenport

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

Action / Date
2/12/2026

Subject:

Request SU26-02 of Orrin Smith on behalf of McGrath Auto at 4640 Brady St (and 4618 Brady) to establish and expand a Special Use for a Vehicle Dealership with Outdoor Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Display on property zoned C-3 General Commercial District. [WARD 7]

Recommendation:

Background:

Attachments:

1. Staff Report SU26-02 - 4620 Brady St - McGrath Auto
2. EPR - Plan Sheet - 1-15-2026 OVERALL SITE PLAN
3. SU26-02 Example Public Hearing Notice
4. SU26-02 Adjacent Owner Notice List - 4620 Brady ST



**Zoning Board of Adjustment
 Planning Staff Report
 4640 & 4618 Brady Street | Dealership Expansion
 February 12, 2026**

Description

Request SU26-02 of Orrin Smith on behalf of McGrath Auto at 4640 Brady St (and 4618 Brady) to establish and expand a Special Use for a Vehicle Dealership with Outdoor Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Display on property zoned C-3 General Commercial District. [WARD 7]

Background

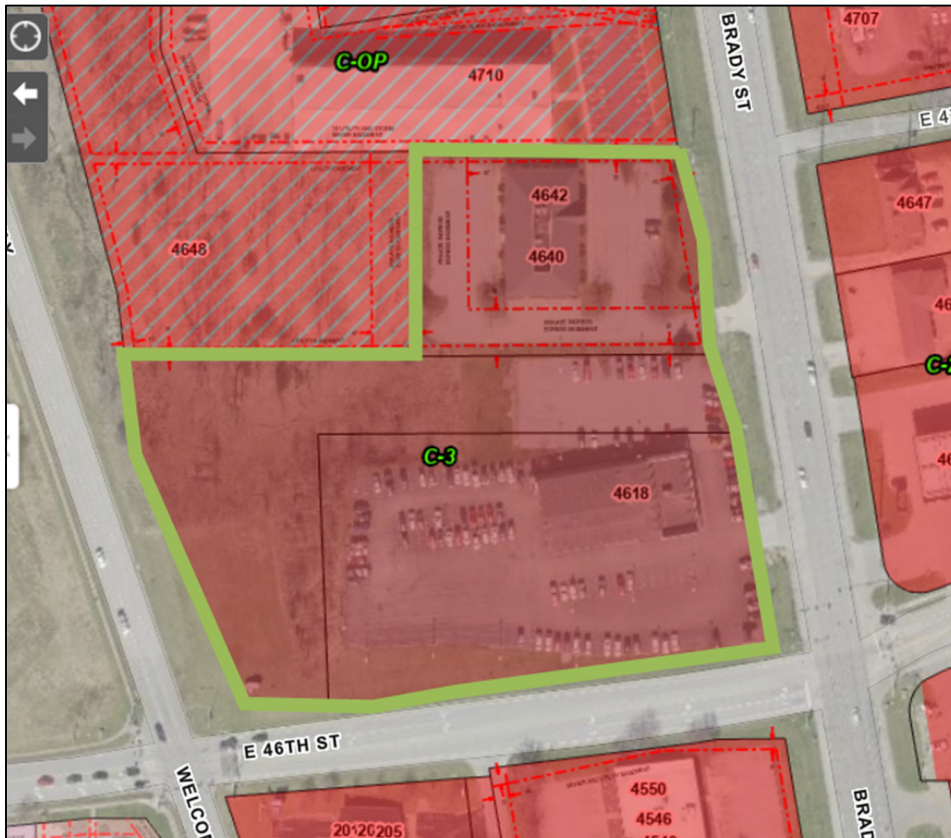
The McGrath Auto property currently does not have a Special Use as the use was established prior to the 2019 Zoning Ordinance (which was the first time SU's were required in the C-3 district), therefore the expansion of the site to the north requires a Special Use per the requirements of the Zoning District Use Matrix table 17.-8-1. If approved, *this special use will apply to the entire McGrath site*, and the site would then no longer be nonconforming with respect to special use status.

Zoning District Use Matrix:

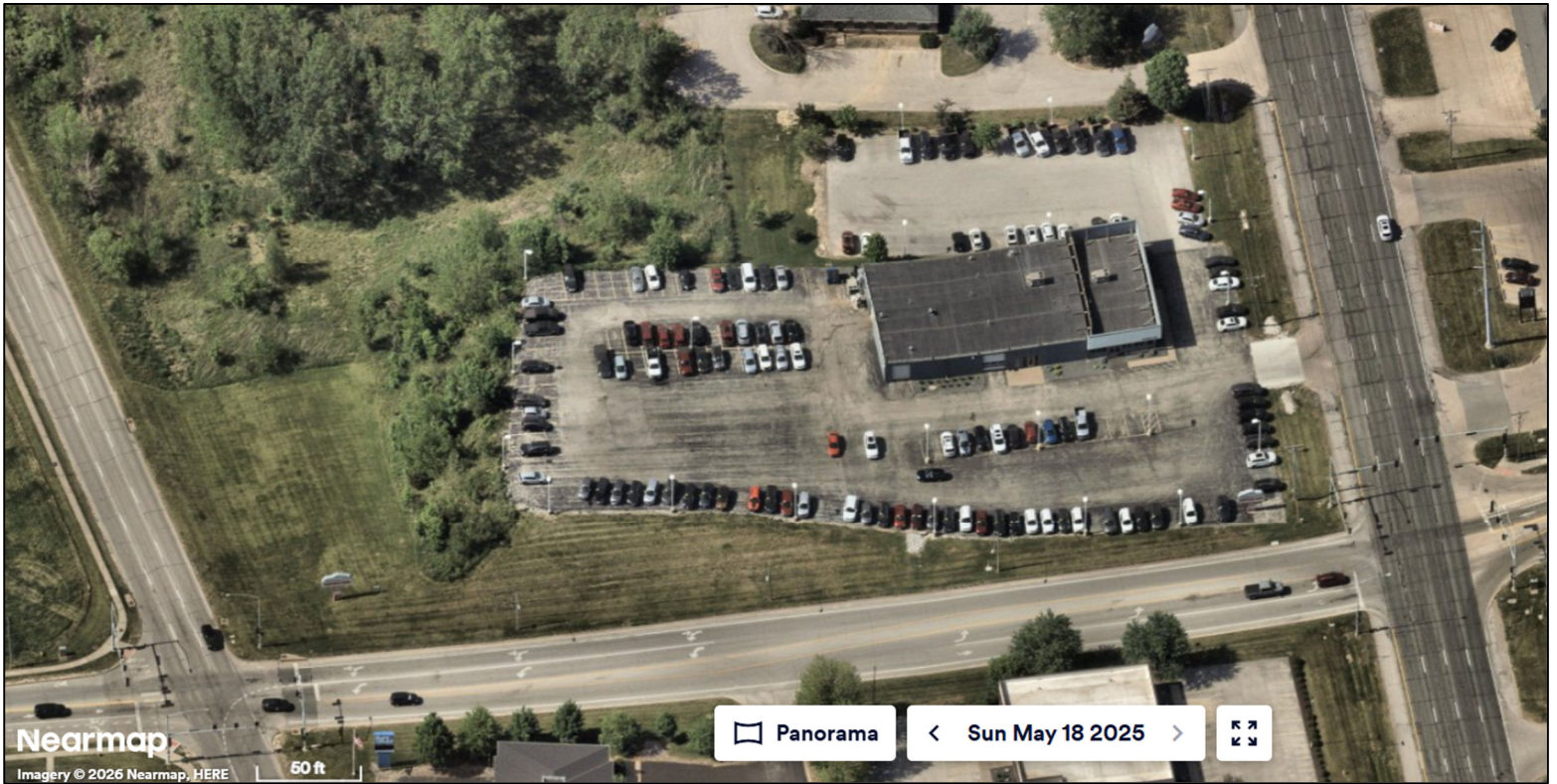
TABLE 17.08-1: USE MATRIX																		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P

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

Zoning Map:



Existing Site:



Proposed Area:



Discussion

McGrath Auto wishes to expand to the north of their present facility as proposed on the submitted site plan. The site is zoned C-3 General Commercial which requires a special use for the purpose of allowing a vehicle dealership with outdoor storage/display, which is an allowed use, provided a special use is reviewed and approved by this Board, as per the code sections cited above in the "Background" section of this report.

Approval Standards

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

Applicant:

The proposed special use will not endanger the public health, safety or welfare because it will replace a vacant structure with a controlled code-compliant commercial use. The project will include professional demolition, new hard surface paving with positive drainage, modern lighting focused downward on the site, and [will] maintain the current vehicular circulation patterns.

The existing office building will be professionally demolished and all debris removed [per code]. The new display lot will entirely drain to a new stormwater detention basin that will manage runoff more effectively than the current site, reducing the risk of flooding and erosion.

Full cutoff, dark sky complaint fixtures mounted on poles not to exceed 20 feet in height will provide lighting for the new lot. A photometric plan demonstrates that the illumination will be confined to the property, with minimal spillover onto adjacent properties and no glare onto the public right-of-way, ensuring safe nighttime visibility without creating a nuisance.

Staff Response:

The proposed use would meet code requirements for a dealership if approved. The site should have minimal, if any, impact on adjacent property, as conditioned per this report.

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

Applicant:

The proposed use is highly compatible with the existing commercial character of Brady Street and directly complements the adjacent property to the south (4618 Brady Street), which is the parent business. The area is characterized by auto-oriented retail sales and service uses. The expansion will create a unified professionally maintained campus for the existing business, enhancing economic vitality of the corridor.

Immediate Adjacencies:

North: 4710 Brady Street is zoned C-OP (Commercial Office park). A 20,000 sq. ft. warehouse building that houses Barron Equipment Company, Inc, is located on this property. The proposed sales vehicle display lot will lie adjacent to the Barron Equipment building and parking lot and is compatible with these uses.

South: 4618 Brady Street is the McGrath Davenport Used Car Superstore. This property is zoned C-3 General Commercial. The proposed sales vehicle display lot expansion is a logical extension of the compatible, existing use.

West: A vacant commercial lot is located immediately west of the proposed sales vehicle lot. The vacant lot is zoned C-OP. An existing parking lot on the project site already butts a vacant lot – the proposed special use will not alter this condition and will remain compatible with the adjacent zoning and potential future development.

East: Brady Street lies along the east side of the site. This high-traffic street centers a highly developed commercially zoned corridor in the vicinity. The proposed special use fits seamlessly within this context. The properties on the east side of Brady Street opposite of the project site area zoned C-2 (corridor Commercial) and have been developed as a Stop N Go convenience store, a strip office/retail/service building, and a 7-unit apartment building.

Staff Response:

The plans meet code requirements and the site is properly designed to have minimal, if any, impact on adjacent property as proposed and as conditioned per this report.

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:

The C-3 zoning District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 district addresses medium- and large-scale development that may generate considerable traffic and require significant off-street parking. The proposed sales vehicle display lot is fully consistent with the intent of the underlying zoning.

The proposed special use allows for the controlled expansion of an existing business, ensuring it develops in an orderly manner that benefits both the business and the community. It does not create a precedent for scattered development but rather intensifies a use in its logical location.

Staff Response:

Land use policy has been met along with all code requirements, as properly conditioned per this staff report.

Recommendation & Findings

Findings:

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

Recommendation:

Staff recommends the Board adopt staff's findings and approve request SU26-02 subject to the following conditions:

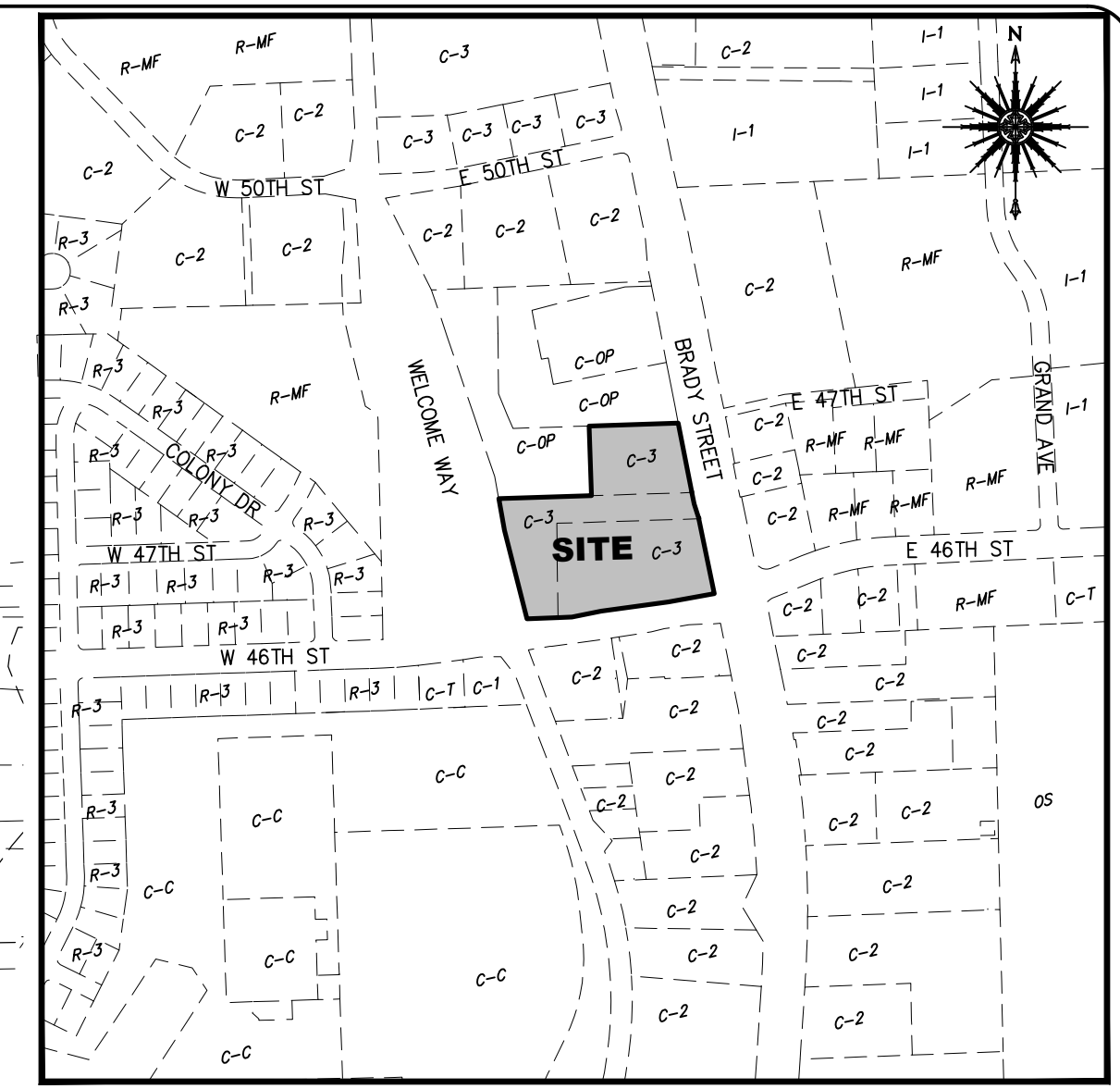
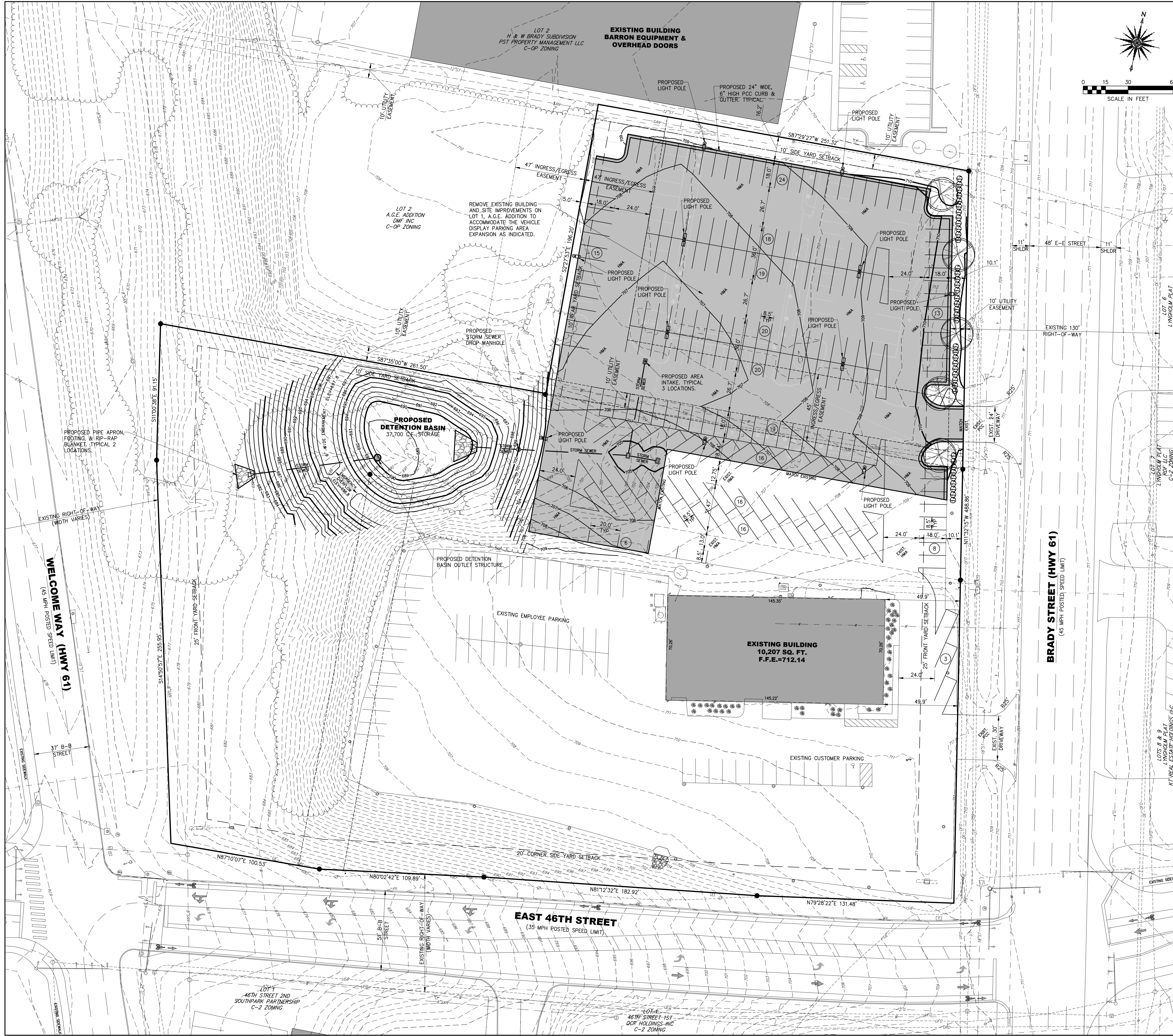
1. The extent of submitted Site Plan shall be binding; any changes deemed a modification shall be subject to Special Uses §17.14.50;
2. Prior to construction full site plan review shall be approved through the E-Plan system;
3. The use of flags/pennants/tinsel/balloons shall be prohibited; and
4. Should complaints arise due to non-compliance of conditions a rehearing of the Special Use shall be scheduled per Davenport Municipal Code specifications for Board of Adjustment action.

Prepared by:



Scott Koops, AICP
Planner II

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



1 SITE LOCATION MAP
1"=500'

GENERAL NOTES

TITLEHOLDER/APPLICANT
 WARRIOR ENTERPRISES, LLC
 1600 - 51ST STREET NE
 CEDAR RAPIDS, IA 52402
 CONTACT: MR. PAT MCGRATH
 PHONE: (319) 366-7464
 E-MAIL: pmcgrath@mcgrathauto.com

CIVIL ENGINEER & PREPARED BY
 TRED SCHNOOR, P.E.
 CONTACT PERSON: TRED SCHNOOR, P.E.
 TELEPHONE NO.: (319) 298-8888
 E-MAIL ADDRESS: tschnoor@b-n-engineering.com
 SCHNOOR-BONIFAZI ENGINEERING
 & SURVEYING, LC
 431 FIFTH AVENUE SW
 CEDAR RAPIDS, IA 52404
 DATE SUBMITTED: 01/15/2026
 DATE REVISED:

APPLICANT
 MCGRATH AUTO
 1600 - 51ST STREET NE
 CEDAR RAPIDS, IA 52402
 CONTACT: MR. OREN SMITH
 PHONE: (319) 270-2121
 E-MAIL: osmith@mcgrathauto.com

ARCHITECT
 BROST ARCHITECTS & PLANNERS LTD
 1005 LONGFELLOW DRIVE
 HAWAIIA, IA 52233
 CONTACT: MR. DAVE BRIST, JR.
 PHONE: (319) 366-8531
 E-MAIL: davej@brostarchitects.com

DAVENPORT +35
LAND USE MAP DESIGNATION
 COMMERCIAL CORRIDOR

EXISTING ZONING & USE
 ZONING: C-3 (GENERAL COMMERCIAL)
 USE: AUTO SALES & OFFICE BUILDING

PROPOSED ZONING & USE
 ZONING: C-3 (NO CHANGE REQUESTED)
 USE: AUTO SALES

C-3 YARD SETBACKS
 FRONT YARD: 25 FEET
 CORNER SIDE YARD: 20 FEET
 REAR YARD: 10 FEET
 INTERIOR SIDE YARD: 10 FEET

REQUIRED PARKING
 • THE PROPOSED PROJECT DOES NOT INCREASE THE AMOUNT OF REQUIRED PARKING, NOR DOES IT IMPACT ANY OF THE EXISTING EMPLOYEE & CUSTOMER PARKING.

PROVIDED PARKING
 • THIS PROJECT ONLY INCREASES THE AMOUNT OF SALES VEHICLE DISPLAY SPACES SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THESE SPACES WILL NOT BE STRIPED.

LANDSCAPING REQUIREMENTS
 • THE PERIMETER OF THE NEW VEHICLE DISPLAY AREA SHALL BE LANDSCAPED PER DAVENPORT MUNICIPAL CODE SECTION 17.11.050.
 - PROVIDE CONTINUOUS ROW OF SHRUBS.
 - PROVIDE 1 SHADE TREE PER 50'; 203/50 = 4 TREES

FLOOD PLAN
 THE PROJECT SITE IS NOT LOCATED WITHIN THE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 151630355H - EFFECTIVE DATE APRIL 11, 2024.

STORM WATER MANAGEMENT
 A DETENTION BASIN WILL BE CONSTRUCTED AT THE WEST SIDE OF THE SITE TO PROVIDE STORMWATER DETENTION & WATER QUALITY FOR THE INCREASE IN HARD SURFACE AREA CAUSED BY THE PROPOSED DEVELOPMENT.

SITE LEGAL DESCRIPTION
 TRACT 1 AND TRACT 2 AS SHOWN ON THE PLAN OF SURVEY RECORDED IN THE OFFICE OF THE SCOTT COUNTY, IOWA RECORDER FILE #2011-00015000, AND LOT 1, A.G.E. ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

TOTAL LOT AREA
 • 224,345 SQUARE FEET=5.150 ACRES

TOTAL EXISTING COVERED AREA
 • BUILDING COVERED AREA=18,654 SQ. FT.
 • PAVED COVERED AREA=102,591 SQ. FT.
 • TOTAL=121,245 SQ. FT.=2.783 ACRES (54%)

TOTAL EXISTING OPEN SPACE
 • 103,100 SQUARE FEET=2.367 ACRES (46%)

TOTAL PROPOSED COVERED AREA
 • BUILDING COVERED AREA=10,207 SQ. FT.
 • PAVED COVERED AREA=129,137 SQ. FT.
 • TOTAL=139,344 SQ. FT.=3.199 ACRES (62%)

TOTAL PROPOSED OPEN SPACE
 • 85,001 SQUARE FEET=1.951 ACRES (38%)

LEGEND

SECTION LINE	EXISTING CHAIN LINK FENCE
PROPERTY LINE	EXISTING BARBED WIRE FENCE
ADJOINING LOT LINE	EXISTING TRAFFIC SIGN
EASEMENT LINE	EXISTING AIR CONDITIONING UNIT
FOUND IRON REBAR	EXISTING BOLLARD
SET 5/8" IRON REBAR WITH BLUE CAP NO. 19241	PORTLAND CEMENT CONCRETE
EXISTING GAS LINE	ASPHALTIC CEMENT CONCRETE
EXISTING GRADE CONTOUR LINE	HOT MIX ASPHALT
EXISTING OVERHEAD ELECTRIC LINE	ELECTRIC TRANSFORMER
EXISTING WATER LINE	TOP OF FINISH GRADE (I.E. TOP OF 500, TOP OF TOPSOIL, TOP OF MULCH - DEPENDING UPON TYPE OF LAND COVER IN A PARTICULAR AREA)
EXISTING UNDERGROUND TELEPHONE LINE	OVERHEAD DOOR
EXISTING UNDERGROUND ELECTRIC LINE	NOT IN CONTRACT
EXISTING UNDERGROUND FIBER OPTICS LINE	REINFORCED CONCRETE PIPE
EXISTING STORM SEWER LINE	HIGH DENSITY POLYETHYLENE PIPE
EXISTING SANITARY SEWER LINE	CORRUGATED METAL PIPE
EXISTING SANITARY SEWER FORCE MAIN	HYDRATED CLAY PIPE
EXISTING MANHOLE	PIPE INVERT ELEVATION
EXISTING CIRCULAR STORM INTAKE	EXISTING
EXISTING RA STORM INTAKE	AUDITOR'S PLAT
EXISTING CURB & GUTTER INTAKE	FINISH FLOOR ELEVATION
EXISTING SQUARE STORM INTAKE	OUTLET
EXISTING FLARED END SECTION	TOP OF CURB
EXISTING CLEAN OUT	TOP OF SLAB
EXISTING SANITARY SEWER MANHOLE	PROPOSED STORM SEWER INTAKE
EXISTING STORM SEWER MANHOLE	PROPOSED STORM SEWER INTAKE
EXISTING TELEPHONE PEDestal	PROPOSED STORM SEWER
EXISTING CABLE BOX	PROPOSED STORM SEWER PIPE APRON AND RIP-RAP BLANKET
EXISTING FIRE HYDRANT	PROPOSED FINISH GRADE CONTOUR
EXISTING WATER VALVE	PROPOSED BOLLARD
EXISTING LIGHT POLE	PROPOSED SIGN
EXISTING POWER POLE	PROPOSED SINGLE FIXTURE LIGHT POLE
EXISTING UTILITY POLE WITH GUY ANCHOR	PROPOSED DOUBLE FIXTURE LIGHT POLE
EXISTING GAS VALVE	
EXISTING ELECTRIC BOX	
EXISTING ELECTRIC METER	
EXISTING MANHOLE	
EXISTING LANDSCAPING ROCK	PROPOSED DECIDUOUS SHADE TREE
EXISTING TREE OR SHRUB LINE	
EXISTING CONFERIOUS TREE	PROPOSED DECIDUOUS ORNAMENTAL TREE
EXISTING DECIDUOUS BUSH	PROPOSED SHRUB OR BUSH
EXISTING CONFERIOUS SHRUB	

BROST
 ARCHITECTS & PLANNERS LTD
 1005 LONGFELLOW DRIVE
 HAWAIIA, IA 52233
 P.O. BOX 1109
 CEDAR RAPIDS, IA 52406
 PHONE: 319.366.8531
 FAX: 319.366.8532
 brost@brostarchitects.com

NOTICE OF COPYRIGHT
 THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO THE PROVISIONS OF THE ARCHITECTURAL ACT OF IOWA AND THE PROFESSIONAL REGISTERED ARCHITECTS ACT OF IOWA. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. PLANS WORK OR INFORMATION REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BROST ARCHITECTS & PLANNERS LTD.

McGRATH USED CAR SUPERSTORE
NORTH PARKING
4640 BRADY STREET
DAVENPORT, IOWA 52806

REVISION DATE

PRELIMINARY
NOT FOR
CONSTRUCTION
01-15-2026

Bchnoor Bonifazi
 Engineering & Surveying
 431 Fifth Avenue SW
 Cedar Rapids, IA 52404
 (319) 298-8888

DATE
01-15-2026
 S-B PROJECT NUMBER
25114
 DRAWN BY: TLS
 CHECKED BY: TLS

SITE DEVELOPMENT PLAN

SHEET NUMBER
C2.1



Public Hearing Notice | Zoning Board of Adjustment

Date: 2/12/2026 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

Example

To all property owners within 200' of the subject property **4640 Brady St:**

What is this About?

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

Request/Case Description

Request SU26-02 of Orrin Smith on behalf of McGrath Auto at 4640 Brady St to establish and expand a Special Use for a Vehicle Dealership with Outdoor Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Display on property zoned C-3 General Commercial District. [WARD 7]

What are the Next Steps after the Public Hearing?

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

Would You Like to Submit an Official Comment?

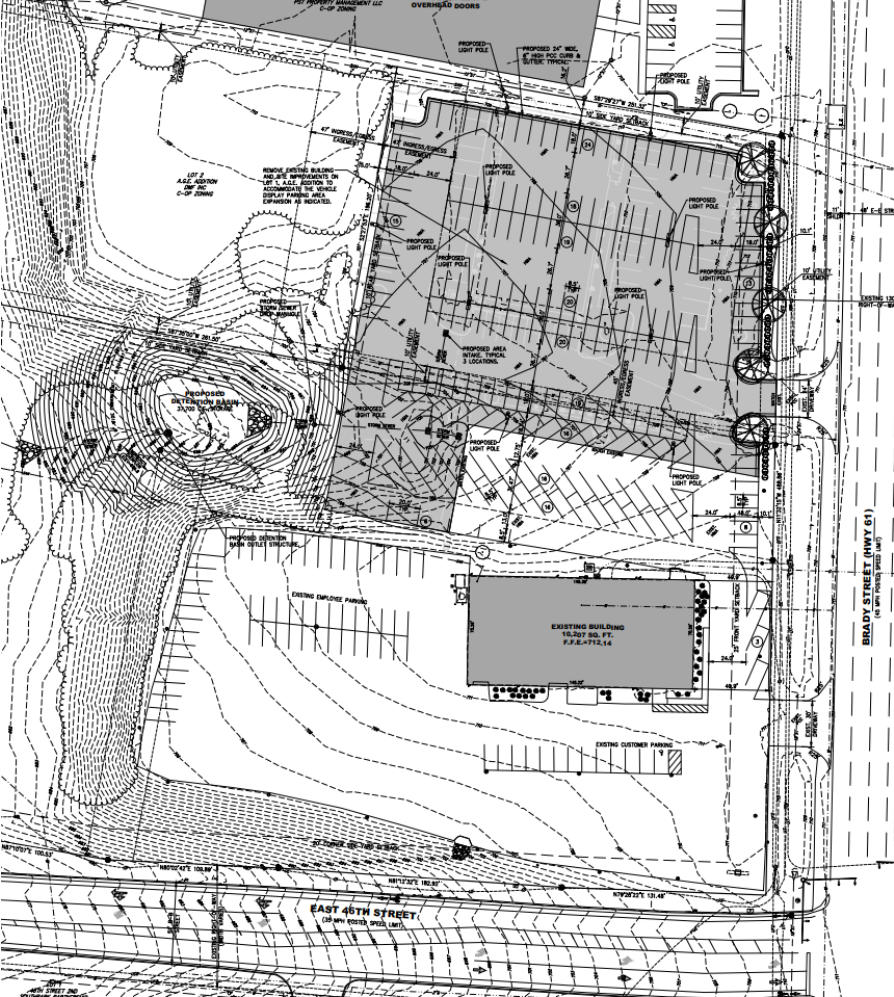
As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00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



SU26-02 Adjacent Owner Notice List - 4620 Brady ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 4640 BRADY ST				
Ward: 7TH WARD				NOTICES SENT: 9
P1216-01A	4726 BRADY ST	MCBY HOLDINGS LLC (Deed)	4726 N BRADY ST	DAVENPORT IA 52806
P1216-02	4648 BRADY ST	DMF INC (Deed)	52 HARBOUR LIGHTS RD	HUMACAO PR 00791
P1216-02A	4710 BRADY ST	PST PROPERTY MANAGEMENT LLC (Deed)	4710 N BRADY ST	DAVENPORT IA 52806
P1216-05	4647 BRADY ST	TROPICAL BEACH INVESTMENT CO (Deed)	PO BOX 3708	DAVENPORT IA 52808
P1216-06A	4645 BRADY ST	RDF LLC (Deed)	PO BOX 3708	DAVENPORT IA 52808
P1216-07D	4619 BRADY ST	KT REAL ESTATE HOLDINGS LLC (Deed)	1626 OAK ST	LA CROSSE WI 54603
P1216-12D	4811 BRADY ST	WALNUT CENTER PROPERTIES LLC (Deed)	PO BOX 1627	DAVENPORT IA 52809
P1216-12E	4707 BRADY ST	GARY HILL DRIVE THROUGH (Deed)	JAVA STATION	DAVENPORT IA 52806
Z9005-64		THE LAMAR COMPANY LLC (Deed)	1130 KERPER CT	DUBUQUE IA 52001

City of Davenport

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

Action / Date
2/12/2026

Subject:

Request HV26-01 of Duane Iossi at 4820 N Division ST for a Hardship Variance to encroach into the 49th Street front yard and exceed the allowed garage size for a detached accessory garage. The proposed detached garage would be 32' x 44' (1,408 sq ft) and be located 15' east of the rear property line, 128' from the Division street property line and approximately 110' south of the 49th street property line. The allowed detached garage size for this lot/dwelling is 1,121.5 sq ft and the proposed garage size is 1,408, which makes the garage 286.5 sq ft over the allowed size. [WARD 2]

Recommendation:

Background:

Attachments:

1. Staff Report HV26-01 - 4820 Division ST - Detached Garage in Front Yard & Exceed Size
2. Example 4820 N Division Public Hearing Notice
3. HV26-01 Adjacent Owner Notice List - 4820 Division ST



**Zoning Board of Adjustment
Planning Staff Report
4820 N Division ST | Encroach Front Setback with Detached Garage
February 12, 2026**

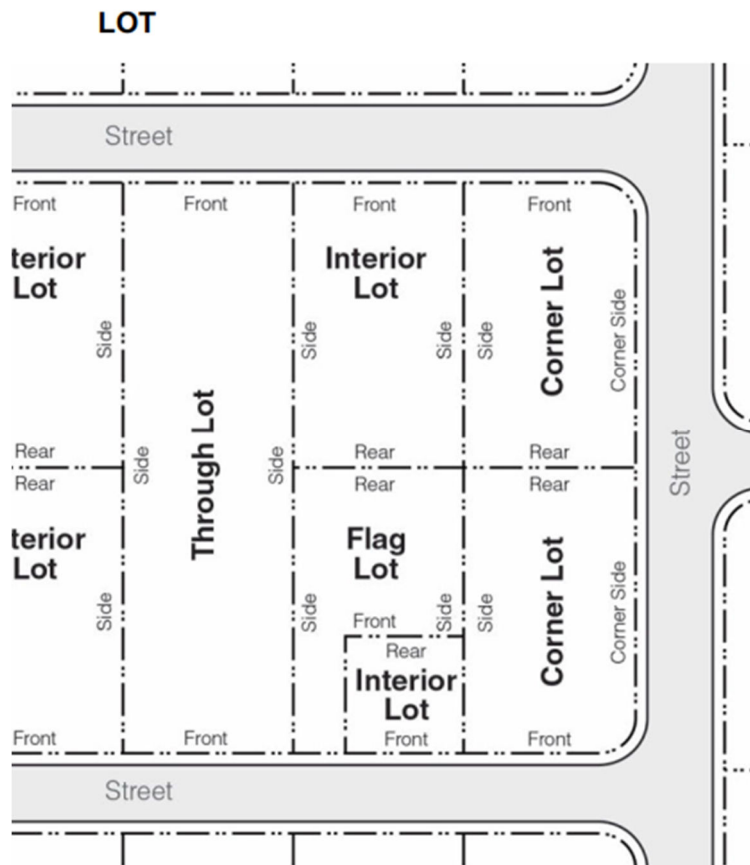
Description

Request HV26-01 of Duane Iossi at 4820 N Division ST for a Hardship Variance to encroach into the 49th Street front yard and exceed the allowed garage size for a detached accessory garage. The proposed detached garage would be 32' x 44' (1,408 sq ft) and be located 15' east of the rear property line, 128' from the Division street property line and approximately 110' south of the 49th street property line. The allowed detached garage size for this lot/dwelling is 1,121.5 sq ft and the proposed garage size is 1,408, which makes the garage 286.5 sq ft over the allowed size. [WARD 2]

Background | Discussion

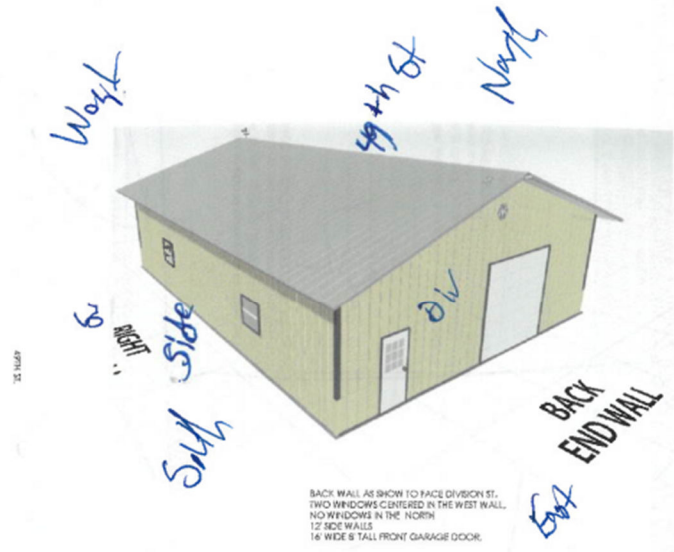
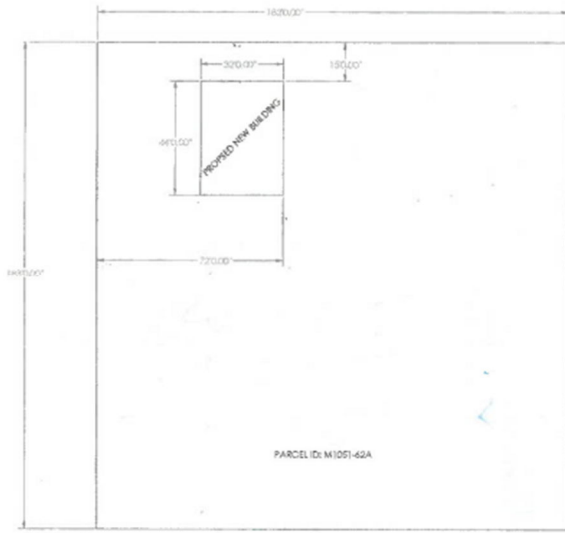
The petitioner is proposing a detached garage in the front (49th ST) front yard. While this yard may appear to be a side or corner side yard, it is in fact a front yard as defined by the Zoning Ordinance in [§17.02.040.P.7](#).

The narrowest street frontage is considered the front yard and is shown on the diagram below:

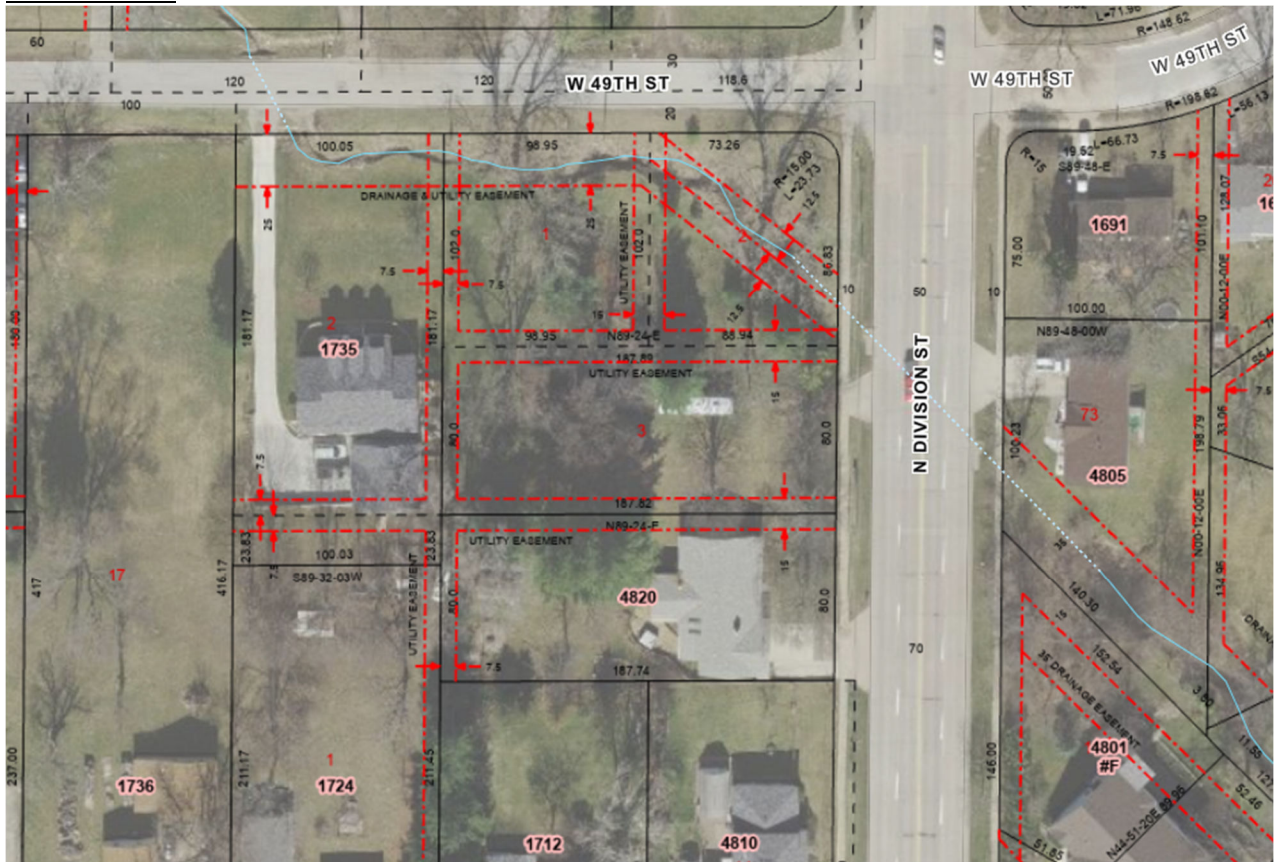


1. A front lot line is the lot line separating a lot from a street right-of-way. The front lot line of a corner lot is the shortest street lot line of a corner lot abutting a street. A front lot line for a through lot is both lot lines that abut a street.

PETITIONER SITE PLAN



Aerial Photo:



Site Photo:



Purpose of a Hardship Variance

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

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

Approval Standards

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

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

Applicant Response:

I am a retired carpenter and have sold my previous workshop to be closer to home. I do not have the current space in the [existing detached garage] structure on my property to store my materials and tools to continue my carpenter techniques. ."

Staff Comments:

SETBACK: As a residential property allows for detached garage space, and since the proposed location would meet or exceed principal use setbacks if the garage were built attached to the dwelling, the required standards do impose practical difficulties in meeting code requirements. Impact to adjacent properties will be minimal, if any, due the distance from the property lines to the proposed garage exceeding the principal structure setbacks. Standard #1 has been met.

AREA: The application does not support exceeding the allowed area of a detached garage.

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 City had mis-labeled the location of the current driveway to 4820 N Division Street. They have the driveway/front yard for the property coming off of 49th Street. We do not have driveway or property access across the creek that runs along the edge of the property. There are currently 2 driveway access points to the property coming off of Division Street.

Staff Comments:

SETBACK: The physical conditions of the site do limit the allowable locations for a detached garage, given the slope. Standard #2 has been met.

AREA: The application does not support exceeding the allowed area of a detached garage.

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 land is a combination of lots and was not labeled correctly when combined. This corner lot has access from Division Street already in use and allowed by the City.

Staff Comments:

SETBACK: The slope of the lot does limit practical locations of a detached garage, and the proposed accessory structure will exceed principal use setbacks. Standard #3 has been met.

AREA: The application does not support exceeding the allowed area of a detached garage.

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

Applicant Response:

No, character will not change. There is an existing structure in the current location and will be removed and replaced with a new structure. The new structure will go no further to the north [and not] changing any natural topography that is currently in place.

Staff Comments:

SETBACK: As the site allows for detached garage space, and since the proposed location would meet setbacks if the garage were built attached to the dwelling, the character of the area will not

be impacted by the proposed project for the various reasons stated in staff's responses to standards #1, #2, and #3. Protection of essential character/standard #4 has been established.

AREA: The application does not support exceeding the allowed area of a detached garage.

Findings & Staff Recommendation:

Findings FOR THE LOCATION: (supported by the previous analysis)

- physical and topographical conditions on site do limit impact of the development
- unique circumstance has been established
- protection of essential character will be upheld

Recommendation FOR THE LOCATION:

Staff recommends the Board adopt staff's findings and approve request HV26-01 subject to the following condition:

- #1 the existing driveway shall be utilized for access to the proposed garage; all new areas for vehicular use that are not currently in use as a driveway shall have paving installed.

Findings TO EXCEED ALLOWED AREA: (supported by the previous analysis)

- there does not appear to be any evidence beyond convenience to support a detached garage that exceeds the allowed area for such a structure.

Recommendation TO EXCEED ALLOWED AREA:

Staff recommends the Board adopt staff's findings and vote down, with a separate motion, the request to exceed the area of the proposed garage as part of HV26-01.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: ZBA application/plans, notice documents



Public Hearing Notice | Zoning Board of Adjustment

Date: 2/12/2026 **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 **4820 N Division ST:**

What is this About?

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

Request/Case Description

Request HV26-01 of Duane Iossi at 4820 N Division ST for a Hardship Variance to encroach into the 49th Street front yard and exceed the allowed garage size for a detached accessory garage. The proposed detached garage would be 32' x 44' (1,408 sq ft) and be located 15' east of the rear property line, 128' from the division street property line and approximately 110' south of the 49th street property line. The allowed detached garage size for this lot/dwelling is 1,121.5 sq ft and the proposed garage size is 1,408, which makes the garage 286.5 sq ft over the allowed size. [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?

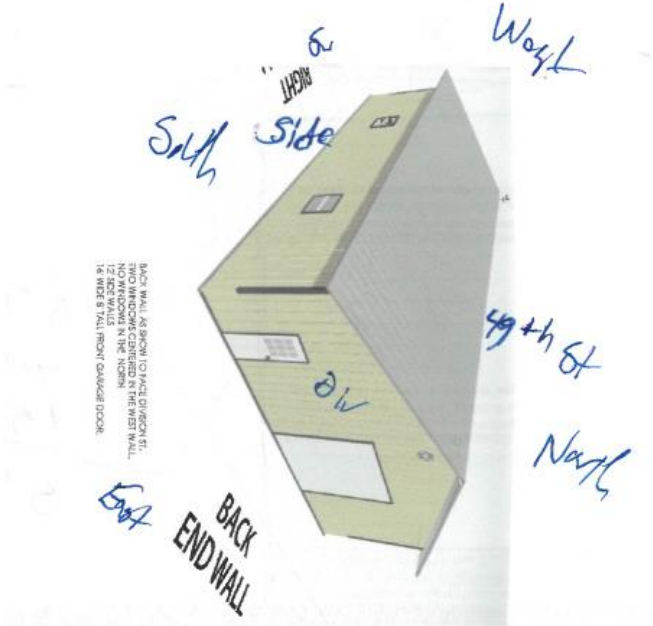
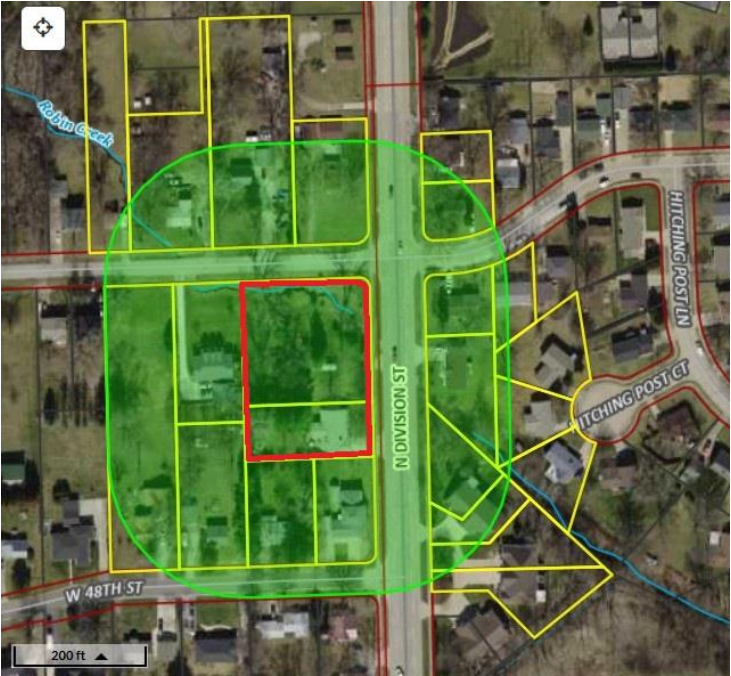
As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00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



HV26-01 Adjacent Owner Notice List - 4820 Division ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	4820 N DIVISION ST	IOSSI DUANE R	4820 N DIVISION ST	
Ward:	2ND WARD			NOTICES SENT: 22
M1051-11	1738 W 49TH ST	HILL NICOLAS S	1738 W 49TH ST	DAVENPORT IA 52806
M1051-11	1738 W 49TH ST	MCCRACKEN SCOTT L	1738 W 49TH ST	DAVENPORT IA 52806
M1051-14	1730 W 49TH ST	MCCALLISTER KEVIN J	1707 W 51ST ST	DAVENPORT IA 52806
M1051-15	1718 W 49TH ST	CUNNINGHAM DANIEL E	1718 W 49TH ST	DAVENPORT IA 52806
M1051-16A	1706 W 49TH ST	MADDEN PATRICIA A	1706 W 49TH ST	DAVENPORT IA 52806
M1051-29	1736 W 48TH ST	MATHIAS JAMES L	1736 W 48TH ST	DAVENPORT IA 52806
M1051-30C	1724 W 48TH ST	CORRALES DAESHA	1724 W 48TH ST	DAVENPORT IA 52806
M1051-30D	1735 W 49TH ST	RUGGEBERG CHAD	1735 W 49TH ST	DAVENPORT IA 52806
M1051-32	1712 W 48TH ST	MOLDENHAUER WAYNE J	1712 W 48TH ST	DAVENPORT IA 52806
M1051-33B	4810 N DIVISION ST	PATRICK LARRY B	4810 DIVISION ST	DAVENPORT IA 52806
M1053-01B	4801 N DIVISION ST #D	DAVIS LARRY J	4801 DIVISION ST #D	DAVENPORT IA 52806
M1053-01C	4801 N DIVISION ST #F	EDWARD F STEEVES LIVING TRUST	4801 N DIVISION ST UNIT F	DAVENPORT IA 52806
M1053-02B	4801 N DIVISION ST #C	BURNS HENRY V III	4801 DIVISION ST UNIT C	DAVENPORT IA 52806
M1053-02C	4801 N DIVISION ST #E	KOSTER KEVIN C	4801 DIVISION ST UNIT E	DAVENPORT IA 52806
M1053A02	4911 N DIVISION ST	BRODY LEONARD	4911 DIVISION ST	DAVENPORT IA 52806
M1053A03	1692 W 49TH ST	MUELLER RICHARD G	1692 W 49TH ST	DAVENPORT IA 52806
M1053A24	4649 HITCHING POST CT	THEILL JASON P	4649 HITCHING POST CT	DAVENPORT IA 52806
M1053A25	4648 HITCHING POST CT	PAYTON BRYAN J	6620 WOODLAND CT	DAVENPORT IA 52807
M1053A26	4652 HITCHING POST CT	YERINGTON RYAN P	4652 HITCHING POST CT	DAVENPORT IA 52806
M1053A32	1685 W 49TH ST	ROBBINS MICHAEL A	1685 W 49TH ST	DAVENPORT IA 52804
M1053A33	1691 W 49TH ST	BELL LAUREL	1691 W 49TH ST	DAVENPORT IA 52806
M1053A34	4805 N DIVISION ST	BLANKS RICHARD T	PO BOX 2121	DAVENPORT IA 52809