

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, August 13, 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. Consider the Minutes from the May 14th Public Hearing meeting.
- III. Old Business
- IV. New Business
 - 1. Request HV26-04 of Casey & Mary Simpson at 1131 North Linwood Avenue for a Hardship Variance to encroach 5 to 7 feet into the required 20-foot front yard setback with a 10' x 25' front deck and attached ADA ramp. Property is zoned R-4 Single- & Two-Family Dwelling District and contains a single-family dwelling which is approximately 25 feet from the front property line. Table 17.08-1 requires a 20-foot front yard setback. [Ward 3]
- V. Other Business
- VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

8/13/2026

Subject:

Consider the Minutes from the May 14th Public Hearing meeting.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2026-05-14



MINUTES

Zoning Board of Adjustment

May 14, 2026



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:

Vice Chair Galliard 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: Galliard, Boyd-Carlson, Kleffmann, Crawford, Darland
Excused: None.
Staff present: Berkley, Koops

II. Secretary's Report:

Minutes were approved for the 2026-4-23 ZBA Hearing by voice-vote (5-0).

III. Old Business:

None.

IV. New Business:

Request SU26-04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Special Use to establish a place of worship on property zoned C-T Commercial Transitional as required in Table 17.08-1. [Ward 7]

Koops presented the staff report to the board.

Findings & Staff Recommendation:

Findings:

- Use meets the requirements for a special use

Recommendation:

Staff recommends that Board adopt staff's findings and approve request SU26-04 as proposed.

The applicant addressed the Board.

Motion:

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

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

Request HV26-03 and -04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]

Koops presented the staff report to the board.

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 HV26-03 and HV26-04 as proposed.

The applicant addressed the Board.

Motion:

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

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

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:15 p.m.

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

8/13/2026

Subject:

Request HV26-04 of Casey & Mary Simpson at 1131 North Linwood Avenue for a Hardship Variance to encroach 5 to 7 feet into the required 20-foot front yard setback with a 10' x 25' front deck and attached ADA ramp. Property is zoned R-4 Single- & Two-Family Dwelling District and contains a single-family dwelling which is approximately 25 feet from the front property line. Table 17.08-1 requires a 20-foot front yard setback. [Ward 3]

Recommendation:

Background:

Attachments:

1. Staff Report HV26-04 - Front Deck
2. Extracted pages from Compressed_Photos_Email_Friendly
3. Simpson_Hardship_Variance_Package_Final
4. Example Notice
5. HV26-04 Adjacent Owner Notice List - 1131 N Linwood



Request HV26-04 of Casey & Mary Simpson at 1131 North Linwood Avenue for a Hardship Variance to encroach 5 to 7 feet into the required 20-foot front yard setback with a 10' x 25' front deck and attached ADA ramp. Property is zoned R-4 Single- & Two-Family Dwelling District and contains a single-family dwelling which is approximately 25 feet from the front property line. Table 17.08-1 requires a 20-foot front yard setback. [Ward 3]

17.04.030 Dimensional Standards [Table 17.04-1]

This neighborhood was built with a 25' front yard setback under a previous iteration of the Zoning Code. The portion of the deck with the ADA ramp does not need a hardship variance. ADA allows for a 4-foot-deep stoop that accesses the ramp. The petitioner has requested a 10-deep-deck which would run for 25 feet along the front of the house.

The petitioner is proposing a front deck that will be approximately 5 to 7 feet into the required front yard setback. A Building Inspector noticed the deck had no permit while in the field.

"Permit the construction of a deck on the front of the home with a ramp to the driveway level, for wheelchair / mobility accessibility needs. The home front was constructed on the 20ft front setback line, so need relief to construct deck/ramp located within that setback area."

[illegible]

Setback [Required setback line is shown in red]



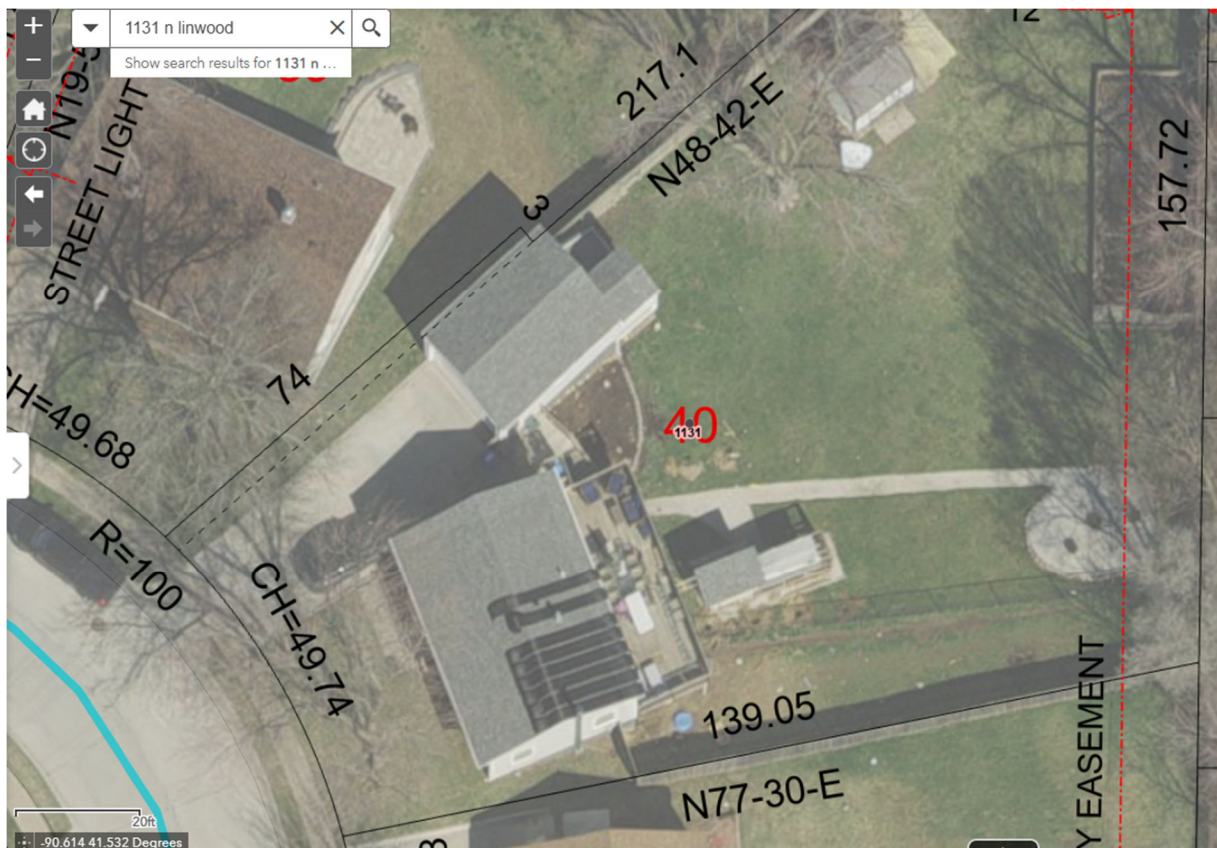
Partial Construction of the deck:



Deck:



Aerial 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 Zoning Board members to evaluate the evidence of hardship and weigh a decision accordingly.

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:

Home entrance constructed 28 inches above driveway and yard grade. The side entrance not viable for a wheelchair ramp due to both steps leading to the basement and steps up to the main level directly inside the door. Side door also only 30 inches wide, not able to accommodate larger wheelchairs. Front yard slopes downward away from the home, making a ramp directly out the main entrance without a deck infeasible. There is a large Bay window located between the front door and driveway, making a ramp parallel to the front of the home infeasible.

Staff Comments:

While there are homes in the area with front yard decks, staff is not aware of any that encroach the front yard or have a hardship variance.

Staff recognizes the applicant's need for accessible access; however, the hardship standard requires demonstrating that the requested variance, rather than another compliant design, is necessary. Desire for a front yard deck is not a hardship and the ADA ramp could be built without a hardship variance. Approval Standard #1 has not been met;

Staff finds that strict application of the ordinance does not create a hardship requiring the requested variance because the applicant has not demonstrated that accessible access cannot be achieved through an alternative design that complies with the setback requirements.

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:

Explained above, and in attached letter. Home main level is constructed 28" above exterior grade, and exterior grade slopes away from the home, making a ramp without a deck impractical. Side entrance not practical for same reasons explained above.

Staff Comments:

The attached photo of the house shows the front yard and any slope there within. Based on staff's review of the site photographs and topography, staff believes it may be possible to construct an ADA-compliant ramp without the requested encroachment; however, no alternative design has been submitted for review.

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:

Attached includes pictures of several other homes with front decks similar in design to the proposed. Home was constructed long before our purchase of the property.

Staff Comments:

Other homes with front yard decks and convenience are not grounds for a hardship variance. A review of neighborhood addresses do not show any other front yard setback variances. Standard #3 has not been met.

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

Applicant Response:

See attached picture examples which includes concept design of proposed deck as well as pictures of several neighboring homes in a 2-block radius. This deck design is very similar, not out of character for the homes in the neighborhood.

Staff Comments:

The character of the area should not significantly be impacted by the proposed project as there are a few other properties in this area with front decks (although staff is not aware of any encroaching the setback). It appears that the protection of essential character may have been established. Standard #4 is met.

Findings & Staff Recommendation:

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

Recommendation:

Staff technically cannot recommend approval of HV26-04.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: ZBA application/plans, notice documents





Hardship Variance Request for Accessibility Deck and Ramp

Mary and Casey Simpson
1131 N. Linwood Avenue
Davenport, IA 52804

City of Davenport Zoning Board of Adjustment
1200 E. 46th Street
Davenport, IA 52807

RE: Hardship Variance Request for Accessibility Deck and Ramp
Property Address: 1131 N. Linwood Avenue, Davenport, Iowa

To Whom It May Concern:

Please accept this letter in support of my application for a Hardship Variance to allow construction of a 10-foot by 25-foot accessibility deck and ramp serving the primary entrance of my home located at 1131 N. Linwood Avenue.

VARIANCE REQUESTED

The home was originally constructed with its front wall located at or near the required front yard setback line. City GIS measurements indicate approximately 22 feet between the front wall of the residence and the front property line. As a result, there is no practical area outside of the required setback in which to construct even a small landing, deck, or accessibility ramp serving the primary entrance. The proposed 10-foot by 25-foot accessibility deck and ramp must therefore be located within the front setback area in its entirety. Accordingly, I am requesting a variance to allow construction of the deck and ramp within the required front yard setback.

The hardship arises from the physical characteristics of the property itself, including the home's location near the front setback line, existing grade changes surrounding the structure, the placement of entrances and stairs, and the inability to construct a practical accessible route elsewhere on the lot. These conditions are unique to the property and significantly limit the available options for providing safe and accessible access to the home.

The purpose of this project is to provide safe and accessible entry to our home for family members, guests, and others with mobility limitations. My wife's parents are in their 80s, and my father-in-law relies on a wheelchair and mobility scooter for mobility. Due to the existing entrance configuration of the home, access can be difficult and limits his ability to comfortably visit and participate in family gatherings.

In addition, we regularly host family members, friends, and neighbors who have mobility challenges. Providing an accessible route to the primary entrance of our home was the primary motivation behind this project.

My wife and I intend for this to be our permanent residence. As part of our long-term planning, we recognize that accessibility may become increasingly important for ourselves as well. We have invested significantly in this property and want to ensure it can safely accommodate not only our future needs, but also those of family members, friends, visitors, and caregivers who may require barrier-free access to the home.

PROPERTY CONDITIONS CREATING HARDSHIP

- The side entrance contains basement stairs and additional elevation changes inside the doorway leading to the main level. There is no feasible location for an accessibility ramp in this area. The side entrance door is also only approximately 30 inches wide, making wheelchair access difficult.
- The front yard slopes away from the residence, making a direct ramp from the front entrance to the public sidewalk difficult to accommodate without creating excessive slope.
- The lower rear entrance provides access only to the basement and does not provide direct accessible access to the home's main living area. The door itself is not wheelchair accessible and is constrained by stairs and retaining wall landscaping.
- The upper rear entrance can only be accessed by a flight of stairs, preventing installation of a practical wheelchair-accessible route.
- Even if a temporary ramp were installed elsewhere, multiple narrow turns around the side and rear of the property would make wheelchair maneuvering extremely difficult.
- The existing bay window on the front of the residence restricts ramp placement adjacent to the structure, necessitating a wider deck configuration so the ramp can safely pass in front of the bay window while maintaining accessible clearances.

Because of these site-specific conditions, the proposed deck and ramp configuration represents the most practical solution for providing safe and accessible access to the home.

The proposed deck and ramp have been sized and located to provide the minimum practical accessibility improvement necessary to serve the primary entrance while accommodating the existing site constraints.

I respectfully submit that approval of this variance will not alter the essential character of the neighborhood. As shown in the attached photographs, numerous homes in the surrounding area contain front porches, decks, and similar architectural features. The proposed deck and ramp are designed to be consistent with the appearance and character of neighboring properties while providing an important accessibility function. The

proposed improvement will not reduce visibility, create traffic concerns, or adversely impact neighboring properties.

Attached for your review are photographs of the property, conceptual renderings, aerial site exhibits, and supporting information describing the proposed deck and ramp.

Thank you for your time and consideration of this request. I respectfully ask the Zoning Board of Adjustment to approve this hardship variance so that this accessibility improvement may be constructed and provide safe, practical access to our home for years to come.

Respectfully submitted,

Mary and Casey Simpson
Property Owners
1131 N. Linwood Avenue
Davenport, IA 52804

EXHIBIT A – Proposed Accessibility Deck and Ramp Rendering

Proposed 10-foot × 25-foot accessibility deck and ramp serving the primary entrance of the residence.

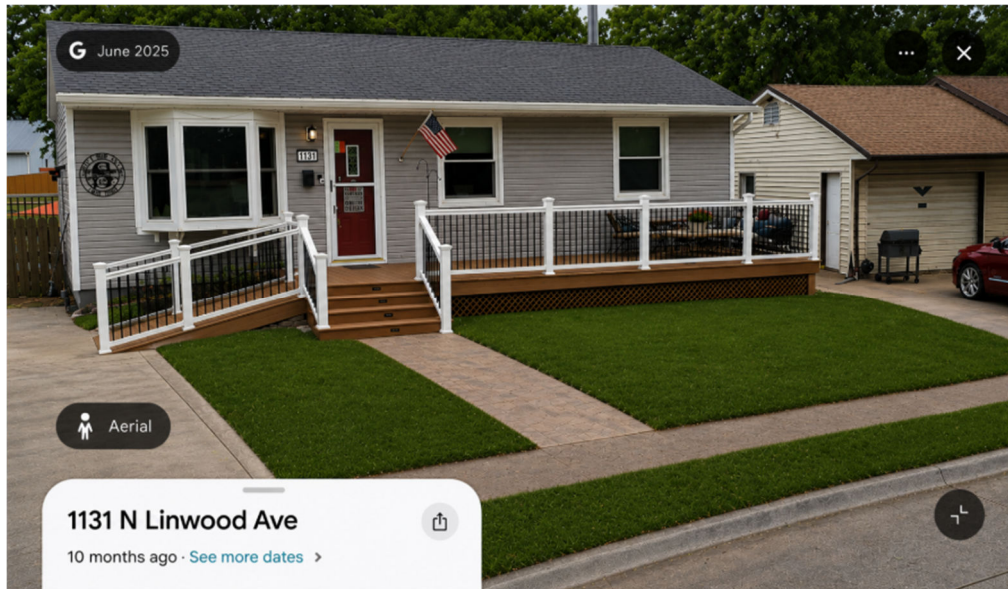


EXHIBIT B – Aerial Accessibility Layout

Conceptual aerial layout depicting the proposed deck, accessibility ramp, landing area, and routing necessary to maintain wheelchair-accessible slopes.



EXHIBIT C – Front Setback GIS Exhibit

City GIS measurements indicate approximately 22 feet between the front wall of the residence and the front property line. This leaves no space to construct any sort of a ramp/Deck outside of the 20ft setback requirement

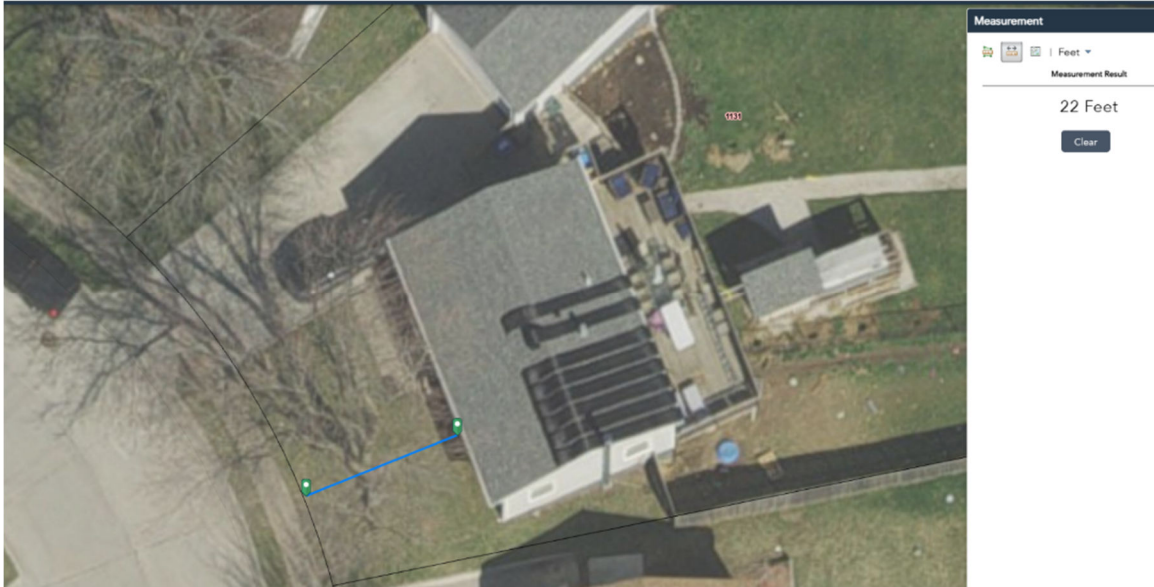


EXHIBIT D – Existing entrances, accessibility challenges

Side entrance with stairs in 2 directions, no place to install a ramp



Rear entrances, both upstairs and downstairs only accessible via stairs and no place to install a feasibly wheelchair accessible ramp



EXHIBIT E – Neighborhood Character Examples

Examples of nearby homes within approximately two blocks of the subject property that contain front porches, decks, and similar architectural features demonstrating compatibility with neighborhood character.





Public Hearing Notice | Zoning Board of Adjustment

Date: 8/13/2026 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Example
Notice
28 sent | 3rd ward

To all property owners within 200' of the subject property **1131 N Linwood Ave:**

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 HV26-04 of Casey & Mary Simpson at 1131 North Linwood Avenue for a Hardship Variance to encroach 5 to 7 feet into the required 20-foot front yard setback with a 10' x 25' front deck and attached ADA ramp. Property is zoned R-4 Single- & Two-Family Dwelling District and contains a single-family dwelling which is approximately 25 feet from the front property line. Table 17.08-1 requires a 20-foot front yard setback. [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.

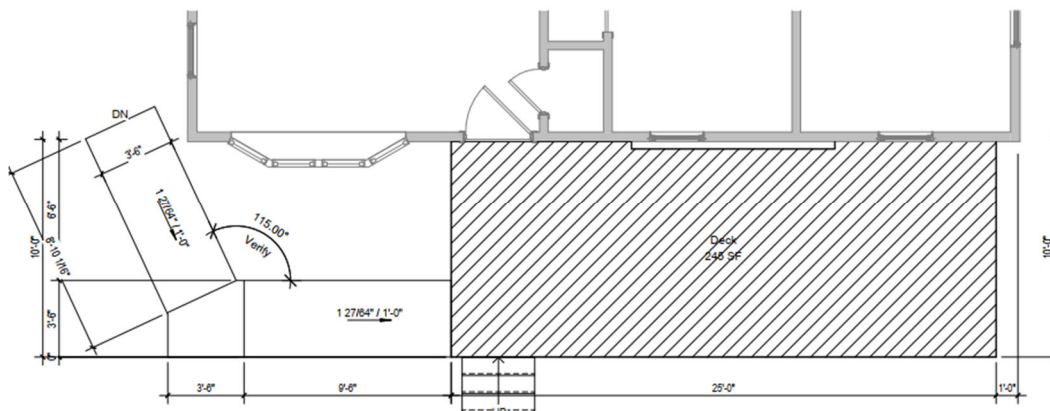
Would You Like to Submit an Official Comment?

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.



HV26-04 Adjacent Owner Notice List - 1131 N Linwood

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1131 N LINWOOD AVE		SIMPSON MARY		
Ward: 3RD				NOTICES SENT: 28
I0005D02	1153 N LINWOOD AV	FOX TERRY A	1153 N LINWOOD AV	DAVENPORT IA 52804
I0005D03	1147 N LINWOOD AV	GRUTZMACHER CODY L	1147 N LINWOOD AV	DAVENPORT IA 52804
I0005D04	1141 N LINWOOD AVE	JASPER KEVIN M	1141 N LINWOOD AVE	DAVENPORT IA 52804
I0005D05	1135 N LINWOOD AV	JORGENSEN MARK R	1135 N LINWOOD AV	DAVENPORT IA 52804
I0005D07	1127 N LINWOOD AVE	JOHNSON VERONICA	1127 N LINWOOD AVE	DAVENPORT IA 52804
I0005D08	1119 N LINWOOD AVE	BELL MICHELLE	1119 N LINWOOD AVE	DAVENPORT IA 52804
I0005D09	4305 N RIPLEY ST APT 4	BECK SALLY A	4305 N RIPLEY ST APT 4	DAVENPORT IA 52806
I0005D10	1105 N LINWOOD AVE	GAUDET GREGG M	1105 N LINWOOD AVE	DAVENPORT IA 52804
I0005D13	1112 N LINWOOD AV	MEIBORG NICHOLE M	1112 N LINWOOD AV	DAVENPORT IA 52804
I0005D14	1118 N LINWOOD AVE	RAY KIPP M	1118 N LINWOOD AVE	DAVENPORT IA 52802
I0005D15	1130 N LINWOOD AVE	SPOOR JEFFREY L	1130 N LINWOOD AVE	DAVENPORT IA 52804
I0005D16	1140 N LINWOOD AVE	MYERS CLINT J	1140 N LINWOOD AVE	DAVENPORT IA 52804
I0005D17	1148 N LINWOOD AVE	WRIEDT JEFFREY C	1148 N LINWOOD AVE	DAVENPORT IA 52804
I0005D23	1106 N LINCOLN AV	EDWARDS SELINA M	1106 N LINCOLN AV	DAVENPORT IA 52804
I0005D24	1112 N LINCOLN AVE	NOVITSKE MICHAEL R	1112 N LINCOLN AVE	DAVENPORT IA 52804
I0005D25	1118 N LINCOLN AV	GULLION MATHEW D	1118 N LINCOLN AV	DAVENPORT IA 52804
I0005D26	3012 W 65TH ST	CURRY MELISSA M	3012 W 65TH ST	DAVENPORT IA 52806
I0005D27	1202 N LINCOLN AVE	HARRIS JASON B	1202 N LINCOLN AVE	DAVENPORT IA 52804
I0005D28	1206 N LINCOLN AV	SNODGRASS CHRISTIN	1206 N LINCOLN AV	DAVENPORT IA 52804
I0005D29	1212 N LINCOLN AV	MURPHY STEVEN	1212 N LINCOLN AV	DAVENPORT IA 52804
I0005D30	1220 N LINCOLN AV	BURKETT JACARVIN	1220 N LINCOLN AV	DAVENPORT IA 52804
I0005D31	1226 N LINCOLN AV	SEALS SR CARL R	1226 N LINCOLN AV	DAVENPORT IA 52804
I0005D32	2415 W 13TH ST	O'NEAL DONNA K	2415 W 13TH ST	DAVENPORT IA 52804
I0005D33	2419 W 13TH ST	HARPER RONALD K	2419 W 13TH ST	DAVENPORT IA 52804
I0005D34	2425 W 13TH ST	MIROCHA KENNETH	2425 W 13TH ST	DAVENPORT IA 52804
I0005D35	2429 W 13TH ST	HADLEY WILLIAM J	2429 W 13TH ST	DAVENPORT IA 52804
I0005D36	2435 W 13TH ST	MIROCHA PAT	2435 W 13TH ST	DAVENPORT IA 52804
I0005D37	2439 W 13TH ST	EDDLEMAN DIAN M	2439 W 13TH ST	DAVENPORT IA 52804