

PLANNING & DEVELOPMENT

500 West Fourth Street

Davenport, Iowa 52801-1106

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Timothy Huey
Director

SCOTT COUNTY BOARD OF ADJUSTMENT

JUNE 24, 2015

4:00 P.M.

First Floor Board Room
Scott County Administrative Center
600 West Fourth Street
Davenport, IA 52801

AGENDA

1. **Call to order.**
2. **Approval of Minutes:** January 28, 2015 meeting minutes
3. **Public Hearing – Variance:** Request from Michael Cruzen for approval of a five (5) foot variance to allow a new addition to be constructed onto the front of an existing 24' x 24' two-story residential addition, observing an approximately 20 foot setback in lieu of the required 25 feet. The property is located at 24778 Valley Drive, Section 7 of Pleasant Valley Township.
4. **Public Hearing – Special Use Permit:** Request from Central States Towers/Verizon Wireless Company for a special use permit to erect a 250 foot tall communications tower and accompanying 11' x 25' equipment cabinet on property located in Part of the SW¼ NE¼ of Section 32, Liberty Township, 26618 20th Avenue.
5. **Public Hearing – Variance:** Request from Michael Galligan for a one (1) foot variance to allow a new room addition to observe a 49 foot front yard setback, in lieu of the required 50 feet. 21926 272nd Avenue, Section 27 of Butler Township.
6. **Other business:** Additional comments or issues to discuss (Board members) / Opportunity for public comments
7. **Adjournment.**

Public Hearing Procedures – ON BACK



Please turn off or silence all cell phones and other electronic devices

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Public Hearing Procedure:

- a. Chairman reads notice of public hearing.
- b. Director reviews case.
- c. Applicant/Representative speaks on behalf of request.
- d. Public may ask questions or make comments.
- e. Director makes staff recommendation.
- f. Applicant may respond to comments and/or recommendation.
- g. Board members may ask questions.
- h. Chairman closes the public portion of the hearing. (No more comments from public or applicant.)
- i. Discussion period to determine justification for decision.
- j. Board members move to accept, reject, or modify request.
- k. Final vote. Case closed. Three members of the Board constitute a quorum. The concurring vote of three members of the Board shall be necessary to reverse any decision or determination of the zoning administrator or to decide in favor of an application for a variance or conditions for a special use permit. The Board of Adjustment is "quasi-judicial" and not a recommending body. Therefore, any appeals to their decisions should be filed with District Court within 30 days of the meeting.