



Scott County Board of Adjustment

June 28, 2017

1st Floor Board Room
Scott County Administrative Center

MEETING MINUTES

Members Present: Scheibe, Dittmer, Guy, Madden, Winborn

Members Absent: None

Staff Present: Alan Sabat, Planning and Development Specialist

Ann Martin, Enforcement Aide

Brandon Lane, Planning Intern

Others Present: Michael and Amanda Ginneberge, Applicants

1. **Call to order:** Chairman Scheibe called the meeting to order at 4:00 P.M.
2. **Minutes:** Guy made a motion to approve the April 26, 2017 minutes. Madden seconded the motion. All Ayes (5-0)
3. **Public Hearing – Variance Request:** Request of Michael and Amanda Ginneberge to allow an 18' x 24' room addition to be constructed forty-six (46) feet from the 225th Street roadway easement in lieu of the required fifty (50) feet prescribed in the Zoning Ordinance at 26535 225th Street, legally described as Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21 of LeClaire Township.

Sabat presented aerial, zoning, the submitted site plan, and site photos of the subject property. Because of the triangular shape of the lot the side extension would encroach on the fifty (50) feet front setback from the roadway easement. A well head located behind the house and an accessory building to the west prevents expansion, while building onto the front would be a more direct encroachment. There were no comments or concerns from the county engineer, and no concerns from neighbors in the area.

Chairman Scheibe welcomed the applicant to respond. Ginneberge reiterated building to the east would encroach least on the fifty (50) feet setback.



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No members of the public were present for the public hearing. **Chairman Scheibe** asked for staff's recommendation, which **Sabat** said was to approve the request due to the obstacles around the house and the small amount of variance requested.

Chairman Scheibe welcomed the Board to respond. **Guy** asked about proximity of the neighbors in the area, which **Ginneberge** responded that there was ample separation between dwellings. The family had contacted those around them and heard no concerns.

Guy made a motion to approve the request based on the road running along the longest side of the triangular shaped lot, limited space for expansion because of obstacles around the home, the four (4) feet of variance requested would not reduce visibility along 225th St, and the generous separation between other dwelling in the vicinity shouldn't affect the neighbors general welfare. **Seconded by Winborn.**

Vote: Approve Variance request (5-0), All Ayes

5. With no other business to discuss, **Chairman Scheibe adjourned the meeting at 4:15 P.M.**