



**SCOTT COUNTY  
ZONING BOARD OF ADJUSTMENT  
MARCH 27, 2019  
4:00 P.M.**

2<sup>nd</sup> Floor, Room 258  
Scott County Courthouse  
400 West Fourth Street  
First Floor Board Room  
Davenport, IA 52801

**MEETING MINUTES**

**Members Present:** Dittmer, Guy, Winborn

**Members Absent:** Madden, Scheibe

**Staff Present:** Timothy Huey, Planning and Development Director  
Taylor Beswick, Planning and Development Specialist

**Others Present:** Three (3) applicants

1. **Call to order:** Chair Dittmer called the meeting to order at 4:00 P.M.
2. **Approval of Minutes:** Guy made a motion to approve the January 23, 2019 meeting minutes. Winborn seconded the motion. **All Ayes (3-0).**
3. **Public Hearing – Variance:** Chair Dittmer briefly read the request from **Drew and Madalynn Mangler** to construct a detached garage ten (10) feet from the road easement line in lieu of the fifty (50) feet prescribed in the Zoning Ordinance at 27501 265th Street Place, legally described Centennial Oaks 3rd Addition Lot 34 in Princeton Township. Staff were then requested to present a review of the application for a variance request. Huey displayed maps and photos showing the topography and layout at the site. The applicant, **Drew Mangler**, commented that the original variance request was for 25 feet but after professional advice it was amended to 10 feet.

Huey noted the existence of a road easement bisecting the property required the front yard setback on the proposed site of the garage. In addition, the topography of the property is extreme. These hardships were taken into consideration for staff recommending the approval of the variance.

Guy made a motion to approve with conditions. Winborn seconded the motion. **All Ayes (3-0).** **Variance request approved.**

4. **Public Hearing – Variance:** **Chair Dittmer** briefly read the request from **Richard Nylin** to construct a house with a thirty five (35) foot front yard setback in lieu of the fifty (50) feet prescribed in the Zoning Ordinance at 18 Elmwood Drive, legally described Hickory Hills 1st Annex, Lot 39 in Buffalo Township. Staff was then requested to present a review of the application for a variance request. **Huey** displayed maps and photos showing the topography and layout at the site. Extreme topography on the property was the primary hardship taken into account during the review. In addition, this type of variance is not without precedence in Hickory Hills Subdivision. The applicant, **Richard Nylin**, commented that he has been in communication with the Hickory Hills Home Owners Association regarding the requested variance.

Staff recommended approval of the variance.

**Dittmer** closed the public comment period of the Public Hearing.

**Winborn** reiterated that the applicant needs to get approval from the Home Owners Association in addition to the Zoning Board of Adjustment.

**Chair Dittmer** made a motion to approve with conditions. **Guy** seconded the motion. **All Ayes (3-0). Variance request approved.**

5. **Public Hearing – Variance:** **Chair Dittmer** briefly read the request from **Casey Lueders on behalf of Doris Brandt** to convert an existing detached accessory building into a horse stable twenty five (25) feet from the property line in lieu of the fifty (50) feet prescribed in the Zoning Ordinance at 11435 70th Avenue, legally described as part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 17 in Buffalo Township. Staff was then requested to present a review of the application for a variance request. **Huey** displayed maps and photos showing the layout at the site. The applicant, **Casey Lueders**, commented to the board to describe the request and to answer any questions the Board had on the application. **Lueders** stated the owner (**Brandt**) bought the property when the current accessory building was the primary residence. Since, a new primary residence has been constructed and the second level of the accessory building, formerly serving as the residence, is in the process of being removed.

Staff recommended approval of the variance.

**Dittmer** closed the public comment period of the Public Hearing.

**Guy** asked the applicant to confirm this request was only for a conversion of the structure. The applicant responded yes.

**Guy** made a motion to approve with conditions. **Chair Dittmer** seconded the motion. **All Ayes (3-0). Variance request approved.**

6. With no other business to discuss, **Chair Dittmer adjourned the meeting at 4:30 P.M.**