



Email: [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com)  
Office: (563) 326-8643  
Fax: (563) 326-8257

Administrative Center  
600 West Fourth Street  
Davenport, Iowa 52801-1106

**SCOTT COUNTY  
ZONING BOARD OF ADJUSTMENT  
MARCH 23, 2022  
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 26, 2022 meeting minutes
3. **Public Hearing – Special Use Permit:** Request from **Damen Trebilcock** to construct a subordinate dwelling unit on a 1.63-acre parcel, more or less. The location of the request is 25118 189<sup>th</sup> Street, Bettendorf, legally described as Lot 12 of Stoney Creek in Section 8 of Pleasant Valley Township (Parcel #8508013122). The applicant states the subordinate dwelling unit will be in the form of living quarters above a proposed detached garage, and will be used to accommodate short-term visits from relatives, and will never be listed for long- or short-term rentals.
4. **Other business:** Additional comments or issues to discuss (Board members) / Opportunity for public comments
5. **Adjourn.**

***CALL-IN/VIRTUAL PARTICIPATION OPTIONS:***

Connect Via Phone:

1-408-418-9388 Meeting number: 2489 372 5689 Password: 1234

Connect via Computer, or Webex application:

Host: [www.webex.com](http://www.webex.com) Meeting number: 2489 372 5689 Password: 1234

Full URL link for Attendees (copy & paste):

<https://scottcountyiowa.webex.com/scottcountyiowa/j.php?MTID=md969ebecaf989228f4ce4c3a0d8bf604>

Please find call-in instructions, agenda, and meeting materials here:

<https://www.scottcountyiowa.gov/planning/zoning-board-adjustment/meetings>

***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.



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



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March 3, 2022

**SCOTT COUNTY  
ZONING BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Scott County Planning and Development Department has on file the following application as allowed by the Scott County Zoning Ordinance. In accordance with Section 6-30, this Notice is being sent to all property owners of record within 500 feet of the area in question and to appropriate County officials to notify all of a public hearing to be held in the **1<sup>st</sup> Floor Board Room, County Administrative Center, 600 West 4<sup>th</sup> Street, Davenport, IA, 52801** on **Wednesday, March 23, 2022 at 4:00 P.M.**

The Zoning Board of Adjustment will hear the request from **Damen Trebilcock** to construct a subordinate dwelling unit on a 1.63-acre parcel, more or less. The location of the request is 25118 189<sup>th</sup> Street, Bettendorf, legally described as Lot 12 of Stoney Creek in Section 8 of Pleasant Valley Township (Parcel #8508013122). The applicant states the subordinate dwelling unit will be in the form of living quarters above a proposed detached garage, and will be used to accommodate short-term visits from relatives, and will never be listed for long- or short-term rentals.

If you have questions or comments regarding this meeting or the requested variance please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com) or attend the meeting.

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① SITE PLAN  
1/16" = 1'-0"



[www.streamlinearchitects.com](http://www.streamlinearchitects.com)

**Streamline Architects, P.L.C.**

Andrew Dasso, AIA  
 309-737-8587  
 575 12th Ave, East Moline, IL 61244  
[andrew@streamlinearchitects.com](mailto:andrew@streamlinearchitects.com)

No.	Description	Date

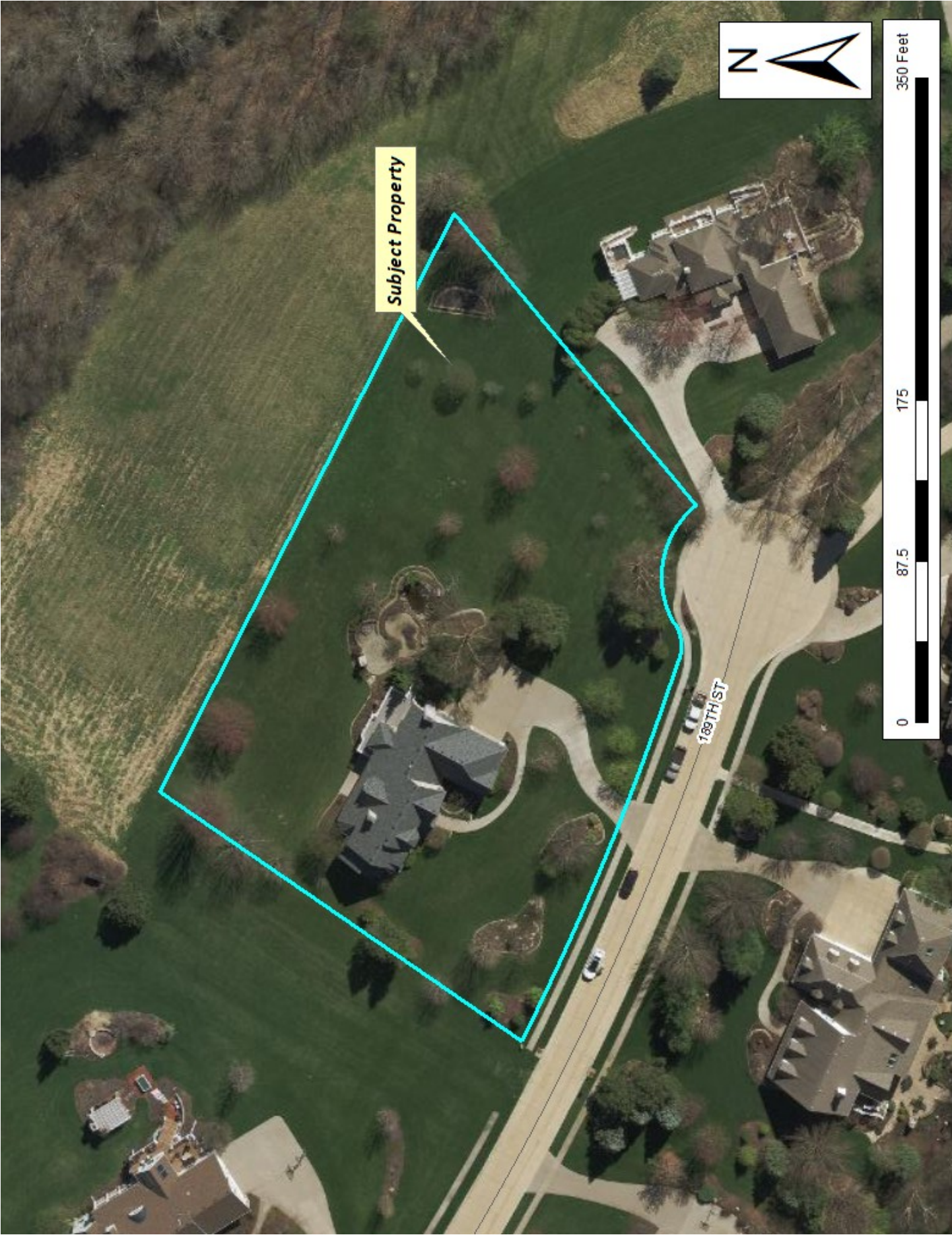
TREBILCOCK  
 RESIDENCE  
 SITE PLAN

Project number 16-042  
 Date 10-14-2021  
 Drawn by Author  
 Checked by Checker

**A002**

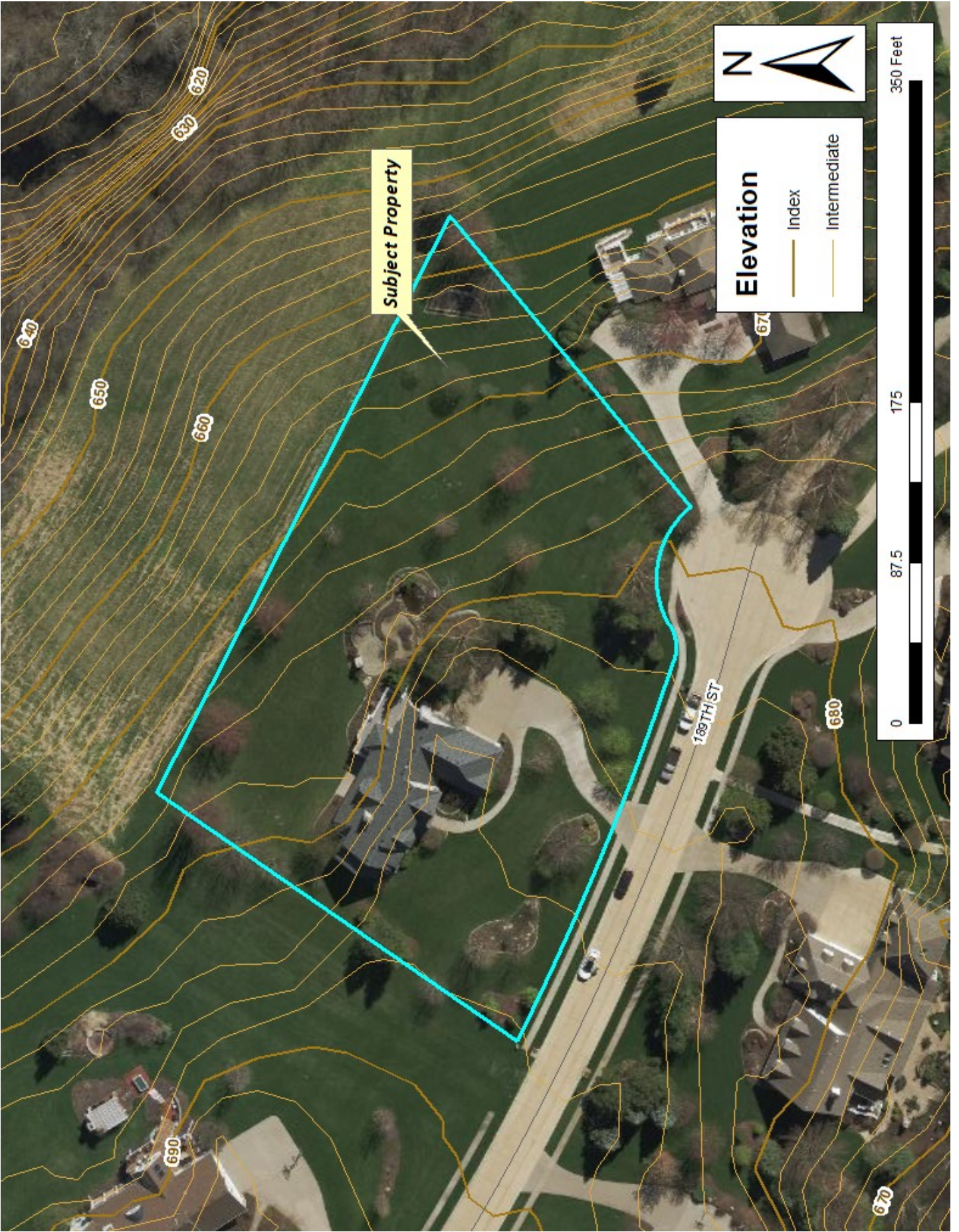
Scale 1/16" = 1'-0"

2/28/2022 3:00:08 PM



Subject Property







Subject Property

191ST ST

190TH ST

250TH AVE

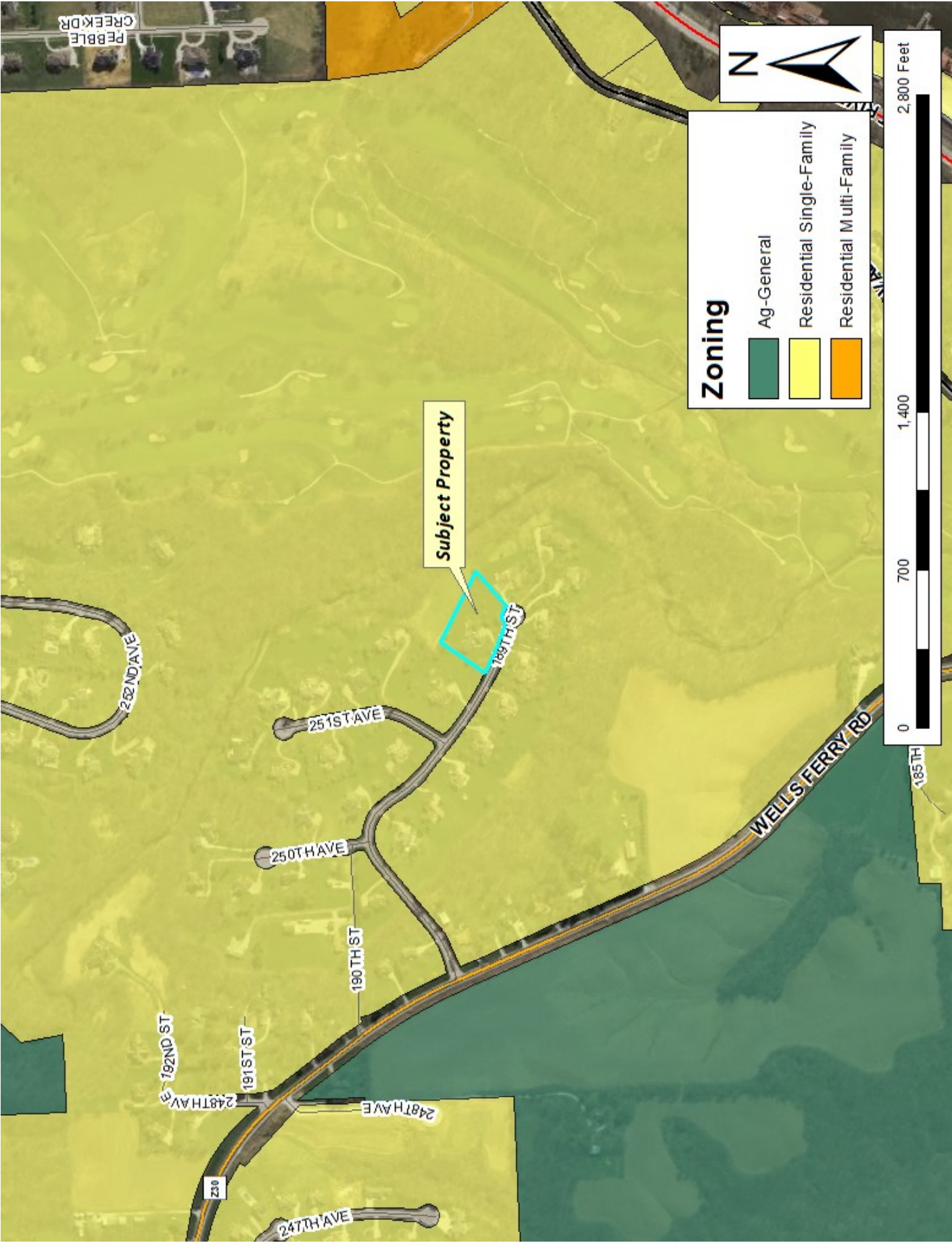
281ST AVE

189TH ST

WELLS FERRY RD

230





**Zoning**

- Ag-General
- Residential Single-Family
- Residential Multi-Family



**Subject Property**

PEBBLE CREEK DR

262ND AVE

251ST AVE

250TH AVE

190TH ST

191ST ST

248TH AVE

192ND ST

248TH AVE

247TH AVE

230

WELLS FERRY RD

185TH



**LeClaire**

**Subject Property**

**Bettendorf**





**PLANNING & DEVELOPMENT**

600 West Fourth Street  
Davenport, Iowa 52801-1106  
Office: (563) 326-8643 Fax: (563) 326-8257  
Email: [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com)



Timothy Huey,  
Director

**Appeal to the Scott County Board of Adjustment**

Date: 2 / 8 / 2022

**Applicant**

Name: Damen Trebilcock  
Address: 25118 189th St  
Bettendorf, IA 52722  
Phone: 515-991-6534

**Deed Holder or Property Owner**

Name: \_\_\_\_\_  
Address: Same as Applicant  
Phone: \_\_\_\_\_

Address of the affected area: 25118 189th Street, Bettendorf, IA 52722  
Legal description: Stoney Creek Lot: 012 Stoney Creek Lot 12 Ex NE Part  
Survey 20595-00  
Section: N/A Township: N/A Zoning Classification: Residential

Check the appropriate appeal:

- Appeal of the interpretation made by the zoning administrator of zoning text or map boundaries
- Special use permit
  - site plan and general description of the use are attached
- Variance to the rules of the Zoning Ordinance

Specifically, I would like to: Add a detached garage with living space above.

**Variance Only** – The reason why this is an exceptional situation unique to this property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I (We) further state that if this request is granted, I (we) will proceed with the actual construction in accordance to the conditions set by the Board of Adjustment, after the application and issuance of a building permit from Planning and Development and in the two (2) year time period as prescribed by Section 6-27.F.(8) of the Zoning Ordinance.

Applicant's Signature [Signature] Deed Holder's Signature [Signature]

Fees Paid (Circle one):

**Appeal of Interpretation**  
\$50

**Special Use Permit**  
Less than 5 acres = \$100  
5 to 10 acres = \$150  
Ten acres or more = \$200

**Variance**  
\$100



**SCOTT COUNTY  
ZONING BOARD OF ADJUSTMENT  
Tuesday, January 26, 2022  
4:00 P.M.**

**MEETING MINUTES**

1<sup>st</sup> Floor Board Room  
600 West 4<sup>th</sup> Street  
Davenport, IA 52801

**MEMBERS PRESENT:** Whitney Kylo, Heather Jordahl\*, Myron Scheibe

**MEMBERS ABSENT:** Tom Dittmer, Mary Beth Madden

**OTHERS PRESENT:** Brian Holst, applicant

*\*Some members participated virtually.*

1. **Call to Order:** Chairman Scheibe called the meeting to order at 4:10 P.M.
2. **Minutes:** Consideration of February 24, 2021 meeting minutes. **Chairman Scheibe made a motion to approve. Seconded by Kylo. Vote: All Ayes (3-0)**
3. **Election of 2022 Officers:** Chairman Scheibe made a motion to nominate **Madden** as 2022 Board Chair. **Seconded by Jordahl. Vote: All Ayes (3-0)**

**Chairman Scheibe made a motion to nominate Dittmer as 2022 Board Vice-Chair. Seconded by Jordahl. Vote: All Ayes (3-0)**

4. **Public Hearing - Variance:** Chairman Scheibe introduced the request as stated on the public hearing notice and welcomed staff to explain the case. **Mathias** described the property as being within a residential zoning district with access off of Coonhunters Road. **Mathias** said the applicants cited the location of their septic system and lot topography as the two hardships warranting a variance from the setback requirements, and presented the submitted site plan. **Kylo** asked Mathias to specify the location of the septic, which he described as being south of the house between the house and garage. **Mathias** said the Health Department commented on the septic situation, saying the applicants would need to be abundantly careful during construction to not disturb or damage it. **Mathias** said it was staff's recommendation to approve the variance with the conditions that the septic system be precisely located and avoided during construction per Health Department guidance.

**Chairman Scheibe** asked the applicant to respond. **Holst** said he had no additional comment.

**Chairman Scheibe** opened the public hearing, which no members of the public provided comment.

**Chairman Scheibe** closed the public hearing and asked the Board for comment or questions. **Chairman Scheibe** said the only clear concern was the septic system, which would be addressed with the conditions recommended by staff in the Staff Report. **Kyllo** said she agreed.

**Chairman Scheibe made a motion** to approve the request in accordance with staff recommendation with three (3) conditions:

- 1) All septic facilities be located and flagged in the field.
- 2) The location of the foundation of the proposed accessory structure shall be flagged in the field.
- 3) The County Inspector and County Health Dept. review the proposed construction location in conjunction with the location of the existing septic facilities and determine that the proposed construction will not cause any damage to the septic facilities.

**Seconded by Kyllo.**

**Vote (approval of variance with conditions): 3-0**

5. **Adjournment:** With no further public comments and no other business to discuss, Chairman Scheibe adjourned the meeting at 4:23 P.M.