



Chris Mathias, Director

**SCOTT COUNTY  
ZONING BOARD OF ADJUSTMENT  
AGENDA  
Wednesday, April 27, 2022  
4:00 P.M.**

1. **Call to Order**
2. **Minutes:** Approval of the March 23, 2021 meeting minutes.
3. **Public Hearing - Variance:** Variance application from **Beau Hines** to allow a 23' x 30' detached garage to be constructed thirty-six (36) feet from the north (front) property line in lieu of the fifty (50) foot front-yard setback prescribed in Section 6-12 of the Scott County Zoning Ordinance. A copy of the proposed site plan for the additional and meeting materials can be viewed at: <https://www.scottcountyiowa.gov/planning/zoning-board-adjustment/meetings>
4. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
5. **Adjournment**

**PARTICIPATION OPTIONS:**

**Connect Via Phone:**

1-408-418-9388 Meeting number: 2482 660 2843 Password: 1234

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com) Meeting number: 2482 660 2843 Password: 1234

**Full URL link for Attendees (copy & paste):**

<https://scottcountyiowa.webex.com/scottcountyiowa/j.php?MTID=mb835a433bffb5d4b81ed2cde4ad1b3d>

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

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

*Public Hearing/Meeting Procedure*

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.

**PLANNING & DEVELOPMENT**

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

Fax: (563) 326-8257



Christopher Mathias  
Director

April 8, 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 W 4<sup>th</sup> Street, Davenport, IA, 52801** on **Wednesday, April 27, 2022 at 4:00 P.M.**

The Zoning Board of Adjustment will hear the request of **Beau Hines** to allow a 23' x 30' detached garage to be constructed thirty-six (36) feet from the north (front) property line in lieu of the fifty (50) foot front-yard setback prescribed in Section 6-12 of the Scott County Zoning Ordinance. The 0.73-acre property is zoned Residential Single-Family (R-1) and is legally described as Lot 12 of Timber Valley Estates located in Section 8 of Buffalo Township. The parcel ID is #720805112 and the assigned address of the property is 112 Prairie Hill Road. The applicants' petition cites the corner position of the lot, which requires adherence to two (2) front-yard setbacks (Prairie Hill Road and Valley Brook Drive), as the exceptional situation warranting the variance request. A proposed site plan is located on the reverse side of this notice.

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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Valley Brook Drive

Prairie Hill Road

EXISTING DECK

EXISTING POOL

PROPOSED GARAGE

PROPOSED DRIVEWAY

PROPOSED GARAGE FOOTPRINT

EXISTING VARIANCE

28'

8'

30'

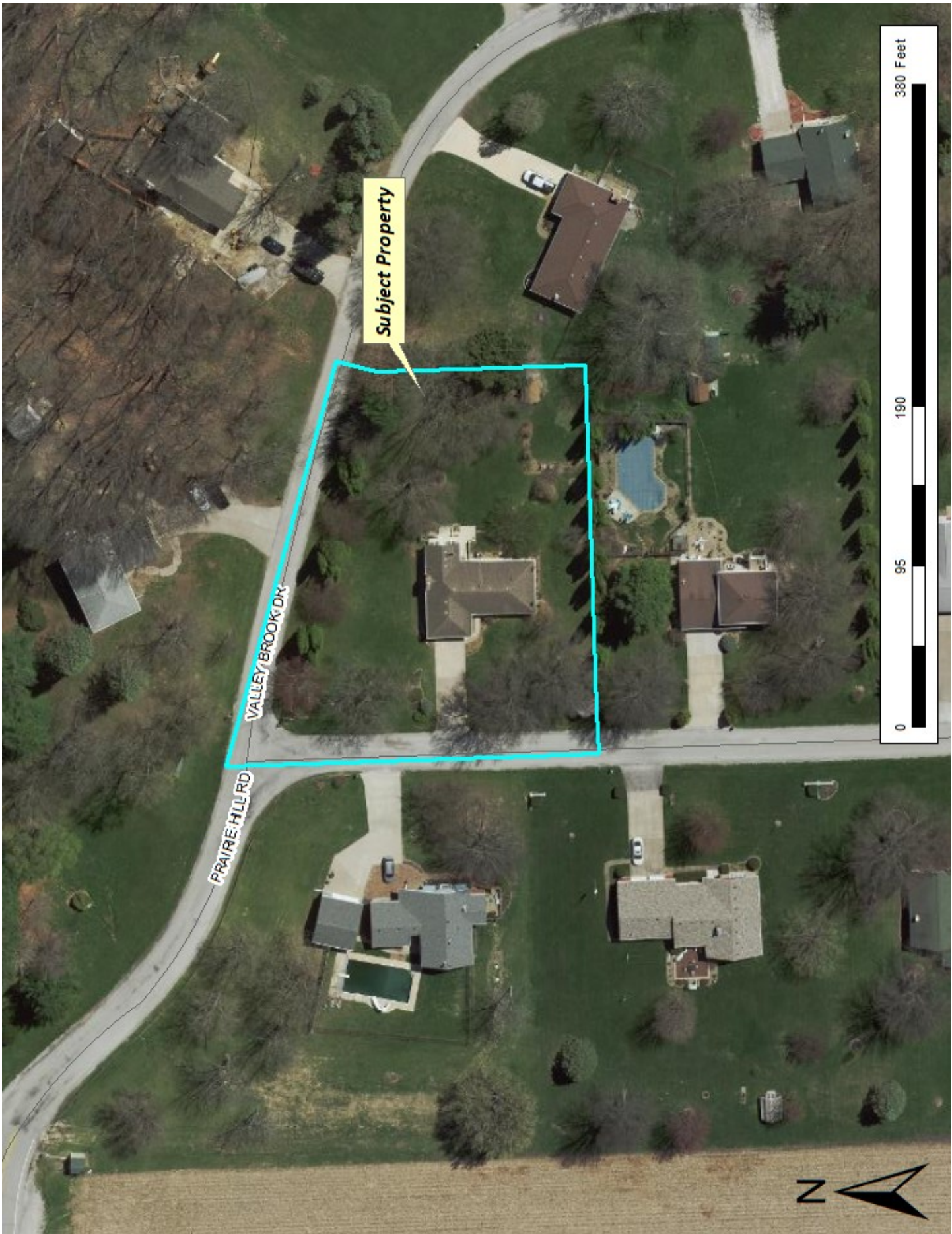
23'

75'

2







Subject Property

VALLEY BROOK DR

PRAIRIE HILL RD

380 Feet

190

95

0



**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)



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

Date: 03 / 22 / 2022

**Applicant**

Name: BEAM HINES  
Address: 112 PRAIRIE HILL RD  
BLUE GRASS, IA 52726  
Phone: 563-726-1204  
Email: beamh81@yahoo.com

**Deed Holder or Property Owner**

Name: BEAM HINES  
Address: 112 PRAIRIE HILL RD  
BLUE GRASS, IA 52726  
Phone: 563-726-1204  
Email: beamh81@yahoo.com

Address of the affected area: 112 PRAIRIE HILL RD, BLUE GRASS, IA 52726  
Legal description: \_\_\_\_\_  
Section: \_\_\_\_\_ Township: BUFFALO 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: BUILD A GARAGE (30'x23')

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

I HAVE A CORNER LOT, WHICH MEANS I HAVE 2 FRONT YARDS. I WOULD LIKE TO BUILD A GARAGE NEXT TO MY EXISTING ATTACHED GARAGE.

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 Beam Hines Deed Holder's Signature Beam Hines

Fees Paid (Circle one):

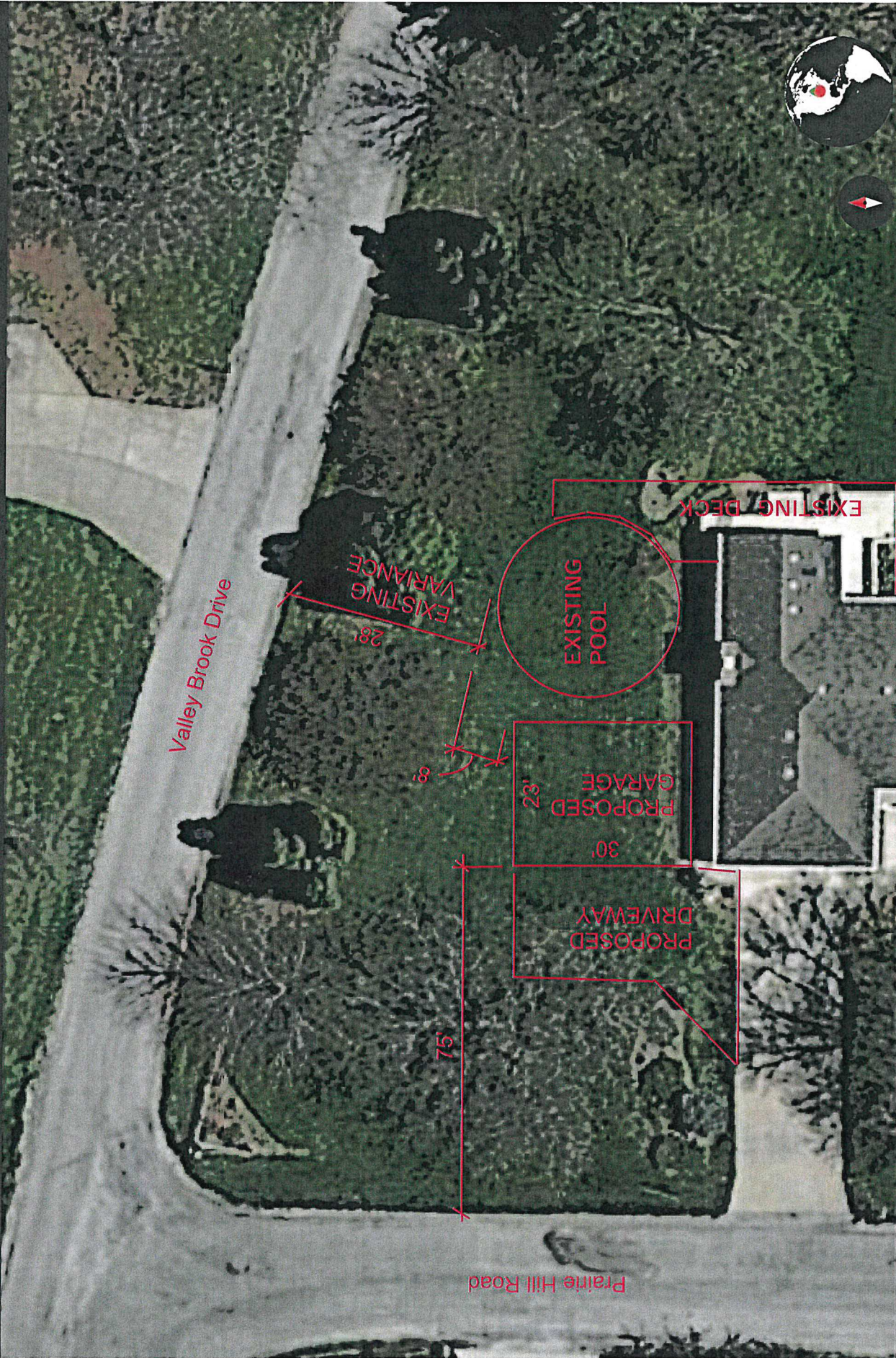
**Appeal of Interpretation**  
\$50

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

**Variance**  
\$100

You are currently running an experimental version of Earth.

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Google Earth

Imagery date: 4/26/19 - newer

10 m

Camera: 331 m 41°29'37"N 90°45'17"W

237 m

