

PLANNING & DEVELOPMENT

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



Chris Mathias, Director

**SCOTT COUNTY
ZONING BOARD OF ADJUSTMENT
AGENDA
Wednesday, February 22, 2023
4:00 P.M.**

1. **Call to Order**
2. **Election of 2023 Officers:** Election of Chair and Vice-Chair for the 2023 Scott County Zoning Board of Adjustment
3. **Minutes:** Approval of the August 24, 2022 meeting minutes.
4. **Public Hearing – Variances:** Request from **Ronald D. Cline** to construct a detached garage two feet (2') from the south roadway easement and twelve feet (12') from the east roadway easement in lieu of the fifty feet (50') prescribed in the Zoning Ordinance, at the property address 24630 184th Street Place, legally described as Lot 3 of Geists's 2nd Addition in Section 7 of Pleasant Valley Township (Parcel #850737303).
5. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
6. **Adjournment**

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.

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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 **1st Floor Board Room, County Administrative Center, 600 W 4th Street, Davenport, IA, 52801** on **Wednesday, February 22, 2023 at 4:00 P.M.**

The Zoning Board of Adjustment will hear the request of **Ronald D. Cline** to allow a 30' x 30' detached garage to be constructed two feet (2') from the south roadway easement and twelve feet (12') from the east roadway easement in lieu of the fifty feet (50') prescribed in the Zoning Ordinance, at the property address 24630 184th Street Place, legally described as Lot 3 of Geists's 2nd Addition in Section 7 of Pleasant Valley Township (Parcel #850737303). The applicant cites the lot topography, location of utilities, and the positioning of the roadway easements as the hardships warranting approval of the variances from Ordinance regulations.

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

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Timothy Huey,
Director

Appeal to the Scott County Board of Adjustment

Date: ____/____/20____

Applicant

Name: Ronald D. Cline
Address: PO Box 34
24630 184th Street Place
Pleasant Valley, IA 52767
Phone: 810-338-1371

Deed Holder or Property Owner

Name: _____
Address: _____

Phone: _____

Address of the affected area: _____

Legal description: _____

Section: _____ Township: _____ Zoning Classification: _____

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 in the one area of the lot
that is "buildable" and usable in a safe and navigable manner.

Requesting a variance to the 50' front setbacks along south and east property lines, as
required by Sec 6-12(E) in county code.

Variance Only – The reason why this is an exceptional situation unique to this property: the topography,
the utilities, and the easement each produce a combined limitation
that makes the only remaining plateau the best option for a garage location
in terms of safe navigation, reduced disruption of access during construction,
and improved aesthetics of the property without disruption of utilities. See attached letter.
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 Ronald D. Cline Deed Holder's 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

The reasons why this is an exceptional situation... continued:

A number of locations for a garage have been considered over the past several years. Most of them involve costly engineering and expensive foundations and retaining walls.

I am of retirement age but cannot retire just yet. Hopefully within the next 2 to 3 years. I cannot justify or afford concrete support walls or a garage with a basement. Would I like a garage with a basement? Yes, I would... but I am requesting what I can reasonably afford to get the cars, yard equipment, and any hobbies that have no place to go out of the weather.

One location considered was more adjacent to the house but there are issues with that area. See the sketch labeled ^{Sketch} **B**. A garage location shown in that sketch, either as depicted, or closer to the dwelling, puts the utility pole in the way of garage access. The utility pole is in the traffic pattern for that area.

That area also would effect ~~access~~ access to the house during construction. Since my wife is not able to safely navigate uneven or unstable ground I need to insure that her access to and from the house to the car is safe, even, and stable ground at all times.

The sketch labeled ^{Sketch} [C] is the option that provides constant safe access to and from the house and does not interrupt utilities during construction.

Sketch [C] is also the least costly since there is no demolition of the driveway or the need for concrete support walls or backfill.

The current 50 foot easement was originally 30 feet at one time. It was changed at some point after the house was built. It is noticeable that the easement is not centered on the road as is more typical; it is entirely toward the northern properties and not shared by the southern property.

The road is a dead end with no prospect of widening or expansion.

The current overhead utilities that run from the depicted pole in the sketches to a pole located across from the south east corner of the property do hang down a safe distance from the ground but should traffic be routed under that overhead power-line deliveries might contact those wires. The wires hang down lower over the yard than they do over the road. For this reason, there are no options shown considered as acceptable with

with the garage oriented with the doors toward the overhead wires. The sketch labeled ^{sketch} [B] is intended to show this and other limitations to that area. The area depicted in sketch [B] also doesn't work no matter how the garage is oriented relative to the easement.

While I personally would rather not face the garage doors into the prevailing winds I think that the safest and most appealing layout that is the most cost effective, esthetically pleasing, without disruption during construction to either the utilities or access to the house is depicted in the sketch labeled ^{sketch} [C].

My hope is that you find my assessment reasonable and workable.

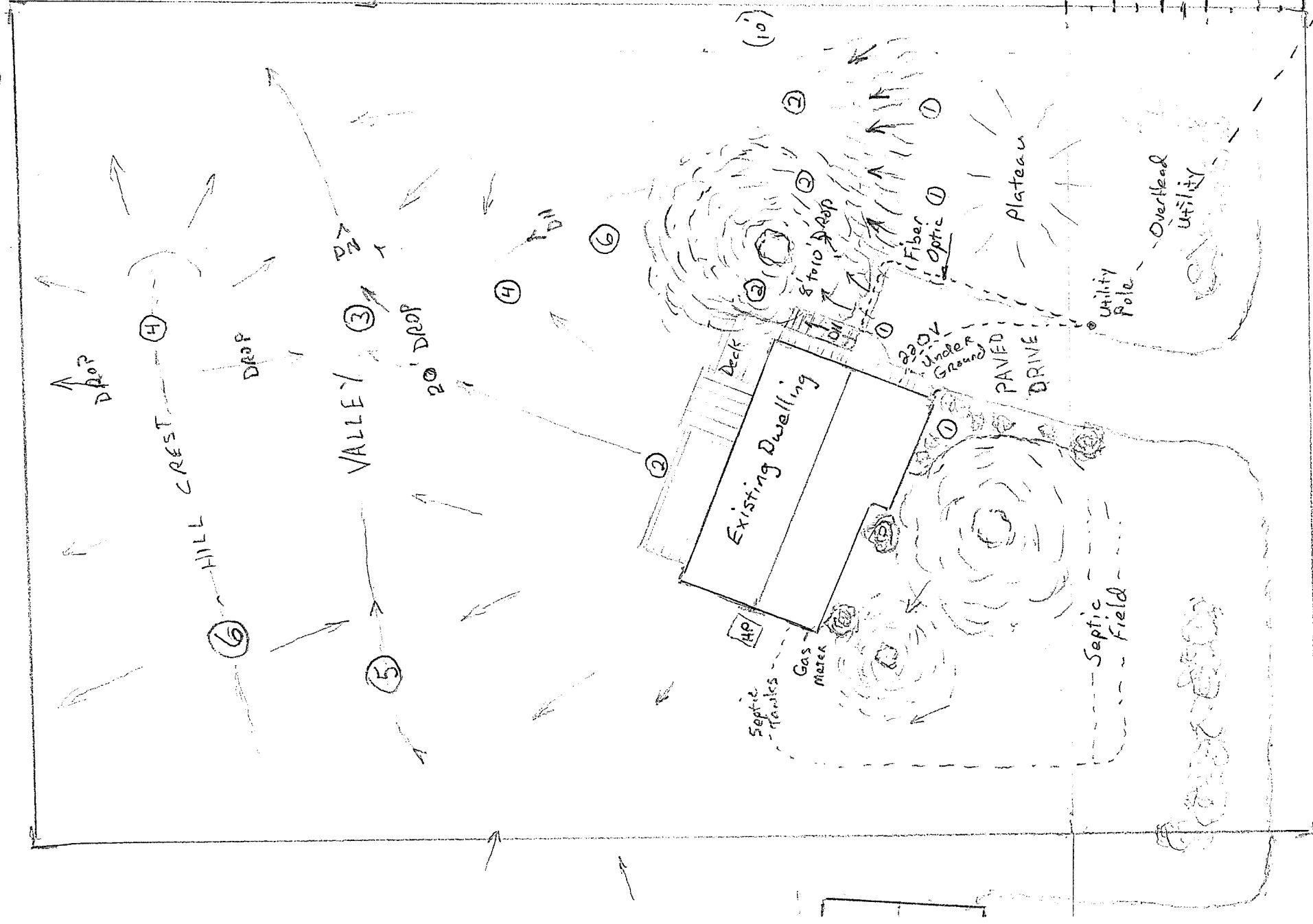
I have spoken to each of my neighbors over the past several years about my desire to build a garage and each of them have expressed a positive response. A garage would benefit us all... I could get stuff out of the weather and out of their view.

thanks for your consideration.

Sincerely
Nora Clunie

Altimeter App Readings
 ① 675 ⑧ 625
 ② 665 ⑨ 630
 ③ 645
 ④ 655
 ⑤ 650
 ⑥ 660

⑦ Valley/Trench = ⑧

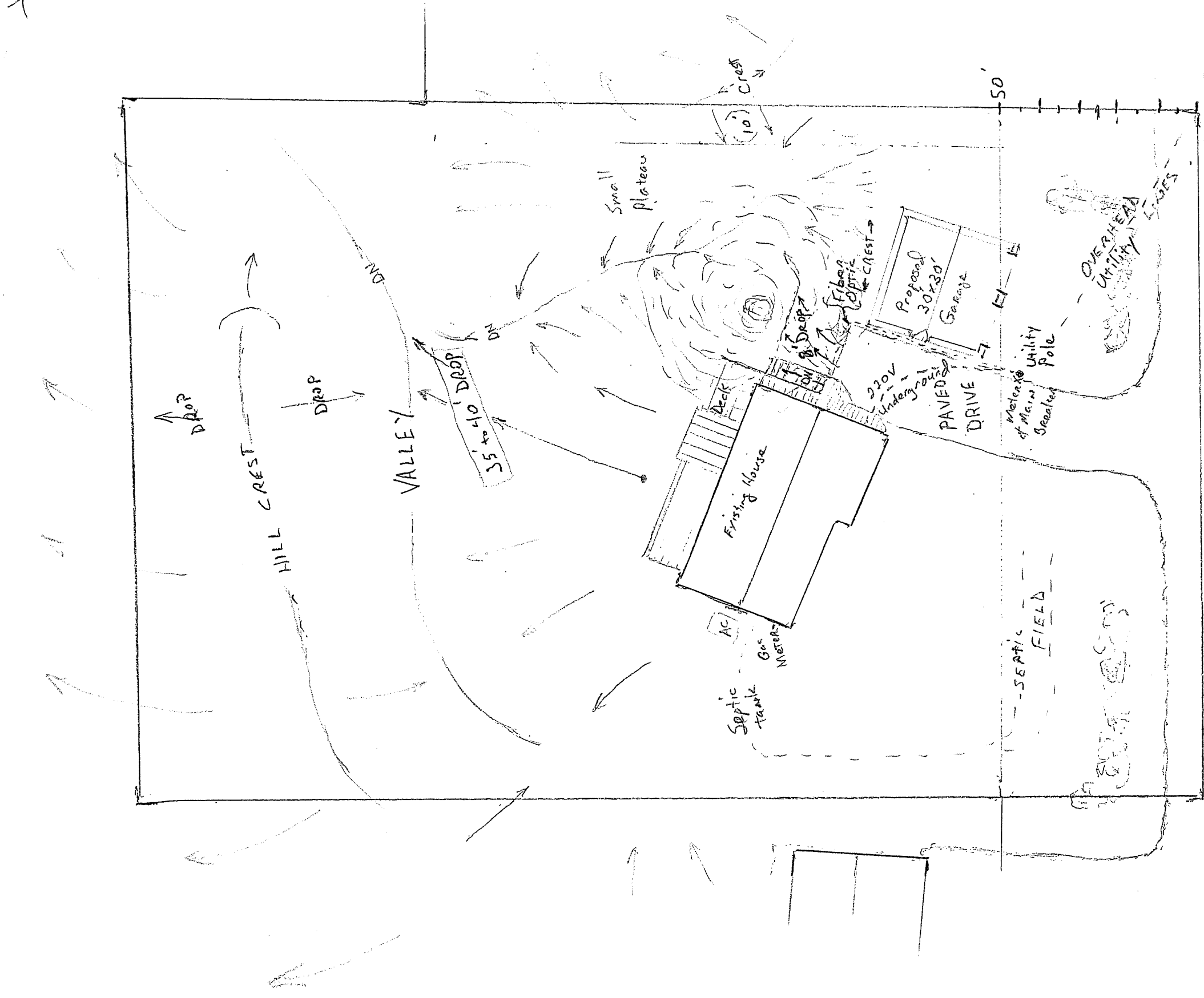


SKETCH

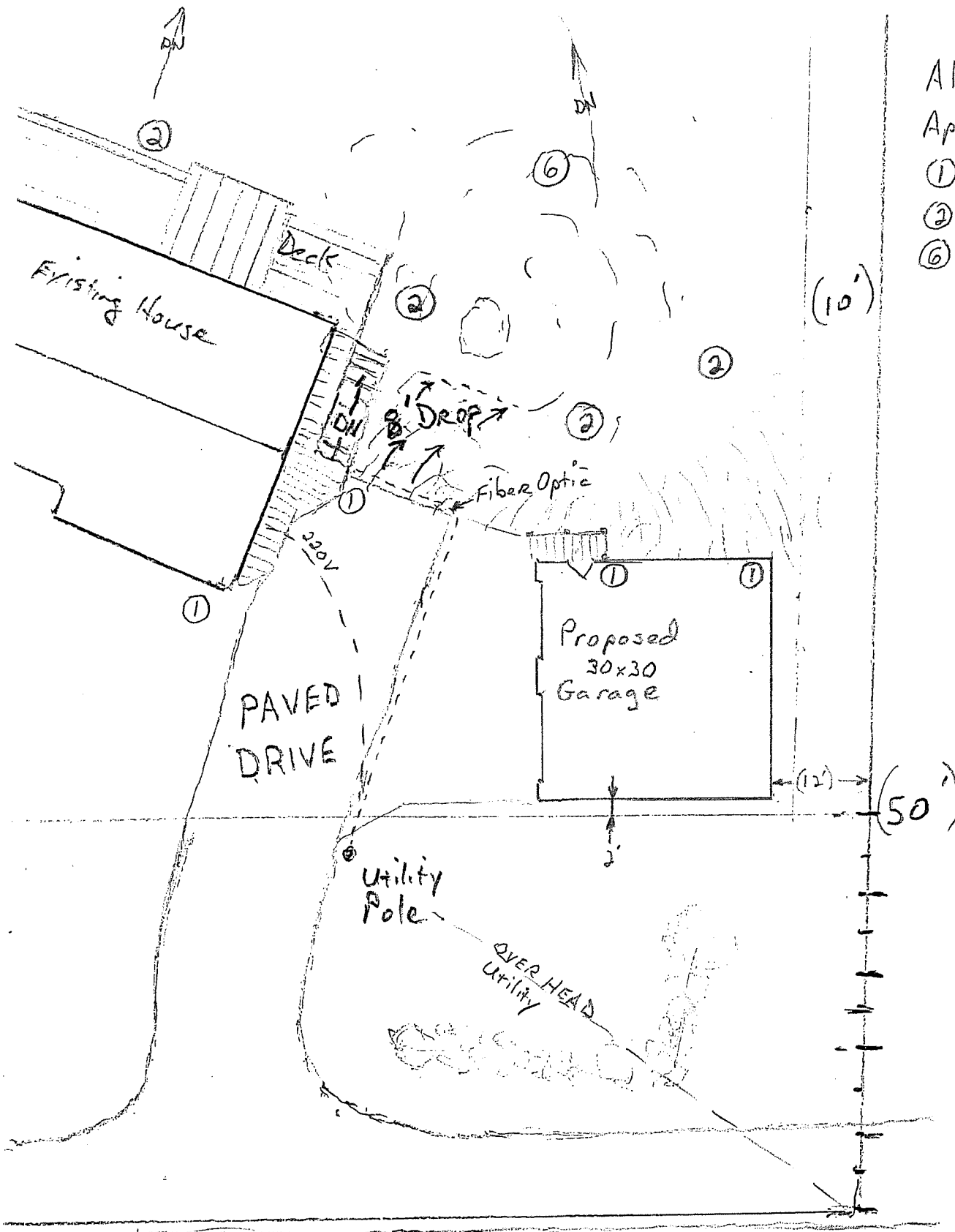
A 24630 184th Street Place
 Pleasant Valley, IA 52767
 Existing Layout

24630 184th Street Place
Pleasant Valley, Iowa 52767
Site Plan
Proposed garage, unworkable layout.

Deep Valley



Any position with the garage doors facing the road are
Not Workable - Too Close to utility pole for safe navigations
and/or results in traffic under overhead utility lines that are
NOT as high above the yard as they are over the road.



Altimeter
 App Readings
 ① 675
 ② 665
 ⑥ 660

24630 184th Street Place
 Pleasant Valley, IA 52767

A workable layout
 relative to utilities
 and navigation.

SKETCH
 C



196.37

169.45

71.56

265.83

265.83

170

330

184.5

367

0

30

60

120

180

240

Feet

16





Subject Property

67

0 475 950 1,900 2,850 3,800 Feet



Legend

- Ag-Preservation
- Ag-General
- Residential Single-Family
- Neighborhood Commercial
- Commercial Light Industrial

Subject Property

67

0 475 950 1,900 2,850 3,800 Feet