

PLANNING & DEVELOPMENT

600 West Fourth Street

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SCOTT COUNTY ZONING BOARD OF ADJUSTMENT Wednesday, July 23, 2025 4:00 P.M.

MEETING MINUTES

Eldridge Library
Meeting Room A/B
200 North 6th Avenue
Eldridge, IA 52748

MEMBERS PRESENT: Patrick Dodge, Carrie Keppy, Myron Scheibe

MEMBERS ABSENT: Tom Dittmer, Mary Beth Madden

OTHERS PRESENT: Greg Schaapveld, Planning & Development Director
Caitie Leighton, Senior Administrative Assistant
Irwin Young & Patricia Funte, applicants

1. **Call to Order:** **Scheibe** called the meeting to order at 4:01 P.M.
2. **Approval of Minutes:** Consideration of May 28, 2025 meeting minutes. **Keppy made a motion to approve. Seconded by Dodge.**

Vote (approve May 28, 2025 minutes): 3-0, All Ayes

3. **Public Hearing – Variance:** **Scheibe** introduced the Variance request as stated on the public hearing notice and welcomed staff to explain the case. **Schaapveld** provided an overview using maps, site photographs, and the proposed updated building footprint.

Scheibe welcomed the applicant to respond.

Young explained the intent to add a carport next to his existing garage to store his truck.

Scheibe opened the public hearing.

With no public attendees, **Scheibe** closed the hearing and requested the staff recommendation.

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Schaapveld stated staff supported approval of a variance for the front yard setback, but recommended denial of a variance for the side yard setback due to concerns with reduced spatial buffer between adjacent property and any potential structures.

Schaapveld suggested the applicant try to acquire the additional footage to meet the required side yard setback, or to build on the other (south) side of the garage as an alternative.

Keppy asked what kind of structure and **Scheibe** asked if it would have open sides. **Dodge** asked if the structure would be permanent. **Young** explained it would be a permanent carport with open sides.

Dodge asked for the applicant's thoughts on the alternative suggestions. **Young** stated he did not think he would be able to acquire more land, and he would have to do more work to place the carport on the other (south) side of the garage, but it was not a bad option.

Scheibe opened the floor for Board discussion.

Scheibe expressed concerns on encroachment.

Dodge asked the time limit for a temporary structure. **Schaapveld** responded 180 days.

Dodge made a motion to approve the front yard setback Variance and deny the side yard setback Variance in accordance with staff recommendation. Motion seconded by Keppy.

Vote (approve a front yard setback Variance and deny a side yard setback Variance):

Vote was 3-0, All Ayes

4. **Old Business:** *none*

5. **Zoning Administrator's Report:**

6. **Public Comment:** *none*

7. **Adjournment:** With no further public comments and no additional business, **Scheibe** adjourned the meeting at 4:47 P.M.

Submitted by: Caitie Leighton, Senior Administrative Assistant