

PLANNING & DEVELOPMENT

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**SCOTT COUNTY
ZONING BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, September 23, 2026
4:00 P.M.**

Eldridge Branch of the Scott County Library
Room A/B
200 North 6th Avenue
Eldridge, IA 52748

1. **Call to Order**
2. **Attendance**
3. **Approval of Minutes:** Approval of the August 26, 2026, meeting minutes.
4. **New Business**
 - a. **Public Hearing – Variance:** Request from **Vinje & Suzanne Dahl** for a variance to the front yard setback at the property legally described as A tract of land in the North 1/2 of Section 26, Township 79 North, Range 5 East of the 5th P.M., described as follows: Beginning at a point Ten (10) rods South of the intersection of the East line of the right-of-way of the D.R.I. & N.W. Ry. Co. with the North boundary line of said Section Twenty-six (26); thence South along the East boundary line of said right-of-way Ten (10) rods; thence East to the Mississippi River; thence North along the meanders of said River to a point East of the place of beginning; thence West to the place of beginning.; commonly known as 21945 Great River Road, LeClaire, or Scott County Tax Parcel 952603007.
5. **Old Business**
6. **Zoning Administrator’s Report**
7. **Public Comment**
8. **Adjournment**

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 approve, deny, and/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.