

BOARD OF ADJUSTMENT MEETING AGENDA
Thursday, November 16, 2023 6:00 PM
Eldridge City Hall 305 N 3rd Street

1. Call to Order
2. Consideration of approval of minutes from October 12, 2023.
3. Public Hearing:
Application for variance from GRT Eldridge Property, LLC:
 - A. Parking lot setback variance
4. Consideration of Recommending Approval
5. Adjournment

Karl Donaubaauer

Bob Kuehl

Dean Ferguson

Eric Gruenhagen

Paul Hayungs



**Eldridge Board of Adjustment
October 12, 2023, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 6:00 p.m. at Eldridge City Hall on October 12, 2023. Board members present were Karl Donaubaauer, Dean Ferguson, Paul Hayungs, Eric Gruenhagen and Bob Kuehl. Also present were Bruce Cheek and Jeff Martens.

The minutes from the previous meeting were presented. A motion was made by Ferguson to approve the minutes with one correction, seconded by Kuehl. Motion carried 5-0 by voice vote.

Martens presented an overview of the application from Ramar Land Development to install a Monitored Pulse Security Fence System (electric fence) at their property located at 300 Slopertown Road. Martens stated that this fence was allowed in an Industrial zoned district in Eldridge with Board of Adjustment approval. Martens also read a statement provided by the fence installers stating that the purpose of the fence was to notify employees of an intruder and not injure anyone touching it. This will give a little but safe shock to whom ever touches or cuts the wire but will set off an alarm to know where an intruder is trying to breach the property.

After a short discussion Hayungs motioned to approve the application. Second by Gruenhagen. Motion carried 5-0 by voice vote.

Motion to adjourn by Ferguson at 6:10 p.m. Second by Hayungs. Motion carried 5-0 by voice vote.

Respectfully submitted,

Jeff Martens
Assistant City Administrator

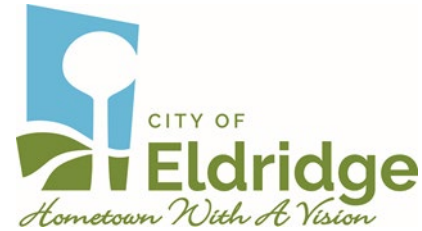
Eric Gruenhagen

Karl Donaubaauer
Dean Ferguson

Paul Hayungs
Bob Kuehl

City of Eldridge

MEMORANDIUM



To: Board of Adjustment
From: Jeff Martens, Assistant City Administrator
Re: GRT Eldridge Property, LLC
Date: 11/16/2023

GRT Eldridge Property, LLC has submitted a variance request for their property located at 400 S. 14th Avenue. This property is zoned I-1 Light Industrial.

Parking lot setback requirements for this district are 25'. They are requesting a setback distance of 21.7'.

Their attached application and letter address the city's Standards for Variances and Authorized Variances. City staff has reviewed this request and feels that GRT Eldridge Property, LLC has met city requirements in this matter and recommends approval.

Please see attached supporting documentation.



BOARD OF ADJUSTMENT APPLICATION VARIANCE

Property Address 400 S. 14th Ave.

Variance Requested Parking Lot Setback Variance

For a variance to be granted, a non-self-imposed hardship must be shown. Explain your hardship:
See attached.

Applicant Name GRT Eldridge Property, LLC
Address 2172 56th Avenue West, Bettendorf, IA 52722
Phone Number 563-323-2626
Email Address _____

Title Holder's (If different than applicant)
Name Same as applicant
Address _____
Phone Number _____

Signature of Applicants (s) *Steven R. Beifman*

Signature of Title Holder(s)
(if different than applicant) _____

On 8 1/2" x 11" paper, please provide the following:

- a. A scale accurate drawing showing the property location and boundary lines
- b. A scale accurate site plan showing developed features on the site and location of any requested variances

For office use only			
Amount Due	\$ 50 single family; \$200 all others	Date Filed	<u>10/31/2023</u>
Filing Fee Paid	\$200 _____	Publication Date	<u>11/8/2023</u>
Payment Method	<u>Check</u> _____	Hearing Date	<u>11/16/2023</u>

October 30, 2023

Board Of Adjustment
305 North 3rd Street
Eldridge IA 52748

RE: 400 14th Avenue Parking Lot Variance Application

Dear Board of Adjustment:

Please accept this letter and the attached Variance Application as the undersigned's request for a parking lot setback variance.

The building located at 400 14th Avenue houses the Fun Station as well as two other commercial tenants. The building owner, GRT Eldridge Property, LLC recently submitted plans and a building permit application for a building addition, which layout requires replacement of an existing parking lot at the property.

Code subsections 15.06(A)1, 3, 4, 5, 6, and 7 are all relevant to this request for variance. The layout of the existing building and parking lot make it impossible to add on to the building and continue to offer adequate parking to the City and its citizens without a setback variance, in accordance with 15.07(A) of the Code. In addition several other surrounding properties have approved setbacks for parking lots to serve the public in a similar manner. See 657 S. 16th Avenue, 400 S. 16th Avenue and 401 S. 16th Avenue as well as the attached pictures of the parking lots with variances for reference. Allowing such variance for additional parking to the south of the current parking lot would not be detrimental to the public or injurious to the other properties in the area, nor would it diminish the property values within the neighborhood. The purpose of the variance will not establish a use other than the current use of the property and the district.

Based on the size of the subject lot, the existing building and approved addition, an appropriately sized parking lot, which meets the parking space requirements by the City, will be impossible to construct without a variance. The owners will not receive financial gain from approving such a variance and the surrounding properties have also required the necessity of a parking lot setback variance.

Thank you for your consideration.

Sincerely,

GRT Eldridge Property, LLC

IMAGE 2



Scott County / City of Davenport, Iowa



PUBLIC HEARING NOTICE
CITY OF ELDRIDGE

The City of Eldridge Board of Adjustment will conduct a public hearing at 6:00 p.m., Thursday, November 16, 2023 at the Eldridge City Hall, 305 N 3rd Street, on the following matter:

The GRT Eldridge Property, LLC has submitted a variance application for their property at 400 S. 14th Avenue. They are requesting a variance of the parking lot setback from the required 25' to 21.7'.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. November 16, 2023.

Jeff Martens
Assistant City Administrator

Please publish on Wednesday November 8, 2023