



MINUTES
City of Davenport
Zoning Board of Adjustment
December 16, 2019



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.

Call to Order

Chairman Reistroffer called the Zoning Board of Adjustment meeting to order in the Community Planning Room at the Davenport Police Station, Davenport, Iowa at 4:05 p.m.

Board Members present: Lee, Quinn, and Reistroffer.

Board Members excused: Strayhall, Cochran

Staff present: Hoyt and Koops

I. Secretary's Report:

The minutes of the 11-14-19 meeting were approved unanimously by voice vote.

II. Old Business:

None.

III. New Business:

- A. Request HV19-20 of ACME Sign on behalf of Five Below at 902 W. Kimberly Road for a hardship variance to install an 87.75 square foot sign which will exceed the amount of allowed wall signage by 31.17 square feet. Section 17.12.060.I.4 allows a maximum sign area of 56.58 square feet for this commercial unit's wall sign. [Ward 7]**

Koops presented the staff report and the Findings/Recommendation to the Board.

Comments were received at the meeting in favor of the request. No written comments were submitted (for or against).

Findings & Staff Recommendation:

Findings: (supported by the staff report analysis)

Item #1 application of the ordinance creating hardship has been established;

Item #2 physical and topographical conditions of the site do limit the use;

Item #3 unique circumstance has been established;

Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as proposed.

Motion

Quinn made a motion to approve the request as proposed which was seconded by Lee and was approved unanimously. (3-0)

Lee, yes; Quinn, yes; and Reistroffer, yes.

- B. Request HV19-21 of Tim Shaffer dba Dale's Service Center at 3816 W. Locust Street for a hardship variance to waive curbing requirements along the north and west perimeter of the parking lot and to reduce the width of a buffer yard from 15 to 7.5 feet along the east property line. Sections 17.11.080.A.2 and 17.10.030.E require parking lots to be designed with curbing and buffer yards when abutting landscape, walkways, or structures and residential districts, respectively. [Ward 1]**

The request was tabled unanimously by voice vote at the behest of the petitioner as only three (3) Board members were present at the hearing.

- C. Request HV19-22 of Riverbend Signworks on behalf of The Ridge at 4750 Utica Ridge Road Suite 100 for a hardship variance to install a 95 square foot sign which will exceed the amount of allowed wall signage by 55 square feet. Section 17.12.060.I.4 allows a maximum sign area of 40 square feet for this commercial unit's wall sign as the unit is less than 40 feet in width. [Ward 6]**

Koops presented the staff report and the Findings/Recommendation to the Board.

Comments were received at the meeting in favor of the request. No written comments were submitted (for or against).

Findings & Staff Recommendation:

Findings: (supported by the staff report analysis)

Item #1 application of the ordinance creating hardship has been established;

Item #2 physical and topographical conditions of the site do limit the use;

Item #3 unique circumstance has been established;

Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as proposed.

Motion

Lee made a motion to approve the request as proposed which was seconded by Quinn and was approved unanimously. (3-0)

Quinn, yes; Lee, yes; and Reistroffer, yes.

- D. Request HV19-23 of Terrance Schabillon on behalf of Mindy Richards at 3331 Hobson Avenue for a hardship variance to encroach into the required front setback with a detached garage and to maintain the existing gravel driveway. The proposed garage would be set back 30 feet from the front lot line (28-foot encroachment into the required 58-foot setback). Section 17.09.030.A.4.c prohibits detached accessory structures in a front yard. Section 17.10.030.I.4 requires hard surfaced materials for vehicular areas. [Ward 1]**

Koops presented the staff report and the Findings/Recommendation to the Board.

Comments were received in favor of, or against, the request.

Findings & Staff Recommendation:

Findings: (supported by the staff report analysis)

Item #1 application of the ordinance creating hardship has been established;
Item #2 physical and topographical conditions of the site do limit the use;
Item #3 unique circumstance has been established;
Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as proposed.

Motion

Lee made a motion to approve the request as proposed which was seconded by Quinn and was approved unanimously. (3-0)

Lee, yes; Quinn, yes; and Reistroffer, yes.

IV. Other Business

None.

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 5:20 pm.