



MINUTES
City of Davenport
Zoning Board of Adjustment
December 14, 2017



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

Call to Order

Chairman Hart called the Zoning Board of Adjustment meeting in the first floor Council Chambers at City Hall, 226 W. 4th Street, Davenport, Iowa to order at 4:00 p.m.

Board Members present: Lee, Woodard, Strayhall, Reistroffer and Hart

Board Member excused: None

Staff present: Koops, Hoyt

I. Secretary's Report:

The minutes of the November 16, 2017 meeting were approved following a motion by Strayhall and a second by Lee. Motion carried unanimously.

II. Old Business:

None.

III. New Business:

Request HV17-13 of Will Brooke at 820 Bridge Avenue for a hardship variance to construct a 24' x 30' – 21' tall detached garage/carriage house. The proposed carriage house will exceed height restrictions by 6 feet. Property is zoned "R- 4" Moderate Density Dwelling District.

Section 17.42.080 A.3. of the Zoning Ordinance limits a detached garage to 15 feet in height.

Koops presented the staff report.

One comment in favor of the request was emailed to staff and forwarded to the Board.

Recommendation and Findings of Fact

Staff presented the recommendation to the Board.

Technically item #1 reasonable return has not been met for the granting of a hardship variance. Staff cannot recommend approval of the request.

The petitioner provided an overview of the project and answered questions.

A number of neighbors spoke in favor of the request.

No one spoke in opposition to the request.

Motion:

A motion approve the request was made by Strayhall and seconded by Lee. Motion to approve carried unanimously. (5-0):

Woodard, yes; Reistroffer, yes; Lee, yes; Strayhall, yes; and Hart, yes.

Request HV17-15 of John Trimble at 3400 Telegraph Road for a hardship variance to construct a 17.8' tall, 30' x 48' (1440 sq. ft.) detached garage which would exceed the allowed area and height for a detached garage at this property. The lot is approximately 7.4 acres and has 1,568 square feet of living area. Property is zoned R-4 Moderate Density Dwelling District.

Section 17.42.080 limits detached garages to 50% of the dwelling's living area (in this case 784 sq. ft.) and to 15 feet in height in the "R-4" District.

Koops presented the staff report.

One comment in favor of the request was emailed to staff and forwarded to the Board.

Recommendation and Findings of Fact

Staff presented the recommendation to the Board.

Items #1 reasonable return has not been met for the granting of a hardship variance. Staff cannot recommend approval of the request.

The petitioner provided an overview of the project and answered questions.

No one spoke in favor or in opposition to the request.

Motion:

A motion approve the request was made by Reistroffer and seconded by Woodard. Motion to approve carried unanimously. (5-0):

Lee, yes; Strayhall, yes; Woodard, yes; Reistroffer, yes; and Hart, yes.

IV. Adjourn

The meeting adjourned at 4:20 pm.