



MINUTES

Zoning Board of Adjustment

October 26, 2023



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:10 p.m.

Members present: Galliart, Boyd-Carlson, Darland
Excused: Bloemker
Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved for the 2023-09-28 ZBA Hearing by voice-vote (3-0).

III. Old Business:

None.

IV. New Business:

A.

Request HV23-15 of Ben Beydler at the building address of 451 W 67th Street (PIN X0221-04) for a Hardship Variance to construct an unpaved rock/gravel driveway. Section 17.10.030.I.4 requires all driveways/parking pads to be paved.

Koops presented the staff report.

Findings: (supported by the previous analysis)

The petitioner has not demonstrated by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographical conditions or other extraordinary or exceptional situations, that impact this property and result in peculiar and practical difficulties;

Item #1 application of the ordinance creating hardship has not been demonstrated;

Item #2 physical and topographical conditions do not limit use of the site;

Item #3 unique circumstance has not been established;

Item #4 essential character of the area will not be protected;

Recommendation:

Staff recommends denial of the request as it does not meet any of the approval criteria necessary for a hardship determination.

Ms. Leslie DuPree addressed the Board on behalf of the petitioner and explained the request; Mr. Beydler was also participating via telephone.

Discussion by the Board: The Board discussed the issues of the case. The Board voiced concerns similar to those raised in the staff report and also stated that delaying the paving is not desirable

(due to difficulty enforcing at a later date), and that situations change over time (while no neighbors are opposed at this time, adjacent owner change over time as does thing like rural character).

Motion

Boyd-Carlson moved to approve request HV23-15 as proposed; Gallart seconded the motion and the motion failed. (0-3)

Gallart, no; Boyd-Carlson, no; and Darland, no.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:43p.m.