



MINUTES
Zoning Board of Adjustment
October 8, 2020



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

I. Call to Order:

Chairman Reistroffer called the Zoning Board of Adjustment meeting to order in Council Chambers at the Davenport Police Station, Davenport, Iowa at 4:20 p.m.

Board Members present: Loebach, Cochran, Quinn, and Reistroffer.

Board Members excused: None (Strayhall resigned).

Staff present: Koops, Hoyt.

II. Secretary's Report:

Minutes were approved for the for 8-27-20 meeting by voice-vote.

III. Old Business:

None.

IV. New Business:

Request SU20-09 of Melissa Moeller at 232 West 15th Street for a special use for pet grooming (animal care facility) in a C-1 District. Table 17.08-1 of the Davenport Municipal Code requires a special use for a small animal care facility on property zoned C-1 Neighborhood Commercial District. [3rd Ward]

Koops presented the staff report to the Board.

Findings:

The location/design/construction of the proposed use meets the requirements of a Special Use.

Recommendation:

Staff recommends approval of the request.

Motion

Quinn moved to approve the request SU20-09, seconded by Loebach

Cochran, yes; Loebach, yes; Quinn, yes; Reistroffer, yes. The motion passed (4-0).

Request HV20-08 of Jonathon Carstens on behalf of Atlas Real Estate Group at 302 East 6th Street for a hardship variance to construct a ten unit apartment building which will encroach 15 feet into the required front yard setback along E 6th Street. The structure will be 10 feet from the E. 6th St. front lot line; the previous structure at this location was setback approximately 3 feet from the same lot line.

Section 17.04.030. and Table 17.04-1 require a 25-foot setback for the principal structure from the East 6th Street lot line. [Ward 3]
Staff Findings & Recommendation

Koops presented the staff report to the Board.

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 it meets the approval standards for a hardship variance.

Motion

Quinn moved to approve request HV20-08 (building encroachment), seconded by Cochran, and the motion was approved (4-0).

Loebach, yes; Quinn, yes; Cochran, yes; Reistroffer, yes.

Request HV20-09 of Jonathon Carstens on behalf of Atlas Real Estate Group at 302 East 6th Street for a hardship variance to provide 11 off-street parking spaces for a 10 unit apartment building, at a ratio of 1.1 parking spaces per unit. Table 17.10-2 requires 1.5 parking spaces per unit of a multiple-family dwelling. [Ward 3]

Koops presented the staff report. There were two comment against the request; comments have been attached to the packet.

Findings: (supported by the staff report analysis)

- Item #1 ordinance hardship has been established;
- Item #2 physical and topographical conditions on site do limit reasonable site usage;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as approval standards for a hardship variance will be met as proposed.

Quinn stated that while the hillside does make things more difficult to meet the requirements for on-site parking, he believes that there a hardship has not been demonstrated. During discussion of the motion, Reistroffer agreed with Quinn's statement.

Motion:

Quinn moved to approve the request HV20-09 (for a parking reduction) and the motion was seconded by Loebach.

Cochran, yes; Quinn, no; Loebach, yes; Reistroffer, no. The motion failed. (2-2).

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 5:50 p.m.