



MINUTES

Zoning Board of Adjustment

September 28, 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 4:01 p.m.

Members present: Gallart, Boyd-Carlson, Bloemker, Darland
Excused: none (one seat is vacant)
Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved for the 2023-08-10 ZBA Hearing by voice-vote (4-0).

III. Old Business:

None.

IV. New Business:

A.

Request HV23-13 of Ann Schwickerath on behalf of Project Renewal at 513 Warren Street for a Hardship Variance to reduce the required number of off-street parking spaces for a community center from seven (7) to five (5). Table 17.10-2 requires seven (7) off-street parking spaces for a community center. [Ward 3]

Koops presented the staff report.

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 will be met as proposed.

Discussion by the Board: The Board briefly discussed the issues of the case. The Board generally voiced support for the findings of the staff report

Motion

Gallart moved to approve request HV23-13 as proposed; Boyd-Carlson seconded the motion and the motion carried unanimously. (4-0)

Bloemker, yes; Boyd-Carlson, yes, Gallart, yes; and Darland, yes.

B.

Request HV23-14 of Ben Kantner on behalf of Habitat for Humanity QC at 329 Oak Street for a 6-foot principle use encroachment into a corner side yard setback with a proposed single-family dwelling which would be 19 feet from the W. 4th Street property line. The Davenport Municipal Zoning Code requires a 25-foot setback in the R-MF District from W. 4th Street. [Ward 3]

Koops presented the staff report.

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 HV23-14 as approval standards for a hardship variance are met.

Discussion by the Board: The Board briefly discussed the issues of the case.

The Board generally voiced support for the findings of the staff report

Motion

Gallart moved to approve request HV23-14 as proposed; Boyd-Carlson seconded the motion and the motion carried unanimously. (4-0)

Boyd-Carlson, yes, Gallart, yes; Bloemker, yes; and Darland, yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:34 p.m.