



MINUTES
City of Davenport
Zoning Board of Adjustment
September 26, 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 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, Cochran, Quinn and Reistroffer.

Board Member excused: Strayhall.

Staff present: Koops

I. Secretary's Report:

The minutes of the 9-12-2019 were approved by voice vote.

II. Old Business:

None

III. New Business:

Request HV19-14 of American Freight Furniture/Signs Now at 1010 E Kimberly Rd for a hardship variance to exceed the size allowance for front façade signage by 139 sq. ft. with a 269 sq. ft. front façade sign. Code allows for 130 sq. ft. of size area on the front façade as the unit has 130 linear feet of building frontage.

Section 17.12.060.I.4. states: For a structure that contains multiple tenants, each tenant with exterior business façade area is permitted a total wall sign area of one square foot per linear foot of unit frontage or 40 square feet, whichever is greater, along their individual frontages. [Ward 7]

Request

Koops presented the staff report. No comments were submitted by adjacent owners.

The petitioner provided comments supporting his application.

Findings & Staff Recommendation:

Findings: (Per the staff report analysis)

- Item #1 application of the ordinance creating hardship has not been established;
- Item #2 physical and topographical conditions of the site does not limit the use;
- Item #3 unique circumstance has not been established; and
- Item #4 protection of essential character has not have been established;

Recommendation:

Staff recommends denial of the request as the application does not meet approval standards for a hardship variance.

Motion:

A motion to approve the request was made by Quinn and seconded by Lee. Motion to approve was denied unanimously. (0-4)

Lee, no; Cochran, no; Quinn, no; and Reistroffer, no.

IV. Other Business

None.

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:20 pm.