



MINUTES
City of Davenport
Zoning Board of Adjustment
September 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, Reistroffer, and Hart

Board Member excused: Strayhall

Staff present: Scott Koops

I. Secretary's Report:

Consideration of the minutes from the August 24, 2017 meeting.

Motion:

Motion by Lee, second by Woodard, to approve the minutes; motion carried unanimously.

II. Old Business:

None.

III. New Business:

Request HV17-10 of Julie Kahler at 6115 West River Drive for a hardship variance to reduce the required the front yard setback for a detached accessory structure from 98' to 74' for a detached carport. The property is zoned "R-1" Low Density Dwelling District. Section 17.42.080 A.2. of the Davenport City Code requires that detached accessory buildings shall not be located in front yards as established by the principle building of said lot. The principle building on this lot is 98 feet from the Utah Avenue front property line.

Koops presented the staff report.

Staff Recommendation:

The use would not change the essential character of the area and the required setback (98') appears to be an excessive burden on the property owner.

Staff recommends approval of the request.

The petitioner spoke before the Board and reiterated her request for the garage.

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

Motion:

Motion by Woodard, second by Lee to approve HV17-10 as proposed, with the structure being setback 74 feet from the front lot line.

Motion was carried unanimously by a vote of 4-0.

Lee, yea; Woodard, yes; Reistroffer yes; Hart, yes.

IV. Adjourn

Lee moved to adjourn the meeting. Woodard seconded the motion and it carried unanimously by voice vote.