



MINUTES
Zoning Board of Adjustment
August 27, 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 the Community Planning Room at the Davenport Police Station, Davenport, Iowa at 4:03 p.m.

Board Members present: Loebach, Strayhall, Quinn, and Reistroffer.
Board Members excused: Cochran.
Staff present: Koops

II. Secretary's Report:

Minutes were approved for the for 8-13-20 meeting by voice-vote.

III. Old Business:

None. (HV20-05 & 6 remain tabled until September 24th)

IV. New Business:

Request HV20-07 of Gary Caldwell on behalf of Speedway LLC for a hardship variance at 8303 Northwest BLVD for a sign package allowing:

- 1.) a second, or additional freestanding sign, being sign "A";
- 2.) a freestanding sign 40' in height at 260 sq. ft., also being sign "A";
- 3.) a variance for 'parking lot signage' allowing signs "L", "M", & "N" at 5 sq. ft. and sign "P" at 15 sq. ft.

The proposed signs will be located on a newly developed fuel stop. Section 17.12.050 and .060. limits the property to one freestanding sign feet 25' in height with a sign face of no more than 100 sq. ft. and parking lot directional signage to 5' in height with a sign face no more than 4 sq. ft. [Ward 8]

Staff Findings & Recommendation

Findings: (Per the analysis above)

- Item #1 application of the ordinance creating hardship has not been established;
- Item #2 physical surroundings imposing hardship has not been established;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has not been established;
- The submitted application does not provide the necessary evidence required to prove that any of the zoning code's approval standards have been met.

Recommendation:

Staff recommends denial of the requested hardship variances.

Signs “A” and “H”: these signs are both significantly over the height and area allowed by the freestanding sign code; while sign “H” exceeds the requirements to a lesser extent than sign “A”, there still remains a lack of justification for the additional size of sign “H” and for the second sign in general.

Motion

The Staff recommended the Board consider the request as three separate motions.

Motion #1 - Quinn moved to approve the request for an additional freestanding sign, sign ‘A’ ”, seconded by Loebach

Strayhall, no; Loebach, yes; Quinn, yes; Reistroffer, yes. The motion passed (3-1).

Motion #2: Quinn moved to approve the size and height of the approved second freestanding sign at the requested height and area” (40’ tall, 260 sq. ft. in area), seconded by Loebach.

Quinn, yes; Loebach, yes; Strayhall, no; Reistroffer, yes. The motion passed (3-1).

Motion #2: Loebach moved to approve the request for directional signs ‘L’, ‘M’, ‘N’ and ‘P’ ”, seconded by Strayhall.

Loebach, yes; Strayhall, no; Quinn, yes; Reistroffer, yes. The motion passed (3-1).

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:50 p.m.