



MINUTES
City of Davenport
Zoning Board of Adjustment
August 22, 2019



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

Call to Order

Vice Chairman Strayhall 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, Quinn, and Strayhall.

Board Member excused: Cochran and Reistroffer.

Staff present: Koops

I. Secretary's Report:

The corrected minutes of 8-8-2019 were approved by voice vote.

II. Old Business:

None

III. New Business:

Request HV19-11 of Ben Ziegler at 1316 Pershing Avenue for a hardship variance to encroach 1' into the side yard and 3' into the rear yard with two separate stair landings. Each stair landing would be 3' from the nearest property line. The property is zoned "R-MF" Multiple Family.

Section 17.09.040.F. and Table 17.09-1 require a 4' side yard and a 6' rear yard setback for stair landings in the "R-MF" District. [Ward 3]

Request

Koops presented the staff report.

No comments were received.

Findings & Staff Recommendation:

Findings: (Per the analysis in the staff report)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical and topographical conditions of the site does limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

It is staff's opinion that the requested achieves consistency with the Davenport Municipal Code. Staff recommends approval of HV19-11 in accordance with submitted documents.

Motion:

A motion to approve the request was made by Lee and seconded by Quinn. Motion to approve was unanimous. (3-0):

Lee, yes; Quinn, yes; and Strayhall, yes.

IV. Other Business

None.

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:15 pm.