



MINUTES

Zoning Board of Adjustment

August 10, 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.

Board Members present: Gallart, Boyd-Carlson, Bloemker, Darland

Excused: Loebach

Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved after correction for the 2023-06-22 ZBA Hearing by voice-vote (4-0).

III. Old Business:

None.

IV. New Business:

A. Request HV23-12 of John Trimble at 6230 Telegraph RD for a Hardship Variance to construct a 1,920 sq. ft. detached garage (40' x 48') which will exceed the allowed area by 1,120 sq. ft. Existing dwelling has 1,600 sq. ft. of living area. Table §17.09-1 of the Municipal Code allows for a detached garage half of the size of the dwelling's living area (800 sq. ft.). Proposed garage will be 240% of the allowed size; total garage area for this single-family dwelling will be 157% of the dwelling's living area. [Ward 1]

Koops presented the staff report.

Findings: (supported by the staff report analysis)

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

Recommendation:

The proposed garage has not met the approval standards for a hardship. The petitioner can by right, without hardship, construct a 20' by 40' garage to accommodate an RV. Staff recommended denial of the request.

Discussion by the Board: The Board briefly discussed the issues of the case and after deliberation a motion to table was made.

Motion

Boyd-Carlson moved to table request HV23-12; Gallart seconded the motion and the motion carried unanimously. (4-0)

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

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:22 p.m.