



MINUTES
City of Davenport
Zoning Board of Adjustment
August 8, 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, Strayhall, Cochran, Quinn and Reistroffer.

Board Member excused: none.

Staff present: Rusnak, Hoyt

I. Secretary's Report:

The corrected minutes of the 7-11-2019 were approved by voice vote.

II. Old Business:

None

III. New Business:

Request HV19-09 of Robert and Pamela Danielson at 2804 Farnam Street for a hardship variance to encroach 7 feet into the required 20 foot setback from the corner side lot line for a detached garage. The property is zoned "R-4C" Single-Family and Two-Family Central Residential Zoning District.

Section 17.09.030.K.3.b of the Davenport Municipal Code reads: Where there is no alley access, and the garage or carport is located in the corner side yard and takes access from the abutting street, the garage or carport must be setback 20 feet from the corner side lot line. [Ward 5]

Request

Rusnak 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 Section 17.14.969 of the Davenport Municipal Code. Staff recommends approval of HV19-10 in accordance with submitted rendering.

Motion:

A motion to approve the request was made by Strayhall and seconded by Cochran. Motion to approve was unanimous. (5-0):

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

IV. Other Business

Election of Officers

Reistroffer was unanimously elected Chair and Strayhall was unanimously elected Vice Chair.

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:25 pm.