



MINUTES
City of Davenport
Zoning Board of Adjustment
July 11, 2019



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: Strayhall, Cochran, and Hart.

Board Member excused: Lee, Reistroffer

Staff present: Koops, Hoyt

I. Secretary's Report:

The minutes of the 6-27-2019 were approved by voice vote.

II. Old Business:

None

III. New Business:

- A. None. Request HV19-09 of Dan Gunsteen at W.K. First Addition lot 1 (corner of Elsie and W Kimberly Rd) for a hardship variance to encroach into the required buffer yard along the north property line to accommodate a car wash development. The property is zoned "C-2" Corridor Commercial.

Section 17.11.080.A.3. and C.1. require a 15 foot buffer yard where a nonresidential district is adjacent to a residential district. The property to the north is zoned "R-4" Residential. [2nd Ward]

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 not been established;
- Item #2 physical and topographical conditions of the site does not limit the use;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character may not have been established;

Recommendation:

Staff recommends denial of the request as the application does not meet approval standards for a hardship variance.

Motion:

A motion to approve the request was made by Strayhall and seconded by Cochran. Motion to approve failed. (0-3):

Strayhall, no; Cochran, no and Hart, no.

IV. Other Business

None.

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:32 pm.