



MINUTES
City of Davenport
Zoning Board of Adjustment
June 27, 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: Reistroffer, Strayhall, and Hart

Board Member excused: Lee, Cochran

Staff present: Koops, Hoyt

I. Secretary's Report:

The minutes of the 6-13-2019 were approved by voice vote.

II. Old Business:

Request HV19-07 of Tom Thomas on behalf of Place of Refuge at 518 Brown Street for a hardship variance to refrain from providing required off-street parking spaces. Proposed plans provide no off-street parking spaces for the 84-seat place of worship. The property is zoned "R-4C" Central Residential District.

Section 17.10.040, Table 17.10-2 of the Davenport Municipal Code requires 9 parking spaces for an 84-seat place of worship (1 space for every 10 seats). [3rd Ward; Ald. Meginnis]

III. New Business:

None.

Request

Koops presented the staff report.

No comments were received.

Recommendation and Findings of Fact

Findings: (Per the analysis above)

- Item #1 application of the ordinance creating hardship may have been established;
- Item #2 physical surroundings do create difficulty in developing the site;
- Item #3 there are some unique circumstance for this use;
- Item #4 protection of essential character should not be an issue as proposed;

Recommendation:

While the site is not ideal for the proposed use, staff concedes that the impacts to the neighborhood should be minimal if at least 2-hour City designated on-street parking is provided.

Motion:

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

Reistroffer, yes; Strayhall, yes; and Hart, yes.

IV. Other Business

None.

V. Adjourn

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