



MINUTES
Zoning Board of Adjustment
June 23, 2022



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 (4): Quinn, Boyd-Carlson, Loebach, and Darland

Excused: Reistroffer

Staff present: Koops, Werderitch, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved for the 2022-06-09 ZBA Hearing by voice-vote (4-0).

III. Old Business:

None.

IV. New Business:

Request HV22-05 of Tammy Speidel on behalf of Youth Justice & Rehabilitation Center for a hardship variance at 4715 Tremont Avenue to reduce parking requirements for a government office/facility. Table 17.10-2. requires one (1) parking space for every 500 SF of gross floor area. The site will provide 76 parking spaces for the 59,025 SF facility. The government office rate is the closest related use to the proposed use. The Zoning Code does not have a specific parking rate for youth detention facilities.

Koops presented the staff report.

Findings: (supported by the previous analysis)

- Item #1 ordinance hardship has been established;
- Item #2 physical and topographical conditions on site do limit reasonable site usage;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as approval standards will be met as proposed.

The petitioner addressed the Board and presented their request.

Quinn voiced concern that events at the site might lead to excessive demand for parking spaces.

Motion

Quinn moved to approve request HV22-05, Boyd-Carlson seconded the motion subject to the staff's conditions as stated below; the motion carried unanimously. (4-0)

Motion Subject to the following conditions:

The parking requirements shall be reevaluated by the Zoning Board of Adjustment with any change in use of the subject property.

Loebach yes; Boyd-Carlson yes; Quinn yes; and Darland yes

Request HV22-06 of Dan Hahn on behalf of Amy Papik at 2208 N. Zenith Avenue for a six (6) foot solid privacy fence in the front yard setback along West Lombard Street. Section 17.09.030.H.2.a limits solid fences within the front or reverse corner side setback to four (4) feet in height and 70% open fences to six (6) feet in height.

Koops presented the staff report.

Findings & Staff Recommendation:

Findings: (Per the analysis above)

- 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 has not have been established;

Recommendation:

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

The applicant addressed the Board and explained the concerns that warrant the approval of the request. The petitioner answered the Board's questions concerning the proposed fence.

Motion

Quinn moved to approve the request of HV22-04, Boyd-Carlson seconded the motion and the motion failed (0-4) without any affirmative votes.

Loebach no; Boyd-Carlson no; Quinn no; and Darland no.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:45 p.m.