

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, JUNE 13, 2019; 4:00 PM

CITY COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

I. Call to Order

II. Secretary's Report

- A. Consideration of the minutes from the 5-23-19 public hearing.

III. Old Business

- A. TABLED -- 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]

IV. New Business

- A. Request HV19-08 of Michael Hamilton at 2022 Warren Street for a hardship variance to exceed the allowed detached garage size by 49% with a 40' x 64' (2,560 sq. ft.) garage. The property is zoned "R-4C" Central Residential District.

Section 17.09.030.A.6. allows for detached accessory garages to equal the footprint of the dwelling in this district. The property has a dwelling of 1,720 square feet. [4th Ward]

V. Other Business

- A. Tom Thomas - HV19-07/518 Brown St to discuss removing item HV19-07 from the table.

VI. Adjourn

City of Davenport
Zoning Board of Adjustment

Department: CPED
Contact Info: Scott Koops, Planner II, AICP,
sek@ci.davenport.ia.us

Date
6/13/2019

Subject:
Consideration of the minutes from the 5-23-19 public hearing.

ATTACHMENTS:

Type	Description
▣ Exhibit	ZBA Minutes 5-23-19

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	6/7/2019 - 10:16 AM



MINUTES
City of Davenport
Zoning Board of Adjustment
May 23, 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: Cochran, Lee, Strayhall, and Hart

Board Member excused: Reistroffer

Staff present: Koops, Hoyt

I. Secretary's Report:

The minutes of the 4-25-2019 were approved by voice vote.

II. Old Business:

None.

III. New Business:

Request SU19-01 of Andrew Dasso on behalf of Redband Coffee at 1304 Brady Street for a special use to approve a drive-through facility. The property is zoned "C-1" Neighborhood Commercial District.

Section 17.08.020, Table 17.08-1 of the Davenport Municipal Code requires a special use for drive-through facilities on property zoned "C-1". [3rd Ward; Ald. Meginnis]

Request

Koops presented the staff report.

No comments were opposed to the request.

Recommendation and Findings of Fact

Findings:

The location/design/construction of the proposed use meets the requirements of a Special Use.

Recommendation:

Staff recommends approval of the request per the listed findings.

The petitioner provided an overview of the project and answered the Board's questions.

Motion:

A motion to approve the request was made by Strayhall and seconded by Cochran. Motion to approve carried unanimously. (4-0):

Lee, yes; Cochran, yes; Strayhall, yes; and Hart, yes.

Request HV19-07 of Thom 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]

Request

Koops presented the staff report.

No comments were opposed to the request.

Recommendation and Findings of Fact

Findings: (Per the staff report analysis)

- Item #1 application of the ordinance creating hardship has not been established;
- Item #2 physical surroundings are too small for the proposed use;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has not been established;

Recommendation:

Staff recommends denial of the request per the listed findings.

The petitioner provided an overview of the project and answered the Board's questions.

The Board discussed the merits of the request and inquired as to the changes in the new zoning ordinance compared to the previous zoning code which allowed for churches in residential districts to have satellite parking lots in the proximity of a church by special use permit.

The Board discussed the merits of designated on-street parking for the church.

Motion:

A motion table the request until July 25th, 2019 was made by Lee and seconded by Cochran. The motion was made so that the petitioner could make a request to the City for designed on-street parking. Motion to table carried unanimously. (4-0):

Lee, yes; Reistroffer, yea; Cochran, Strayhall, yes; and Hart, yes.

IV. Adjourn

The meeting adjourned unanimously by voice vote at approximately 5:13 pm.

City of Davenport
Zoning Board of Adjustment

Department: Community Planning & Economic Development
Contact Info: Scott Koops, AICP, Planner II
sek@ci.davenport.ia.us

Date
6/13/2019

Subject:

TABLED -- 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]

Recommendation:

Denial

Background:

This item (HV19-07) will remain tabled until July 25th, or until it has been removed from the table.

ATTACHMENTS:

Type	Description
▣ Executive Summary	Staff Report
▣ Exhibit	Application
▣ Exhibit	Notice Letter
▣ Exhibit	Owner List
▣ Exhibit	Notice Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	6/7/2019 - 9:36 AM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

ZONING BOARD OF ADJUSTMENT

Meeting Date: May 23, 2019
Applicant: Place of Refuge
Address: 518 Brown Street

Description

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]

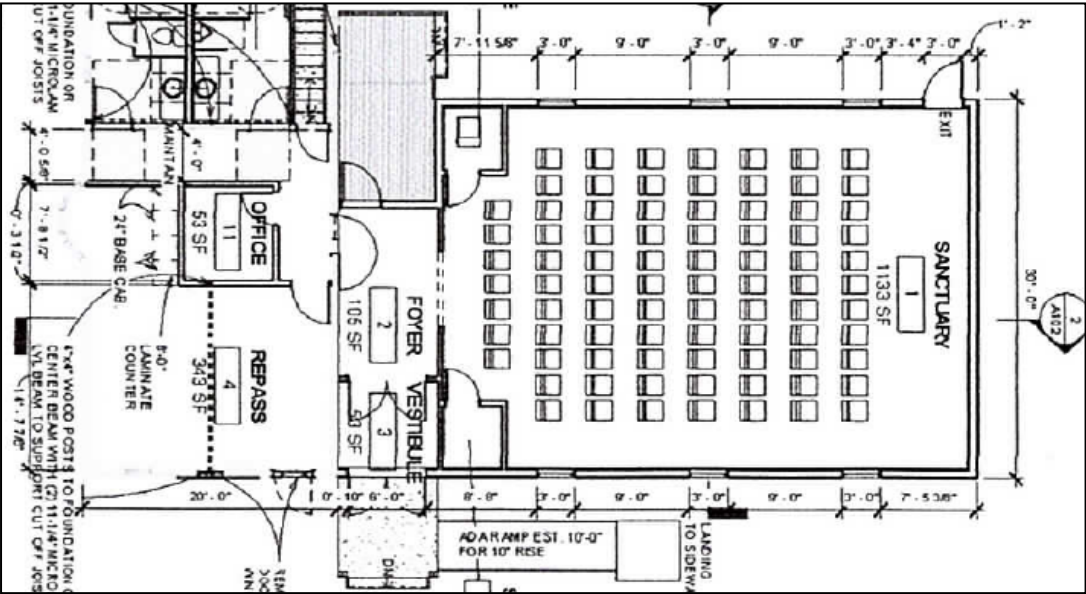
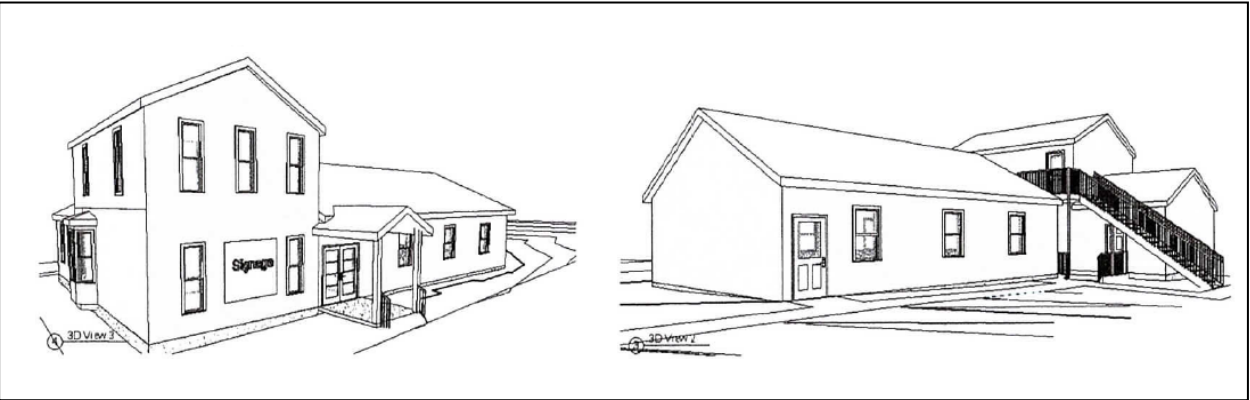
Background & Discussion

The petitioner has submitted a site plan application through Davenport's EPlan submittal. Plans show an addition to the north of the existing building for a sanctuary. Currently the sanctuary is located in the existing building which was built originally as a dwelling unit. The petitioner will need to submit a subdivision for this site as the expansion would be over a property line without the new subdivision. The petitioner plans on refraining from providing any off-street parking. Nine (9) off-street parking spaces are required for the 84 seat sanctuary.

Existing Site:



Site Plan:



Purpose of a Hardship Variance

In the Davenport Municipal Code, Section 17.14.060 states: *The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships.*

Approval Standards

The Zoning Board of Adjustment decision must make findings to support each of the following: (code requirement/ applicant's response/staff comments)

1. Strict application of this Ordinance will result in hardship unless the specific relief requested is granted.

Applicant Response:

The onsite parking requirement is a hardship based on site conditions of the project. The project is a corner lot with excessive grade difference. Our request is that the onsite parking requirement be waived. This corner does have ample on street parking that does not contribute to the onsite parking requirement.

Staff Comments:

This site overall is not conducive to use as a place of worship. The lots together are too small for the size of the proposed facility. Access is restricted due to the slope, but even more, the site is simply too small for the use. The land area is arguably four times smaller than what is ideal for this size of facility. The site requires parking, landscaping and buffers that this site cannot provide to the size of the development parcels.

The residential area will have a strong negative impact should this building addition be allowed without proper parking.

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Applicant Response:

The existing lot has approximately a 10'-0" grade difference from the alley south of the property to 6th St on the North of the property. Most of the grade difference occurs close to the property lines on the North and the East. The only allowable access for any parking would be from the alley to the south of the property due to the excessive grade difference. The allowable space from the side yard setback does not allow for a driveway to be placed in that location. Also the amount of usable space based on the topography would not allow for proper storm water drainage. This lot has no direct access to a storm water main and uses the existing green space for water absorption.

Staff:

As the petitioner has stated, the site does not have enough building area to accommodate the size of the use proposed. While there is a slope on this property, the site would be engineered to make full use of the site. However, even if that occurred, the site is still too small for the 84 seat sanctuary.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

Applicant Response:

This parking situation is unique to this lot based on the location of the existing structures, the width of the existing lot, and the existing topography of the lot. The adjoining property to the west has a structure placed far enough north to avoid the grade issue and to allow for space for parking, but is non-conforming with the side yard buffer requirements. The adjoining properties to the south do not have the same topographical concerns.

Staff:

All place of worship uses in Davenport are subject to this requirement, the code applies to all uses equally. Having a lot too small for a proposed use is not grounds for a hardship. Appropriate sized lots are available elsewhere for the size of the use desired.

The plight of the owner is due solely to trying to accommodate a use too large for the existing site.

4. The hardship variance, if granted, will not alter the essential character of the locality.

Applicant Response:

The project that is being proposed is an addition to the existing structure for the purpose of a gathering space for worship. Existing services have been located and practicing in this surrounding locality for multiple years, and the congregation is mainly local residents. The majority of the parishioners walk to service and would not require parking. Also there is only one day (Sunday) of major use of this structure, with minimal use for the rest of the week. Other churches have been located in neighborhood districts like this around Davenport.

Staff:

The character of the area will not be impacted by the appearance of the building, but the use will impact the character in that there will be an over burdening on on-street parking in this area that other places of worship do not have since they meet parking requirements and do not exclusively use on-street parking for all their needs.

Findings & Staff Recommendation:

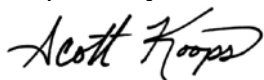
Findings: (Per the analysis above)

- Item #1 application of the ordinance creating hardship has not been established;
- Item #2 physical surroundings are too small for the proposed use;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has not been established;

Recommendation:

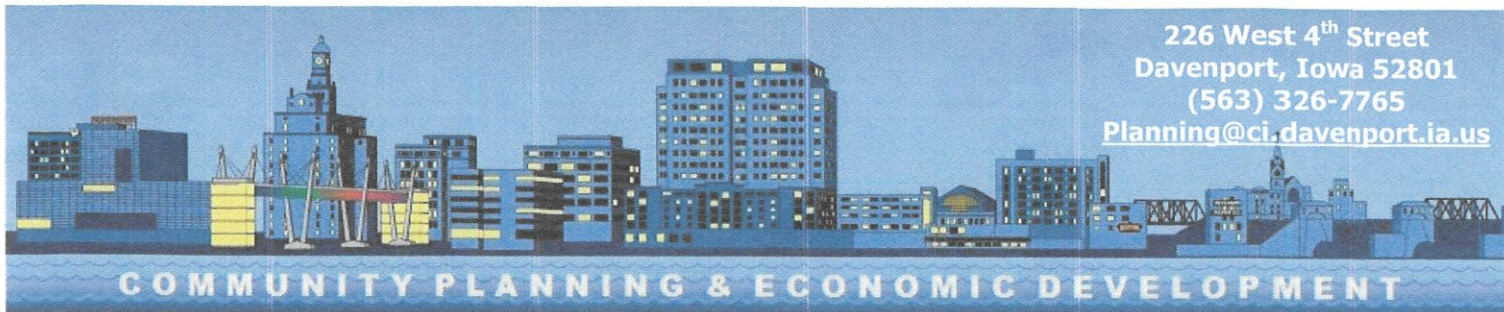
Staff recommends denial of the request as the application does not meet any of the approval standards for a hardship variance and would have a significant negative impact on the neighborhood.

Prepared by:



Scott Koops, AICP, Planner II

Attachments: ZBA Application/plans, Notice Documents



226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

Complete application can be emailed to planning@ci.davenport.ia.us

PRJ-1011

Property Address* 518 Brown St, Davenport IA

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: Thomas Thomas
Company: PLACE OF REFUGE
Address: 2324 W. 5th
City/State/Zip: DAV. IOWA 52806
Phone: 319-948-8025
Email:

Application Form Type:

Plan and Zoning Commission

- Zoning Map Amendment (Rezoning) ☐
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☒

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

- Design Approval ☐
Demolition Request in the Downtown ☐
Demolition Request in the Village of East Davenport ☐

Architect (if applicable)

Name: Jonathon Carstens
Company: Streamline Architects
Address: 316 E Third St
City/State/Zip: Davenport, IA
Phone: 309-235-4588
Email: jonathon@streamlinearchitects.com

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

17.14.060 Hardship Variance

A. Purpose

The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships.

B. Initiation

A property owner in the City, or person expressly authorized in writing by the property owner, may file an application for a hardship variance. A property owner, or his/her designee, may only propose a hardship variance for property under his/her control.

C. Authority

1. The Zoning Board of Adjustment will take formal action on hardship variance applications. However, the Zoning Administrator is authorized to grant certain administrative exceptions, as described in Section 17.14.070.
2. Hardship variances to allow uses that are not allowed within a zoning district are prohibited.

D. Procedure

All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Zoning Board of Adjustment.

1. After receipt of a complete application, the Zoning Board of Adjustment will consider the proposed hardship variance at a public hearing. If, in the Zoning Board of Adjustment's judgment, the application does not contain sufficient information to enable proper review and consideration, the Zoning Board of Adjustment may request additional information from the applicant and the public hearing may be continued.
2. The Zoning Board of Adjustment must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section.
3. The Zoning Board of Adjustment must approve, approve with conditions, or deny the hardship variance within 30 days of the close of the public hearing, unless an extension is agreed to by the applicant.
4. The Zoning Board of Adjustment may impose conditions and restrictions upon the hardship variance as deemed necessary for the protection of the public health, safety, and welfare. The Zoning Board of Adjustment may grant a hardship variance that is less than that requested when it has been decided that the applicant is entitled to some relief of the hardship, but not to the entire relief requested in the hardship variance application.

E. Approval Standards

The Zoning Board of Adjustment decision must make findings to support each of the following:

1. The strict application of the terms of this Ordinance will result in hardship unless the specific relief requested is granted.
2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.
4. The hardship variance, if granted, will not alter the essential character of the locality.

F. Expiration

An approved hardship variance will expire one year from the date of approval unless a building permit is obtained or construction has begun prior to the end of the one year period. The Zoning Board of Adjustment may grant an extension for a period of validity longer than one year as part of the original approval. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.

Request:

Please describe the variance(s) requested:

We are requesting a variance from the on-site parking requirement.

Existing Zoning: Residential

Submittal Requirements:

- The completed application form.
- A PDF that shows the location and dimensions of existing and proposed structures affected by the hardship variance. If a paper copy is provided, the maximum size is 11" x 17".
- Description and evidence that demonstrates consistency with the criteria listed in Section 17.14.060 of the Davenport Municipal Code.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- Required fee - \$200.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:**(1) Application:**

- Prior to submission of the application for the hardship variance, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the hardship variance process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Zoning Board of Adjustment public hearing:

- Planning staff will send a public hearing notice to surrounding property owners.

(3) Zoning Board of Adjustment's consideration of the hardship variance:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Zoning Board of Adjustment.
- The Zoning Board of Adjustment will hold a public hearing and vote on the request.

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

The strict application of the terms of this Ordinance will result in hardship unless the specific relief requested is granted.

The on site parking requirement is a hardship based on site conditions of the project. The project is a corner lot with excessive grade difference. Our request is that the on site parking requirement be waved. This corner does have ample on street parking that does not contribute to the on site parking requirement.

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The existing lot has approximately a 10'-0" grade difference from the alley South of the property to 6th St on the North of the property. Most of the grade difference occurs close to the property lines on the North and the East. The only allowable access for any parking would be from the alley to the south of the property due to the excessive grade difference. The allowable space from the side yard setback does not allow for a driveway to be placed in that location. Also the amount of usable space based on the topography would not allow for proper storm water drainage. This lot has no direct access to a storm water main and uses the existing green space for water absorption.

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

This parking situation is unique to this lot based on the location of the existing structures, the width of the existing lot, and the existing topography of the lot. The adjoining property to the west has a structure placed far enough north to avoid the grade issue and to allow for space for parking, but is non-conforming with the side yard buffer requirements. The adjoining properties to the south do not have the same topographical concerns.

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

The hardship variance, if granted, will not alter the essential character of the locality.

The project that is being proposed is an addition to the existing structure for the purpose of a gathering space for worship. Existing services have been located and practicing in this surrounding locality for multiple years, and the congregation is mainly local residents. The majority of the parishioners walk to service and would not require parking. Also there is only one day(Sunday) of major use of this structure, with minimal use for the rest of the week. Other churches have been located in neighborhood districts like this around Davenport.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Date:

Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Zoning Board of Adjustment for the property located
at

Signature(s)*

*Please note: original signature(s) required.

ZBA Calendar 2019

ZONING BOARD OF ADJUSTMENT

*** The Applicant or their representative MUST be at the Meeting/Public Hearing ***

Day:	Monday (5pm)	Thursday (4pm)
Activity:	Submittal	Meeting
Date:	12/17/18.....	01/10/19
	12/31/18.....	01/24/19
	01/22/19 *	02/14/19
	02/04/19.....	02/28/19
	02/19/19 *	03/14/19
	03/04/19.....	03/28/19
	03/18/19.....	04/11/19
	04/01/19.....	04/25/19
	04/15/19.....	05/09/19
	04/29/19.....	05/23/19
	05/20/19.....	06/13/19
	06/03/19.....	06/27/19
	06/17/19.....	07/11/19
	07/01/19.....	07/25/19
	07/15/19.....	08/08/19
	07/29/19.....	08/22/19
	08/19/19.....	09/12/19
	09/03/19 *	09/26/19
	09/16/19.....	10/10/19
	09/30/19.....	10/24/19
	10/21/19.....	11/14/19
	No Meeting.....	No Meeting (Thanksgiving)
	11/18/19.....	12/12/19
	No Meeting.....	No Meeting (Christmas)
	12/16/19.....	01/09/20
	12/30/19.....	01/23/20

* Date changed due to Holiday

Location/Time subject to change

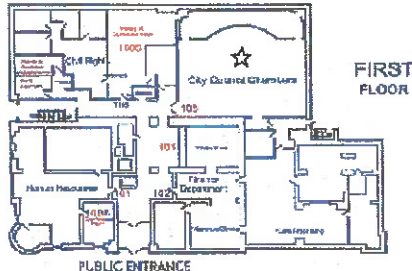
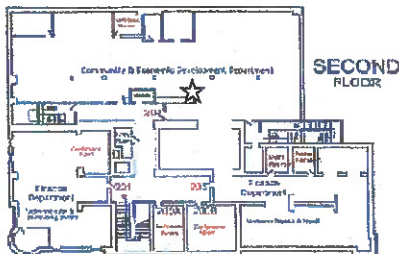
Contact planning@ci.davenport.ia.us to confirm meeting date/time/location

Application Due:

Meeting Appearance (Required):

Time: **5:00 PM**
Location: **Community Planning
Second Floor, City Hall**
(see below)

Time: **4:00 PM**
Location: **City Council Chambers
First Floor, City Hall**
(see below)



City Hall is located at 226 W 4th St, Davenport IA 52801

2019

January							February						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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March							April						
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July							August						
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28	29	30	31				25	26	27	28	29	30	31
September							October						
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15	16	17	18	19	20	21	13	14	15	16	17	18	19
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29	30						27	28	29	30	31		
November							December						
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24	25	26	27	28	29	30	29	30	31				



**PUBLIC HEARING NOTICE
ZONING BOARD OF ADJUSTMENT
CITY OF DAVENPORT**



Public Hearing Details:

Date: 5/23/2019

Ward: **3rd Ward**

Time: 4:00 PM

Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa

Subject: Public hearing for a Hardship Variance before the Zoning Board of Adjustment

Case #: HV19-07

To: All property owners within 200 feet of the subject property located at **518 Brown Street**.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a Hardship Variance. The purpose of the Hardship Variance is to grant permission to waive or alter a size or dimension requirement of the zoning ordinance.

Request Description

Request HV19-07 of Thomas 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]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. For projects requiring a Building Permit the applicant may contact the Permit office (563-326-7765) the next Business day.

Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

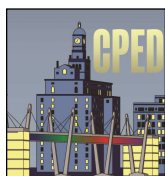
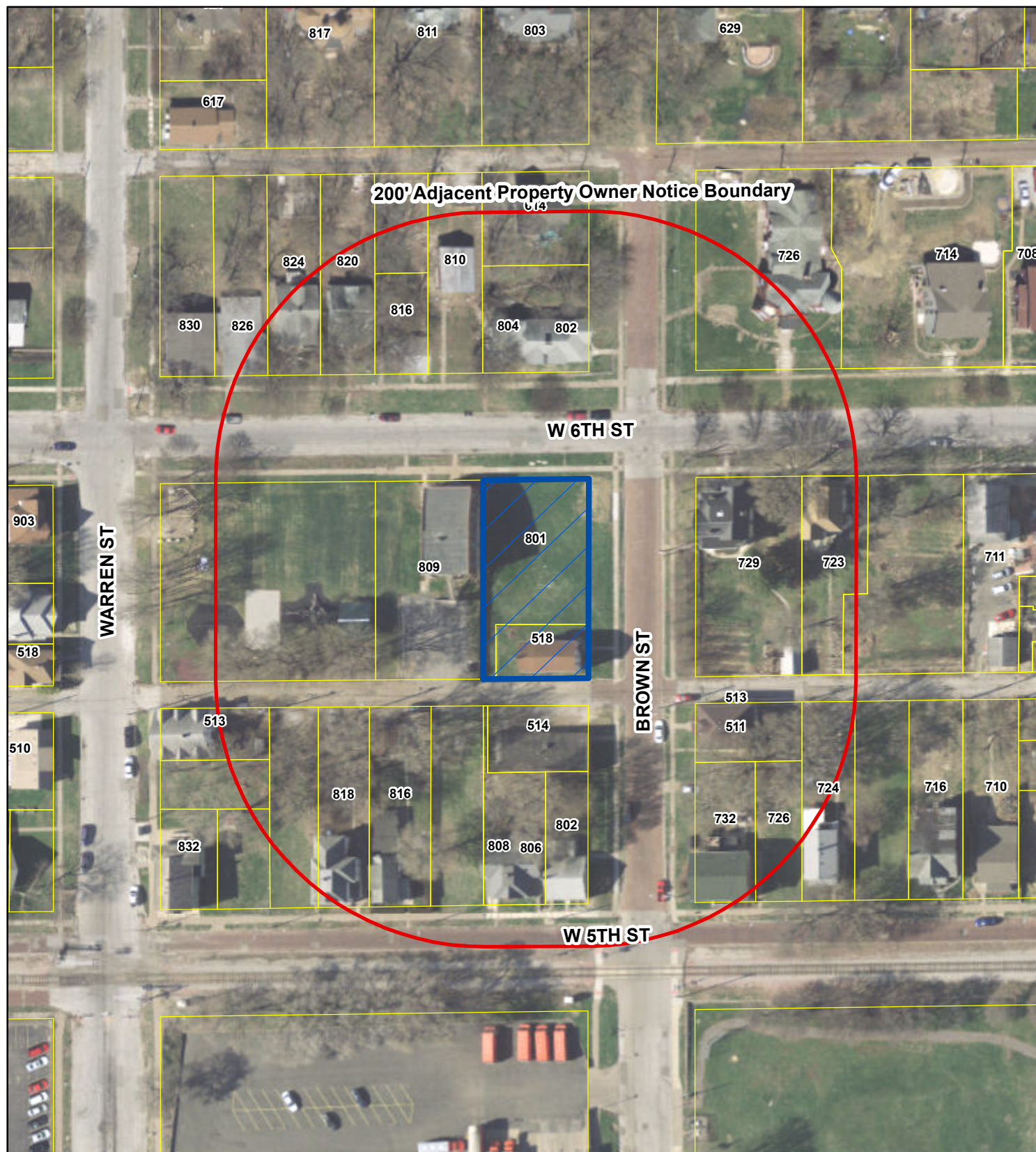
If you have any questions on this request, or if you need accommodations for any reason, please contact Scott Koops, AICP, the case planner assigned to this project at sek@ci.davenport.ia.us or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

518 Brown St - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	518 Brown St	Thomas Thomas		
Ward/Ald:	3rd Ward	Alderman Meginnis		24 Notices Sent
G0051-48	614 BROWN ST	24 B & V PARTNERS LLC	614 BROWN ST	DAVENPORT IA 52802
G0051-06	818 W 5TH ST	BASTIAN GREG	1644 W 64TH ST	DAVENPORT IA 52806
G0052-26		BROWN RUSSELL	724 W 5TH ST	DAVENPORT IA 52803
G0052-23	732 W 5TH ST	EAGLES NEST VETERANS HOME INC	732 W 5TH ST	DAVENPORT IA 52802
G0051-14	809 W 6TH ST	ECUMENICAL HOUSING DEVELOPMENT	P O BOX 1673	BETTENDORF IA 52722
G0051-10	802 W 5TH ST	GUADALUPE PENA	802 W 5TH ST	DAVENPORT IA 52802
G0051-05		HUMILITY HOMES AND SERVICES INC	3805 MISSISSIPPI AV	DAVENPORT IA 52807
G0052-20	723 W 6TH ST	INVESTMENTS LLC DUDLEY	2625 CRESTVIEW DR	BETTENDORF IA 52722
G0051-44	816 W 6TH ST	JAMES HOLLAND	729 W 6TH ST	DAVENPORT IA 52802
G0051-45		JAMES HOLLAND		
G0052-21	729 W 6TH ST	JAMES W HOLLAND		
G0051-01	513 WARREN ST	JONES PATRICK E	513 WARREN ST	DAVENPORT IA 52803
G0051-02		JONES PATRICK E		
G0051-43	820 W 6TH ST	KUEHL INVESTMENT GROUP LLC	1534 RIVER DR #301	MOLINE IL 61265
G0051-46	810 W 6TH ST	LEWIS WASHINGTON	1623 23RD AV	ROCK ISLAND IL 61201
G0051-47	802 W 6TH ST	LEWIS WASHINGTON		
G0052-24	726 W 5TH ST	LIBERTY HOUSE VETERAN'S HOME	732 W 5TH ST	DAVENPORT IA 52801
G0052-25	724 W 5TH ST	LITTLE FISH LLC	714 W 6TH ST	DAVENPORT IA 52802
G0052-39C	726 W 6TH ST	LUND MISTY	1615 W 17TH ST	DAVENPORT IA 52804
G0051-07	816 W 5TH ST	MARTHA A POLLENITZ	816 W 5TH ST	DAVENPORT IA 52802
G0052-22	511 BROWN ST	MCDOWELL RONALD	1319 W 12TH ST	DAVENPORT IA 52804
G0051-08		PLACE OF REFUGE MINISTRIES	2224 W 54TH ST	DAVENPORT IA 52806
G0051-12		PLACE OF REFUGE MINISTRIES		
G0051-13A		PLACE OF REFUGE MINISTRIES		
G0051-15		PROJECT RENEWAL	906 W 5TH ST	DAVENPORT IA 52802
G0051-09	806 W 5TH ST	RAPP ERIC	748 EDMONDS AV	DREXEL HILL PA 19026
G0051-04A		SCC SERIES LLC SERIES B	2107 N ZENITH AV	DAVENPORT IA 52804
G0051-54B	826 W 6TH ST	SHERRI L LUDLOW	826 W 6TH ST	DAVENPORT IA 52802
G0051-11	514 BROWN ST	TRUTH APOSTOLIC TEMPLE	7171 W 60TH ST	DAVENPORT IA 52804
G0051-42	824 W 6TH ST	TWINS CAPITAL HOLDINGS LLC	24 GRANT DR W	VALLEY STREAM NY 11580
G0052-19		UNITY HOUSE REALTY LLC	2625 CRESTVIEW DR	BETTENDORF IA 52722

Zoning Board of Adjustment: Adjacent Property Owner Notice Area



0 50 100 200 Feet
1 inch = 100 feet

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Legend

-  Subject Property
-  Notice Area Boundary



City of Davenport
Zoning Board of Adjustment

Department: CPED
Contact Info: Scott Koops, AICP, sek@ci.davenport.ia.us

Date
6/13/2019

Subject:

Request HV19-08 of Michael Hamilton at 2022 Warren Street for a hardship variance to exceed the allowed detached garage size by 49% with a 40' x 64' (2,560 sq. ft.) garage. The property is zoned "R-4C" Central Residential District.

Section 17.09.030.A.6. allows for detached accessory garages to equal the footprint of the dwelling in this district. The property has a dwelling of 1,720 square feet. [4th Ward]

Recommendation:

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 do not limit the proposed use;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has not been established;

Recommendation:

Staff recommends denial of the request as the application does not meet any of the approval standards for a hardship variance and would have a negative impact on the character of the neighborhood.

Background:

The petitioner has submitted a site plan showing a detached garage that exceeds the allowed size for R-4C property by 49%. The garage would be allowed on the adjacent lot as the petitioner will be demolishing the garage at 2028 and tying the two lots together via a restrictive covenant-agreement not to sever.

Purpose of a Hardship Variance

In the Davenport Municipal Code, Section 17.14.060 states: *The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships.*

Approval Standards

The Zoning Board of Adjustment decision must make findings to support each of the following: (code requirement/applicants response/staff comments)

1. Strict application of this Ordinance will result in hardship unless the specific relief requested is granted.

Applicant Response:

2022 and 2028 Warren Street are under common ownership. The house is located on 2028 Warren Street and 2022 Warren Street is a vacant, build-able lot. The footprint of the house is 1,762 square feet. Therefore, the property is entitled to a 1,762 square foot garage.

The proposal is for the demolition of the existing garage on 2028 Warren Street and the construction of one 40' x 64' (2,560 square foot) garage on 2022 Warren Street. An agreement not to sever would be recorded joining the two lots together.

2022 Warren Street is entitled to have a house constructed on it. Assuming a modest was constructed with a footprint of 1,700 square feet, 2022 Warren Street could have a 1,700 square foot garage and 2028 Warren Street is already entitled to a 1,762 square foot garage. The combined total for both garages would be 3,462 square feet. The proposal is to combine the lots and construct one 2,560 square foot garage.

The strict application of the terms of this Ordinance does not take into account a double-lot situation where a house were constructed on the vacant lot, more total square footage of the garage could be constructed.

Staff Comments:

The property at 2028 already has a garage and is being used reasonably right now. That property or the adjacent property can have a sizable enough garage (1,720 sq. ft.) without the need for a hardship variance. The size of the proposed garage is more than the previous zoning code would have allowed for this property. Staff does not see any evidence that there is a hardship regarding this property with regards to available garage space, nor has the petitioner provide any evidence as such.

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Applicant Response:

The topography of the lot is such that it sits up much higher than Warren Street and the alley. This makes the rear of the lot unusable, except for the buildings that are constructed in the ground at the grade of the alley. Approximately 9 feet of the rear of the garage, as measured from the grade to roof truss, will be visible. In fact, the garage will not even be visible from Warren Street.

Staff:

The grade of the lot has no impact on the size of garage that can be built on the property as the petitioner has indicated that a garage almost twice the size of our code allowed can be built in this location without excessive engineering or expense. The zoning code in and of itself is not grounds for a hardship variance. Simply because the garage will be built into the slope of the property does not grant the petitioner the right to a garage 49% of the allowable size.

To meet the criteria for a hardship due to topographic conditions, the petitioner must demonstrate the following where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographical conditions or other extraordinary or

exceptional situations of a specific piece of property, the strict application of any provision of this title would result in peculiar and practical difficulties and clearly demonstrable hardship upon the owner of such property, amounting to practical confiscation thereof and not a mere inconvenience to the owner. The petitioner has not demonstrated such.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

Applicant Response:

2022 Warren Street is entitled to have a house constructed on it. Assuming a modest [house] was constructed with a footprint of 1,700 square feet, 2022 Warren Street could have a 1,700 square foot garage and 2028 Warren Street is already entitled to a 1,762 [1,720 by Staff/Scott Co. info] square foot garage. The combined total for both garages would be 3,462 square feet. The proposal is to combine the lots and construct one 2,560 square foot garage.

The unique circumstance is that this is a double-lot situation where is a house were constructed on the vacant lot, more total square footage of the garage could be constructed.

Staff:

Staff has to treat this as possibly two lots, as the petitioner could in the future build a dwelling on the lot addressed as 2022 and then remove the restrictive covenant. If that would come to fruition, then the size of the detached garage must not be tied to both lots.

4. The hardship variance, if granted, will not alter the essential character of the locality.

Applicant Response:

Careful consideration was given so that if constructed, the garage would not alter the essential character of the locality.

The topography of the lot is such that it sits up much higher than Warren Street and the alley. The makes the rear of the lot unusable, except for the buildings that are constructed in the ground at the grade of the alley. Approximately 9 feet of the rear of the garage, as measured from the grade to roof truss, will be visible. In fact, the garage will not even be visible from Warren Street.

The 40' dimension would be along the alley and would contain one two-car garage door. The 64' dimension would go toward the house. Since the property is already entitled to 1,762 square foot garage, a 40' x 44' garage could be constructed without a variance. So a 40' wide garage could already be constructed. Since the additional 20' of the length is going toward the house, the impact to the area is lessened.

Staff:

The character of the area will be negatively impacted by the appearance of a building 49% larger than allowed. The petitioner is not asking for a small increase in size but one that is rather significant and noticeable.

ATTACHMENTS:

Type

Description

- ▣ Executive Summary
- ▣ Exhibit
- ▣ Exhibit
- ▣ Exhibit
- ▣ Exhibit
- ▣ Exhibit
- ▣ Exhibit

Staff Report
 Application
 House Footprint for size calculation
 Contour Map
 Notice Letter
 Adjacent Owner List
 Notice Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	6/6/2019 - 3:30 PM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

ZONING BOARD OF ADJUSTMENT

Description

Request HV19-08 of Michael Hamilton at 2022 Warren Street for a hardship variance to exceed the allowed detached garage size by 49% with a 40' x 64' (2,560 sq. ft.) garage. The property is zoned "R-4C" Central Residential District.

Section 17.09.030.A.6. allows for detached accessory garages to equal the footprint of the dwelling in this district. The property has a dwelling of 1,720 square feet. [4th Ward]

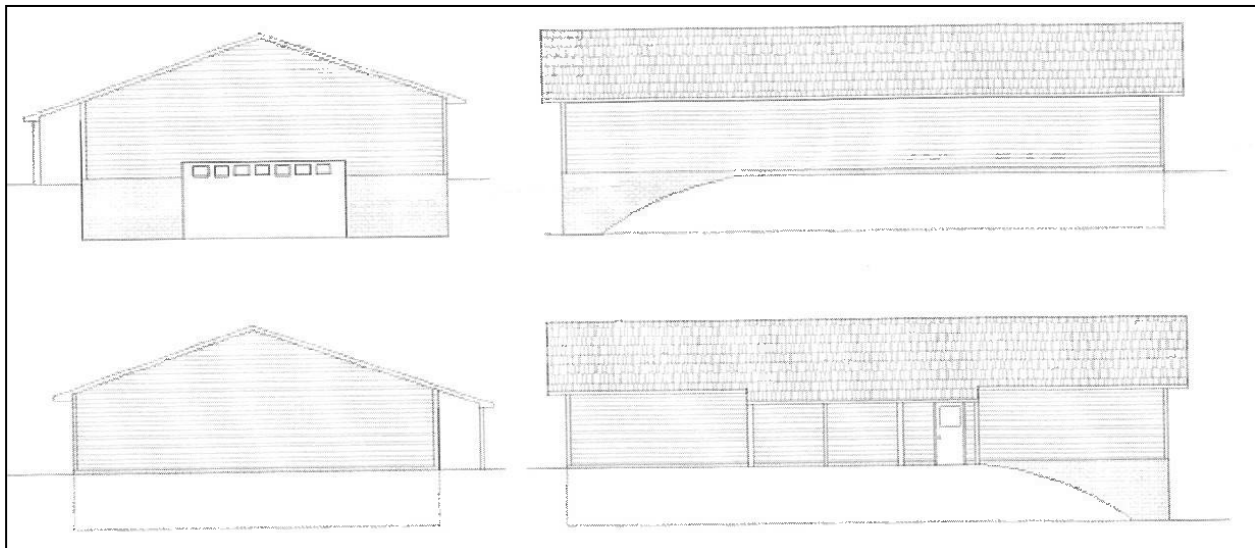
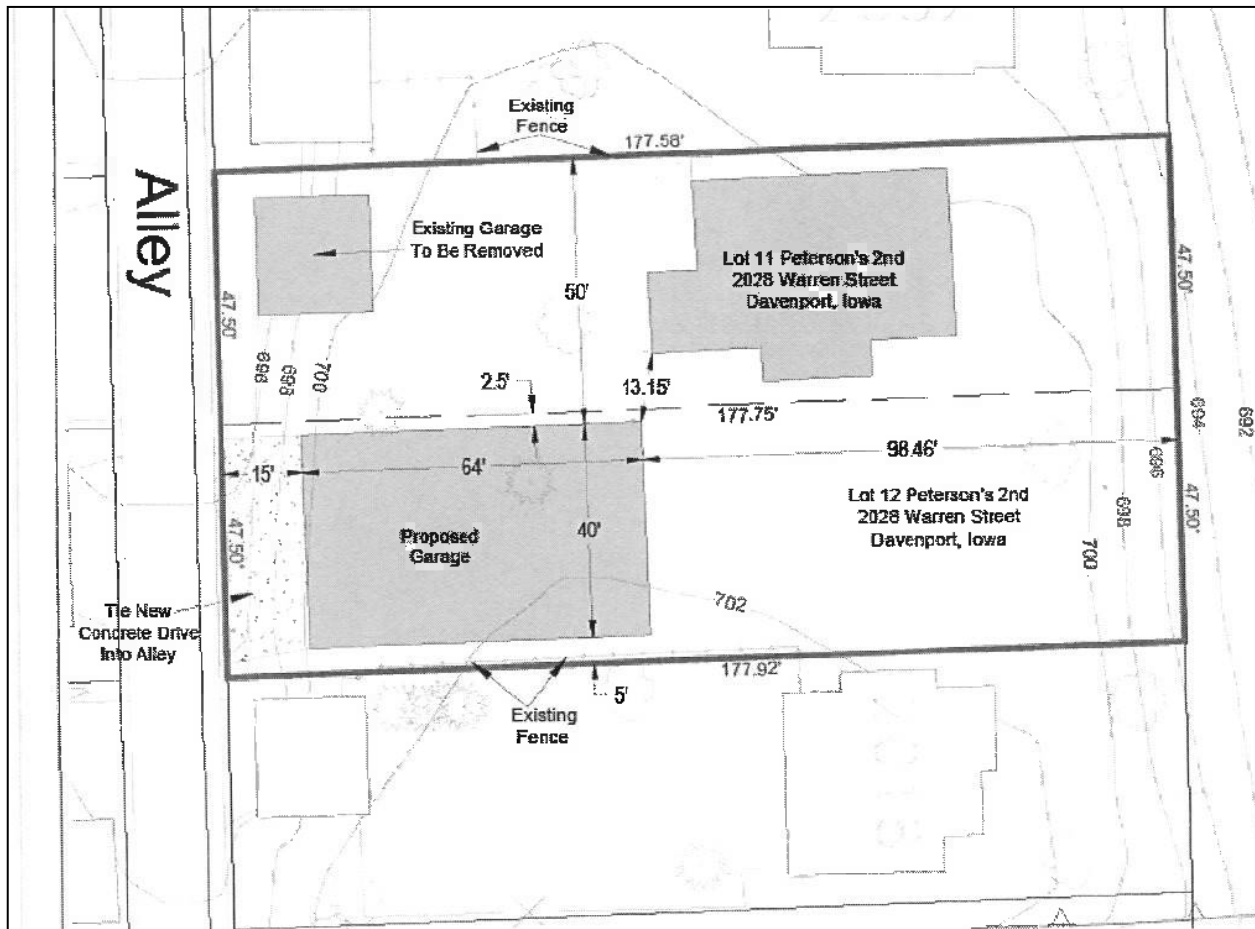
Background & Discussion

The petitioner has submitted a site plan showing a detached garage that exceeds the allowed size for R-4C property by 49%. The garage would be allowed on the adjacent lot as the petitioner will be demolishing the garage at 2028 and tying the two lots together via a restrictive covenant-agreement not to sever.

Proposed Garage Site:



Site Plan:



Purpose of a Hardship Variance

In the Davenport Municipal Code, Section 17.14.060 states: *The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships.*

Approval Standards

The Zoning Board of Adjustment decision must make findings to support each of the following: (code requirement/ applicant's response/staff comments)

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The strict application of the terms of this Ordinance does not take into account a double-lot situation where a house was constructed on the vacant lot, more total square footage of the garage could be constructed.

Staff Comments:

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Applicant Response:

The topography of the lot is such that it sits up much higher than Warren Street and the alley. This makes the rear of the lot unusable, except for the buildings that are constructed in the ground at the grade of the alley. Approximately 9 feet of the rear of the garage, as measured from the grade to roof truss, will be visible. In fact, the garage will not even be visible from Warren Street.

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Staff:

The character of the area will be negatively impacted by the appearance of a building 49% larger than allowed. The petitioner is not asking for a small increase in size but one that is rather significant and noticeable.

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 do not limit the proposed use;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has not been established;

Recommendation:

Staff recommends denial of the request as the application does not meet any of the approval standards for a hardship variance and would have a negative impact on the character of the neighborhood.

Prepared by:

A handwritten signature in black ink, appearing to read "Scott Koops". The signature is fluid and cursive, with the first name "Scott" and last name "Koops" clearly distinguishable.

Scott Koops, AICP, Planner II

Attachments: ZBA application/plans, notice documents

5-20-19

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 2022 and 2028 Warren Street

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)**

Name: Michael Hamilton
Company:
Address: 2028 Warren Street
City/State/Zip: Davenport, Iowa 52803
Phone: 650-9233
Email: Stilwuvme@msn.com

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning) ☐
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☒

Design Review Board

Design Approval ☐
Demolition Request in the Downtown ☐
Demolition Request in the Village of East Davenport ☐

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

**If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.

Request:

Please describe the variance(s) requested:

To exceed the maximum size for a detached accessory building per Davenport City Code Section 17.09.030:
The footprint of any detached accessory structure cannot exceed the footprint of the principal building.

The existing garage would be demolished. The new 40' x 64' (2,560 square foot) garage would be constructed on 2022 Warren Street adjacent to the Alley. The additional space would be utilized to store a classic car collection.

Existing Zoning: **R-4C - Single Family and Two Family Central Residential District.**

Submittal Requirements:

- The completed application form.
- A PDF that shows the location and dimensions of existing and proposed structures affected by the hardship variance. If a paper copy is provided, the maximum size is 11" x 17".
- Description and evidence that demonstrates consistency with the criteria listed in Section 17.14.060 of the Davenport Municipal Code.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- Required fee - \$200.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:**(1) Application:**

- Prior to submission of the application for the hardship variance, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the hardship variance process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Zoning Board of Adjustment public hearing:

- Planning staff will send a public hearing notice to surrounding property owners.

(3) Zoning Board of Adjustment's consideration of the hardship variance:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Zoning Board of Adjustment.
- The Zoning Board of Adjustment will hold a public hearing and vote on the request.

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.060 of the Davenport Municipal Code:

The strict application of the terms of this Ordinance will result in hardship unless the specific relief requested is granted.

2022 and 2028 Warren Street are under common ownership. The house is located on 2028 Warren Street and 2022 Warren Street is a vacant, build-able lot. The footprint of the house is 1,762 square feet. Therefore, the property is entitled to a 1,762 square foot garage.

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The hardship variance, if granted, will not alter the essential character of the locality.

Careful consideration was given so that if constructed, the garage would not alter the essential character of the locality.

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SHARED

942.pdf



Sign In

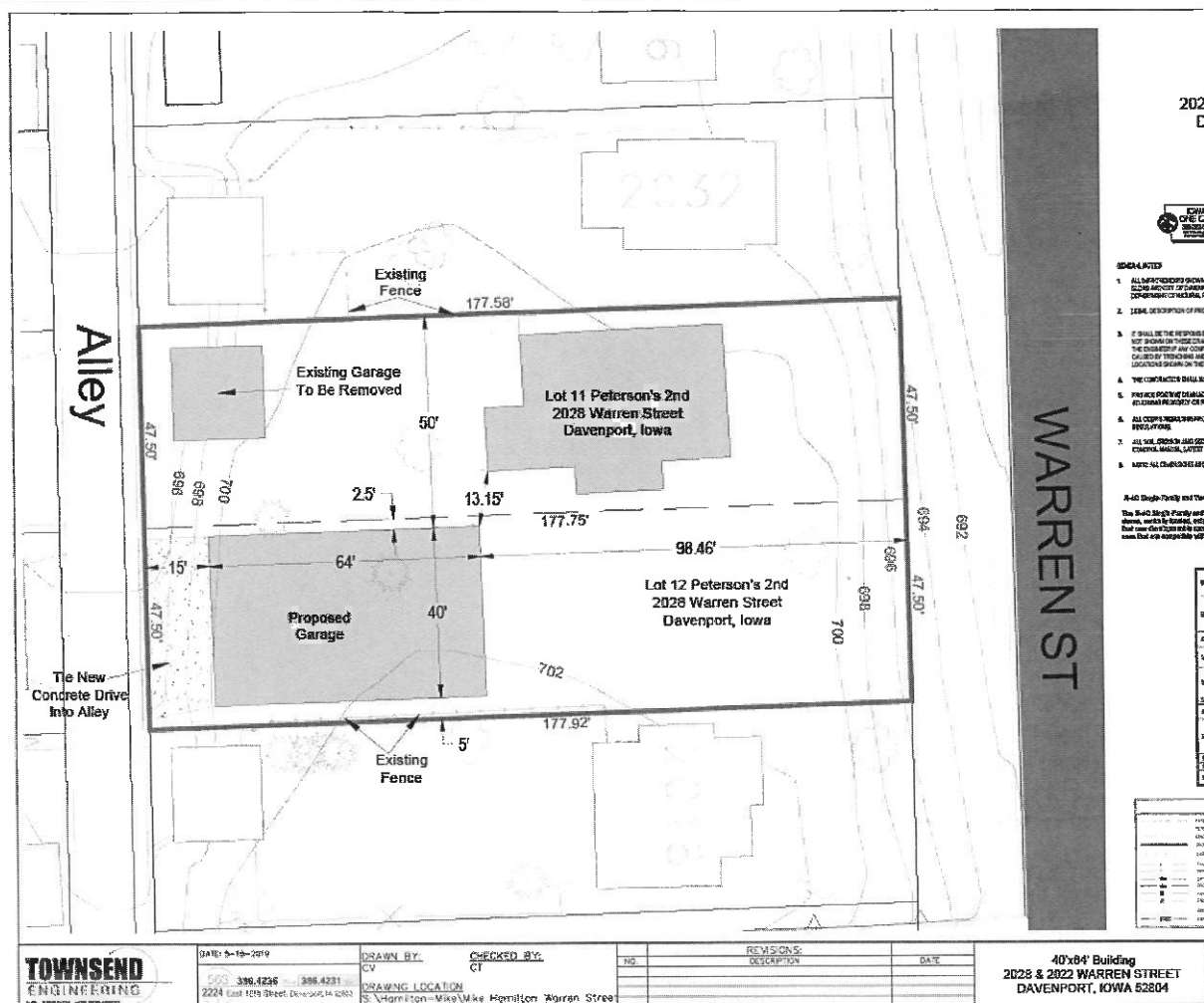
202
C

NOTES

1. ALL IMPROVEMENTS SHALL BE THE PROPERTY OF THE CITY OF DAVENPORT, IOWA.
2. THE CITY OF DAVENPORT, IOWA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IMPROVEMENTS.
3. THE CITY OF DAVENPORT, IOWA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IMPROVEMENTS.
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40'x64' Building
2028 & 2022 WARREN STREET
DAVENPORT, IOWA 52804

10'
20'
30'
40'
50'
60'
70'
80'
90'
100'



1 / 1





SHARED

941.pdf



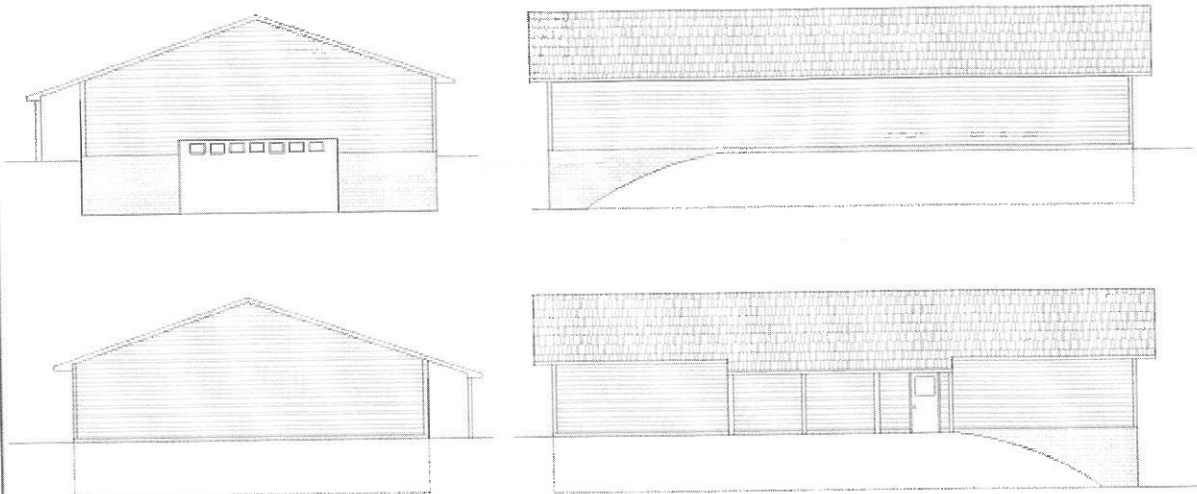
Sign In



GARAGE ELEVATIONS

MICHAEL HAMILTON
2026 & 2022 WARREN STREET
DAVENPORT, IOWA 52804

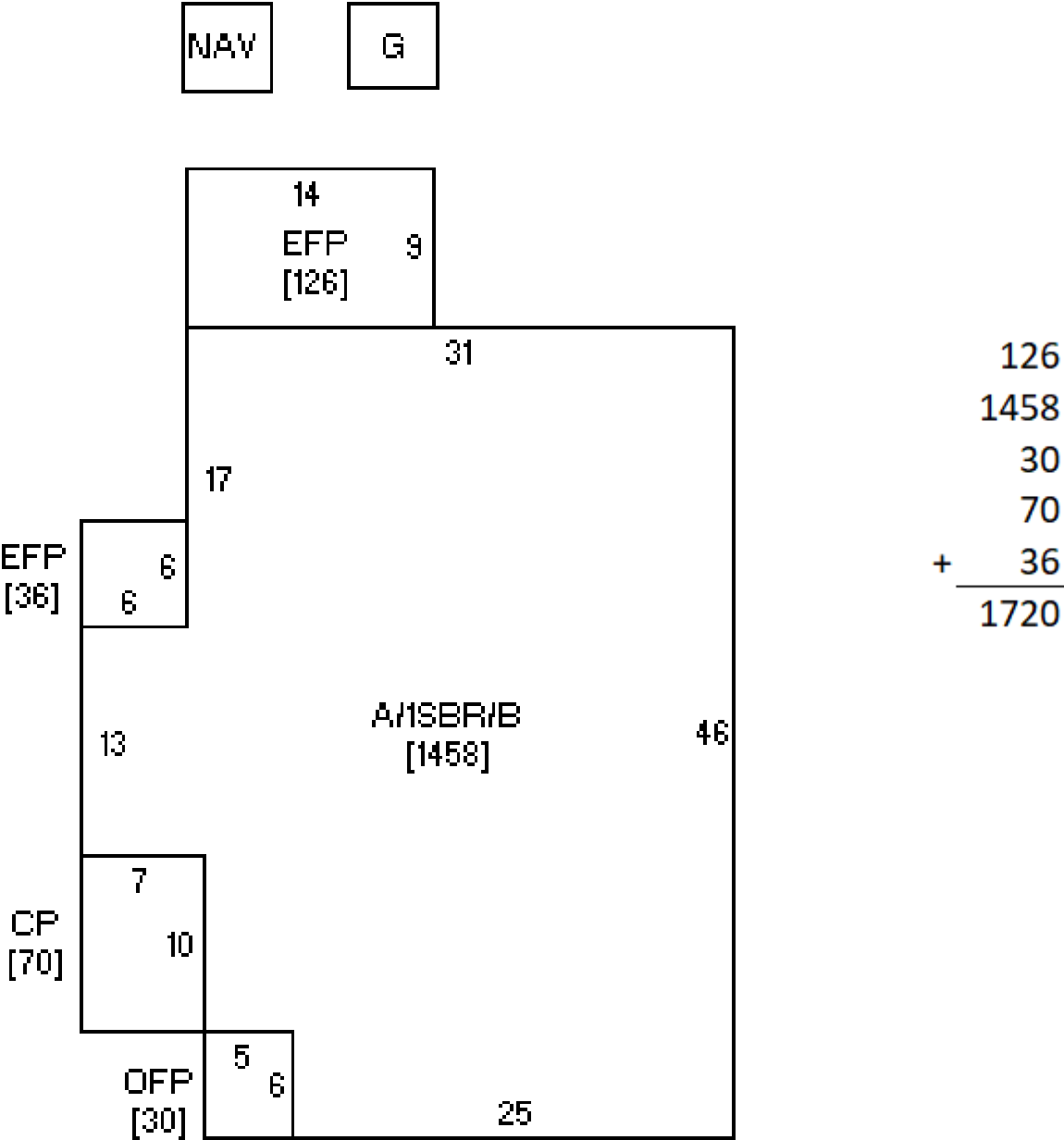
40'x64' Building



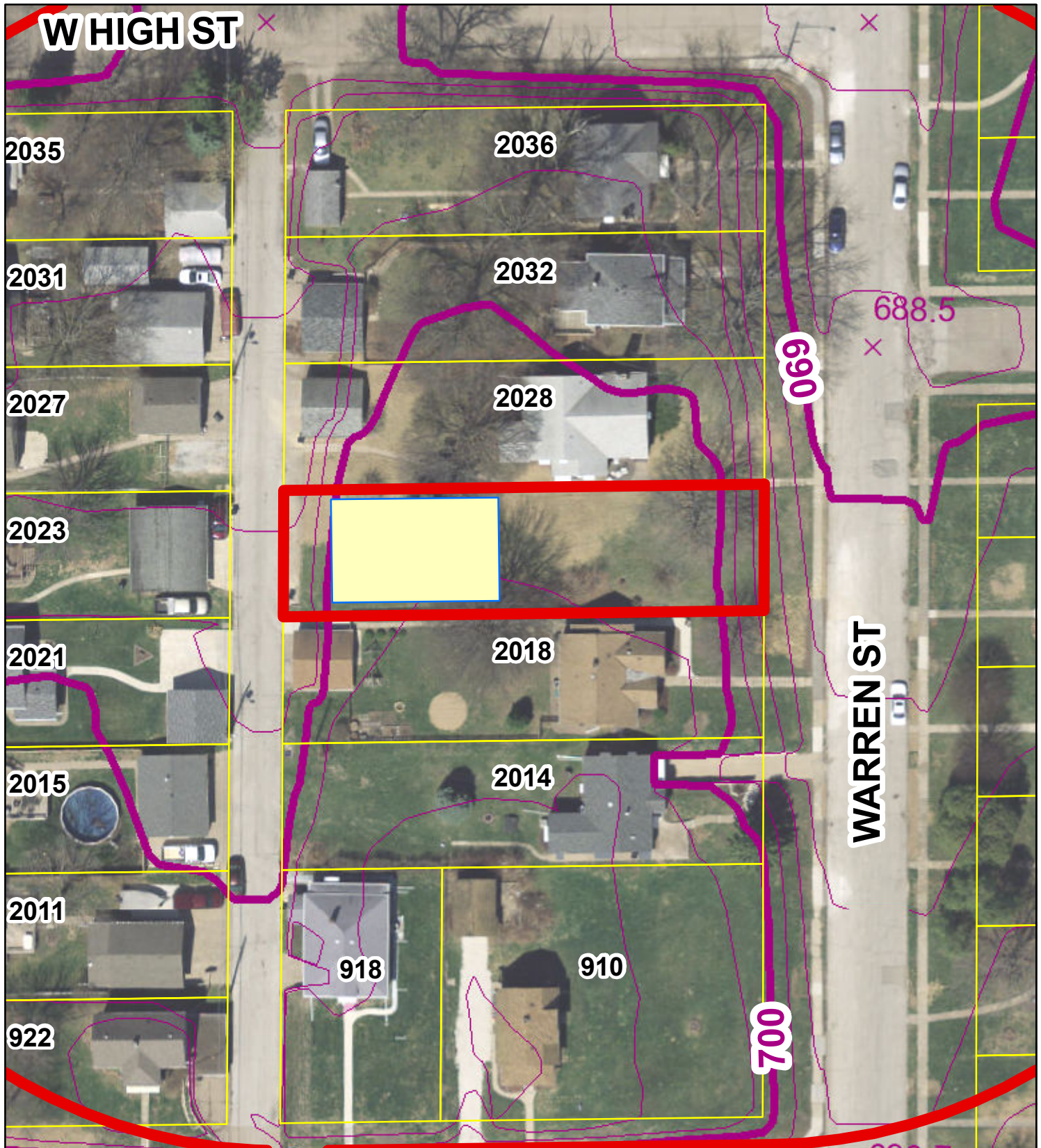
TOWNSEND ENGINEERING P.C. 10000, Davenport, IA	DATE: 7-10-2019 PROJECT: 2026 & 2022 WARREN STREET 2026 & 2022 WARREN STREET - IOWA	DRAWN BY: TOWNSEND CHECKED BY: TOWNSEND DATE: 7-10-2019	PROJECT LOCATION: 2026 & 2022 WARREN STREET DAVENPORT, IOWA 52804	PROJECT NO.: 2026 & 2022 WARREN STREET DAVENPORT, IOWA 52804	PROJECT NAME: 40'x64' Building 2026 & 2022 WARREN STREET DAVENPORT, IOWA 52804	PROJECT ADDRESS: MICHAEL HAMILTON 2026 & 2022 WARREN STREET DAVENPORT, IOWA 52804



2028 Warren Street Tax Record – House Footprint: 1,720 square feet



Contour Map



0 100 200 Feet

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.





**PUBLIC HEARING NOTICE
ZONING BOARD OF ADJUSTMENT
CITY OF DAVENPORT**



Public Hearing Details:

Date: 6/13/2019

Ward: **4th Ward**

Time: 4:00 PM

Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa

Subject: Public hearing for a Hardship Variance before the Zoning Board of Adjustment

Case #: HV19-08

To: All property owners within 200 feet of the subject property located at **2022 Warren Street.**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a Hardship Variance. The purpose of the Hardship Variance is to grant permission to waive or alter a size or dimension requirement of the zoning ordinance.

Request Description

Request HV19-08 of Michael Hamilton at 2022 Warren Street for a hardship variance to exceed the allowed detached garage size by 49 % with a 40' x 64' (2,560 sq. ft.) garage. The property is zoned "R-4C" Central Residential District.

Section 17.09.030.A.6. allows for detached accessory garages to equal the footprint of the dwelling in this district. The property has a dwelling of 1,720 square feet. [4th Ward]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. For projects requiring a Building Permit the applicant may contact the Permit office (563-326-7765) the next Business day.

Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

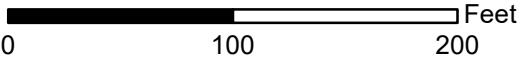
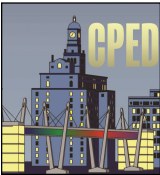
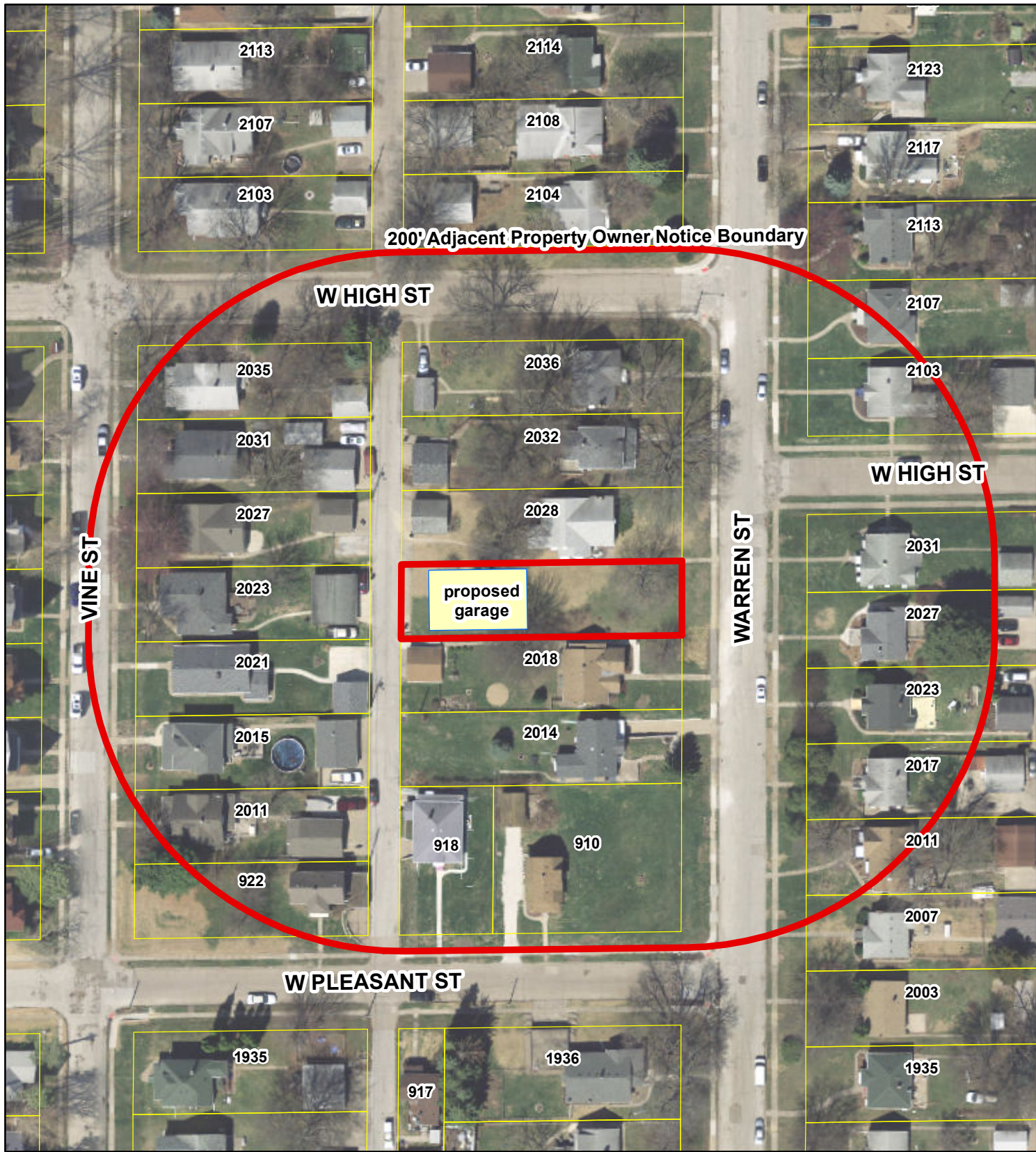
If you have any questions on this request, or if you need accommodations for any reason, please contact Scott Koops, AICP, the case planner assigned to this project at sek@ci.davenport.ia.us or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

2022 Warren St - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	2022 WARREN ST	MICHAEL HAMILTON	2028 WARREN ST	DAVENPORT IA 52804
Ward/Ald:	4th Ward	Alderman Ambrose		21 Notices Sent
B0062-04	2017 WARREN ST	ACME DEVELOPMENT LLC	PO BOX 4622	DAVENPORT IA 52808
B0051-10	2103 WARREN ST	ALEAH N WOLKING	2103 WARREN ST	DAVENPORT IA 52804
B0050-04	2036 WARREN ST	ARDELL C HAWLEY TRUST	1369 TAFT PL APT #2	HAMILTON OH 45013
B0051-08	2113 WARREN ST	BRYNNA DOLAN	2113 WARREN ST	DAVENPORT IA 52804
B0050-21	2035 VINE ST	CECILIA A BRAAM TRUST	2035 VINE ST	DAVENPORT IA 52804
B0063-55	2014 WARREN ST	DANIEL J ADAMS	2014 WARREN ST	DAVENPORT IA 52804
B0062-05	2011 WARREN ST	DAVID C KISNER	2011 WARREN ST	DAVENPORT IA 52804
B0050-23	2027 VINE ST	DEBORAH J GEISLER	2027 VINE ST	DAVENPORT IA 52804
B0050-24	2023 VINE ST	ERIC E SCHNAUBER	2023 VINE ST	DAVENPORT IA 52807
B0063-34	922 W PLEASANT ST	ERIN MAHR	922 W PLEASANT ST	DAVENPORT IA 52804
B0063-54	910 W PLEASANT ST	FITZ PROPERTIES LLC	3835 KATHLEEN WAY	DAVENPORT IA 52807
B0063-33	2011 VINE ST	GARY S WEATHERLY	2011 VINE ST	DAVENPORT IA 52804
B0063-56	2018 WARREN ST	MOLLY L KEIM	2018 WARREN ST	DAVENPORT IA 52804
B0062-06	2007 WARREN ST	OTIS B RATEKIN JR	2007 WARREN ST	DAVENPORT IA 52804
B0063-31	2021 VINE ST	RUTH E BENDFELDT	2021 VINE ST	DAVENPORT IA 52804
B0062-03	2023 WARREN ST	SCOTT REVOCABLE TRUST	2023 WARREN ST	DAVENPORT IA 52804
B0063-32	2015 VINE ST	STEVEN C LEWTON	2015 VINE ST	DAVENPORT IA 52804
B0063-53	918 W PLEASANT ST	THOMAS G MENES	918 W PLEASANT ST	DAVENPORT IA 52804
B0051-09	2107 WARREN ST	THOMAS J BRUTY	2107 WARREN ST	DAVENPORT IA 52803
B0062-01	2031 WARREN ST	WHEEL HOUSE PROPERTIES	5122 W KIMBERLY RD	DAVENPORT IA 52806
B0050-03	2032 WARREN ST	WILLIAM J GLEESON	1509 SHAMROCK DR	DAVENPORT IA 52807
B0062-02	2027 WARREN ST	WILLIAM J GLEESON		

Zoning Board of Adjustment: Adjacent Property Owner Notice Area



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Legend

 200' Notice Boundary



City of Davenport
Zoning Board of Adjustment

Department: CPED
Contact Info: Scott Koops, Planner II, AICP
sek@ci.davenport.ia.us

Date
6/13/2019

Subject:
Tom Thomas - HV19-07/518 Brown St to discuss removing item HV19-07 from the table.

ATTACHMENTS:

Type	Description
▣ Exhibit	Plan

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	6/7/2019 - 10:00 AM

New Site Plan 5/30/19

