



MINUTES
City of Davenport
Zoning Board of Adjustment
June 13, 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, Lee, and Hart

Board Member excused: Strayhall, Cochran (Cochran was present to here HV19-08 in its entirety)

Staff present: Koops, Hoyt

I. Secretary's Report:

The minutes of the 5-23-2019 were approved by voice vote.

II. Old Business:

None.

III. New Business:

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]

Request

Koops presented the staff report.

One comment opposed to the request was received.

Recommendation and Findings of Fact

Findings: (Per the staff report)

- 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.

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

Motion:

A motion to approve the request was made by Reistroffer and seconded by Lee. Motion to approve carried failed and the request was denied. (1-3):

Cochran, yes; Lee, no; Reistroffer, no; and Hart, no.

IV. Other Business

Motion:

A motion remove HV19-07 for 518 Brown Street was made and carried unanimously. The item will be on the June 27th ZBA Public Hearing Agenda.

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

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:42 pm.