



MINUTES

Zoning Board of Adjustment

June 8, 2023



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: Galliart, Boyd-Carlson, Loebach, Bloemker, & Darland.

Excused: none.

Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved unanimously for the 2023-04-13 ZBA Hearing by voice-vote (5-0).

III. Old Business:

None.

IV. New Business:

A. Request HV23-10 of Silverstar Car Wash at 1922 N Division St for a hardship variance to locate the properly screened dumpster north of the proposed building in the Pleasant Street corner side yard, approximately where the former alley was located in the northwest corner of the new parcel. Section 17.09.030.Q. prohibits dumpsters within the front or corner side yard. [Ward 4]

Koops presented the staff report.

Findings: (supported by the staff report analysis)

1. zoning code does result in hardship as applied for the proposed use;
2. physical and topographical conditions of the site do limit the use;
3. unique circumstance has been established;
4. protection of essential character has been established;

Recommendation:

Staff recommends that Board adopt staff's findings and approve request HV23-10 subject to the following condition:

The refuse enclosure area shall meet all City standards for screening (as the petitioner has proposed).

Motion

Galliart moved to adopt staff's findings and approve request HV23-10 as conditioned; Bloemker seconded the motion and the motion carried unanimously. (5-0)

Boyd-Carlson, yes; Loebach, yes; Bloemker, yes; Galliart, yes; and Darland, yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:21 p.m.