



MINUTES
City of Davenport
Zoning Board of Adjustment
June 8, 2017



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: Lee, Strayhall, and Reistroffer and Woodard.

Staff present: Ryan Rusnak.

I. Secretary's Report:

Consideration of the minutes from the May 11, 2017 public hearing (there was no meeting on May 25, 2017 due to a lack of business).

Motion:

Motion by Reistroffer, second by Woodard to approve the May 11, 2017 minutes. Minutes were approved unanimously (5-0) by voice vote.

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

II. Old Business:

None.

III. New Business:

1. Request HV17-07 of Genesis Health System at 3200 West Kimberly Road for the following hardship variances:

10 feet from the required 35 foot front yard setback for a building; and
18 feet from the required 25 foot rear yard setback for a parking lot.

Property is zoned "PDD" Planned Development District.

Section 17.32.030A.1 of the Davenport Municipal Code requires a minimum 25 front yard setback for buildings with one foot of additional setback for each one foot of building height over 25 feet. Section 17.32.030A.3 requires a 25 foot rear yard setback for parking lots when adjacent to residential zones.

Rusnak presented the staff report. He stated that staff sent out notices to 22 surrounding property owners. To date, staff has not received any letters of objection. A letter in favor of the request was received from Grace Brethren Church.

Rusnak stated that it is staff's opinion that the request has not achieved consistency with item #1 – reasonable return and item #2 – unique circumstances. Therefore, staff cannot recommend approval of the request as proposed.

Attorney Richard Davidson and representatives of Genesis Health system presented rational for approval of the variance.

Motion:

Motion by Reistroffer, second by Strayhall to approve HV17-07 (10 feet from the required 35 foot front yard setback for a building) as presented. Motion was approved by roll call vote 4-1 – Hart voting no).

Motion by Reistroffer, second by Strayhall to approve HV17-07 (18 feet from the required 25 foot rear yard setback for a parking lot) as presented. Motion was approved by roll call vote 4-1 – Hart voting no).

IV. Adjourn

Meeting adjourned at 5:02 pm.