



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.