



MINUTES
City of Davenport
Zoning Board of Adjustment
May 11, 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. Woodard was excused.

Staff present: Scott Koops and attorney Chris Jackson.

I. Secretary's Report:

Minutes for the April 13, 2017 Meeting were unanimously approved by voice vote.

II. Old Business:

None.

III. New Business:

- 1. Request HV17-05 of Brad Witt at 5323 West Kimberly Road for a hardship variance to encroach into the required front yard setback and be 20 feet from the front property line with a proposed building addition (living space and garage) which will be located on the west side of the existing dwelling. Property is zoned "A-1" Agricultural District.**

Section 17.42 of the Davenport Municipal Code requires a 50-foot front yard setback in an Agricultural District. Similar "R-1" Districts require a 30-foot front yard setback.

Koops presented the staff report.

Recommendation and Findings of Fact

Items #1 reasonable return has been not been met for the granting of a hardship variance. Staff cannot recommend approval of the request.

The petitioner stated their case for the request. Staff stated that a 25-foot setback would be more compatible with the neighborhood.

Motion:

Strayhall moved to approve the request with a 25-foot front yard setback (rather than the proposed 20-foot setback), seconded by Woodard; the motion carried and was approved unanimously (4-0) by roll call vote.

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

- 2. Request HV17-06 of Linda Dierks at 4440 West 60th Street for a hardship variance to construct a second detached accessory structure (garage measuring 33' x 54', being 1,782 sq. ft.) that would result in the property exceeding the allowed accessory area for the property by 1,929 square feet. Property is zoned R-1 Low Density Dwelling District and has an existing accessory building of 2,560 square feet and a dwelling of 2,413 square feet. The property was previously zoned "A-1" Agricultural District.**

Section 17.10.030 G allows for the total of all accessory buildings not to exceed 100% of the living area of the dwelling. The subject property allows for 2,413 square feet of accessory buildings.

Koops presented the staff report.

Recommendation and Findings of Fact

Items #1 reasonable return has been not been met for the granting of a hardship variance. Staff cannot recommend approval of the request.

The petitioner stated their case for the request.

Strayhall moved to approve the request as proposed, seconded by Woodard; the motion carried and was approved unanimously (4-0) by roll call vote.

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

IV. Adjourn.

The meeting was adjourned at 4:31 pm.