MINUTES
City of Davenport
Zoning Board of Adjustment
April 25, 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, Reistroffer, and Hart
Board Member excused: none

Staff present: Koops, Hoyt

I. Secretary's Report:

The minutes of the 4-11-2019 were approved, subject to one change (Lynn was excused; Reistroffer was present), by voice vote.

II. Old Business:

None.

III. New Business:

Request HV19-05 of Kirk Whalen on behalf of HOA at 4401 Elmore Avenue for a hardship variance to reduce the required parking for the proposed hotel. Proposed plans provide 118 parking spaces for the 108 room hotel. The property is zoned "C-3" General Commercial District.

Section 17.10.040, Table 17.10-2 of the Davenport Municipal Code requires 162 parking spaces for a 108 room hotel. [6th Ward; Ald. Clewell]

Request

Koops presented the staff report.

No comments were opposed to the request.

Recommendation and Findings of Fact

<u>Recommendation:</u>
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 approve the request was made by Strayhall and seconded by Cochran. Motion to approve carried unanimously. (5-0):

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

Request HV19-06 of Kirk Whalen on behalf of HOA at 4401 Elmore Avenue for a hardship variance to exceed the allowed height for the proposed hotel. Plans indicate a building height of 58 feet. The property is zoned “C-3” General Commercial District.

Section 17.05.030, Table 17.05-1 of the Davenport Municipal Code allows a maximum building height of 50 feet for property zoned “C-3”. [6th Ward; Ald. Clewell]

Request
Koops presented the staff report.

No comments were opposed to the request.

Recommendation and Findings of Fact
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 approve the request was made by Strayhall and seconded by Cochran. Motion to approve carried unanimously. (5-0):

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

IV. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:37 pm.