



MINUTES
City of Davenport
Zoning Board of Adjustment
April 13, 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 March 23, 2017 Meeting were unanimously approved by voice vote.

II. Old Business:

None.

III. New Business:

- 1. Request HV17-04 of James Lamont at 4921 Ricker Hill Road for a hardship variance to construct a second detached garage 28' x 32' (896 sq. ft.) that would exceed the allowed number of garages for this property (also one garage is required to be attached) and exceeds the allowed detached garage area by 315.5 sq. ft. Property is zoned R-1 Low Density Dwelling District and has 1,326 square feet of living area, 19,620 square feet of lot area, and an existing two-car detached garage (414 square feet; 18' x 23').**

Section 17.10.030 G allows for detached garages up to 75% of the living area of the principal building and only one garage on lots less than 20,000 square feet. The subject property allows for 994.5 square feet of garage area.

Koops presented the staff report.

Recommendation and Findings of Fact

Items #1 reasonable return, and #2 unique circumstances, have 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. The stated that they would be willing to convert the existing garage into a storage shed with 3 three-foot man doors.

Motion:

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

Lee, yes; Strayhall, yes; and Reistroffer, yes

IV. Other Business.

Election of Officers

Motion:

Strayhall moved to elect Hart as Chairman, seconded by Reistroffer. The motion was approved unanimously (3-0) by roll call vote.

Lee, yes; Strayhall, yes; and Reistroffer yes.

Motion:

Strayhall moved to elect Reistroffer as Vice Chairman, seconded by Hart. The motion was approved unanimously (3-0) by roll call vote.

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

IV. Adjourn.

The meeting was adjourned at 4:20 pm.