



MINUTES
City of Davenport
Zoning Board of Adjustment
April 12, 2018



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: Strayhall, Reistroffer, Woodard, and Hart

Board Member excused: Lee

Staff present: Koops

I. Secretary's Report:

The minutes of the March 8, 2018 meeting were approved.

II. Old Business:

None.

III. New Business:

Request SUP18-01 of Mark Witte at 2802 East Locust Street for a Special Use Permit construct a 6-foot tall privacy fence within the secondary front yard setback. The property is zoned "R-4" Moderate Density Dwelling District.

Section 17.42.090.A.3 of the Davenport Municipal Code requires fences constructed within the secondary front yard to obtain a Special (conditional) Use Permit. [6th Ward/Ald. Clewell]

Koops presented the staff report.

No comments either in favor of or opposed to the request were received by staff.

Recommendation and Findings of Fact

Staff presented the recommendation to the Board.

Conditions of the Permit have been met. Staff recommends approval of the request.

The petitioner provided an overview of the project and answered the Board's questions.

No one spoke in opposition to or in favor of the request.

Motion:

A motion approve the request was made by Strayhall and seconded by Woodard. Motion to approve carried unanimously. (4-0):

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

Request SE18-01 of Patrice Boehler on behalf of HOA Development, LLC (for a Dollar General) at 7510 Northwest BLVD for a Special Exception to reduce the required parking of the retail store from 39 to 30 off-street parking spaces. The proposed building contains 5,686 square feet of gross sales area. Property is zoned "M-1" Light Industrial District.

Section 17.44.010.22 of the Zoning Ordinance requires one (1) parking space for each one hundred (100) square feet of gross sales area for buildings containing up to two thousand (2,000) square feet, plus one (1) parking space for each two hundred (200) square feet of gross sales area over two thousand (2,000) square feet but less than twenty thousand (20,000) square feet. [8th Ward/Ald. Tompkins]

Koops presented the staff report.

No comments either in favor of or opposed to the request were received by staff.

Recommendation and Findings of Fact

The proposed request meets the requirements for the granting of a Special Exception. Staff recommends approval of the request.

The petitioner's representative provided an overview of the project and answered the Board's questions.

No one spoke in favor of the request.

John Ryan spoke in opposition to the request, stating that the area was too congested as it is already, and that the electrical service box at the corner of the street is too close to the intersection.

The Board asked staff to have the city Traffic Division look into the traffic concerns related to Mr. Ryan's comments.

Motion:

A motion approve the request was made by Strayhall and seconded by Reistroffer. Motion to approve carried unanimously. (4-0):

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

IV. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:25 pm.