



**MINUTES**  
**City of Davenport**  
**Zoning Board of Adjustment**  
**April 11, 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 3-14-2019 special meeting were approved by voice vote.

**II. Old Business:**

None.

**III. New Business:**

**Request**

Request HV19-03 of Matt Jacobs on behalf of Swift Hospitality at 3750 Market Square CIR for a hardship variance to reduce the required parking for the proposed hotel. Proposed plans provide 107 parking spaces for the 96 room hotel. The property is zoned "C-2" Corridor Commercial District.

Section 17.10.040, Table 17.10-2 of the Davenport Municipal Code requires 144 parking spaces for a 96 room hotel. [6th Ward; Ald. Clewell]

Koops presented the staff report.

One comment was given opposed to the request.

**Recommendation and Findings of Fact**

Staff presented the recommendation to the Board.

Findings: (Per the analysis above)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical surroundings imposing hardship has been established;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

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.

One person spoke in opposition to the request.

**Motion:**

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

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

**Request**

Request HV19-04 of Matt Jacobs on behalf of Swift Hospitality at 3750 Market Square CIR for a hardship variance to exceed the allowed height for the proposed hotel. Plans indicate a building height of 48 feet, 5 inches. The property is zoned "C-2" Corridor Commercial District.

Section 17.05.030, Table 17.05-1 of the Davenport Municipal Code allows a maximum building height of 45 feet for property zoned "C-2". [6<sup>th</sup> Ward; Ald. Clewell]

Koops presented the staff report.

One comments in opposition to the request were received by staff.

**Recommendation and Findings of Fact**

Staff presented the recommendation to the Board.

Staff presented the recommendation to the Board.

Findings: (Per the analysis above)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical surroundings imposing hardship has been established;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

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.

One property owner spoke in opposition to the request.

**Motion:**

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

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

#### **IV. Adjourn**

The meeting adjourned unanimously by voice vote at approximately 4:52 pm.