



MINUTES

Zoning Board of Adjustment

March 23, 2023



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:01 p.m.

Board Members present (4): Galliard, Bloemker, and Darland.
Excused: Boyd-Carlson (SL); Absent: Loebach (unable to attend)
Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved unanimously for the 2023-03-09 ZBA Hearing by voice-vote (3-0), as amended, removing the word "(remote)" and correcting the spelling of a name.

III. Old Business:

None.

IV. New Business:

A. Request HV23-06 of Thomas Jacobson at 6436 Woodland Court for a Hardship Variance to encroach into the front yard of a through lot (double frontage lot) with a 26' x 36' detached garage located near the northwest corner of the dwelling. Section 17.09.030.K. & A.5. prohibit accessory structures in the front yard. Section 17.02.040.P.7. requires through lots to meet both front yards setbacks. [Ward 6]

Koops presented the staff report.

Findings: (supported by the staff report analysis)

1. arguably the ordinance has created a certain type of hardship;
2. physical and topographical conditions on site do limit development;
3. unique circumstance has been established;
4. protection of essential character has been established;

Recommendation:

Approval standards appear to have been met. Staff recommends that Board adopt staff's findings and approve request HV23-06 as proposed.

Motion

Galliard moved to adopt staff's findings and approve request HV23-06 as proposed; Bloemker seconded the motion and the motion carried unanimously. (3-0)

Galliard, yes; Bloemker, yes; and Darland, yes.

B. Request HV23-07 of Vera French Manor at 215 East 37th Street for a hardship variance to reduce parking requirements by providing approximately 1.3 parking spaces per dwelling unit. Davenport Municipal Code Table 17.10-2 requires 1.5 parking spaces per residential dwelling unit. [Ward 7]

Koops presented the staff report.

Findings: (supported by the staff report analysis)

1. ordinance hardship has been established;
2. Item #2 physical and topographical conditions on site do limit reasonable site usage;
3. unique circumstance has been established;
4. protection of essential character has been established;

Recommendation:

Approval standards appear to have been met. Staff recommends that Board adopt staff's findings and approve request HV23-07 as proposed; approval standards have been met.

Motion

Gallart moved to adopt staff's findings and approve request HV23-06 as proposed; Bloemker seconded the motion and the motion carried unanimously. (3-0)

Gallart, yes; Bloemker, yes; and Darland, yes.

V. Other Business

Bylaws and Rules of Procedure were approved unanimously (3-0), correcting the date to March 23, 2023, as moved by Gallart, and seconded by Bloemker.

Bloemker, yes; Gallart, yes; and Darland, yes.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:27 p.m.