



MINUTES
City of Davenport
Zoning Board of Adjustment
March 14, 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 1-10-2019 and 3-12-2019 special meeting were approved.

II. Old Business:

None.

III. New Business:

Request

Request HV19-01 of Galesburg Sign on behalf of Monson T-n-T at 4315 Wapello Avenue for two Hardship Variances: an increase the height for a freestanding sign, and an increase in allowed area for a freestanding sign. The proposed sign will be 80 feet tall and 400 square feet. The property is zoned "I-2" Heavy Industrial District.

Section 17.12.060 of the Davenport Municipal Code limits freestanding signs in the "I-2" District to 25 feet in height, and 100 square feet in area. [1st Ward; Ald. Dunn]

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.

Findings: (Per the analysis above)

- Item #1 application of the ordinance creating hardship has not been established;
- Item #2 physical surroundings imposing hardship has not been established;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has not been established;

Recommendation:

Staff recommends denial of the request as the application does not meet any of the approval standards for a hardship variance.

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 Cochran and seconded by Strayhall. Motion to approve failed with none in favor of the request. (0-4):

Lee, no; Cochran, no; Strayhall, no; and Hart, no.

Request

Request HV19-02 of Calvin Shwarz on behalf of Sharonanne Dilley at 5526 Delton Drive for a hardship variance to encroach into the rear yard by 6 feet with an enclosed addition. The addition was originally planned as an open deck and will be 14 feet from the rear (north) property line. The property is zoned "R-4" Single/Two Family Residential District.

Section 17.04.030 of the Davenport Municipal Code requires a rear yard setback of 20% of the lot depth. [1st Ward; Ald. Dunn] Section 17.12.060 of the Davenport Municipal Code limits freestanding signs in the "I-2" District to 25 feet in height, and 100 square feet in area. [1st Ward; Ald. Dunn]

Koops presented the staff report.

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

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 not been established;
- Item #2 physical surroundings imposing hardship has not been established;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has been confirmed;

Recommendation:

Staff cannot recommend approval of the request as the application has not met all the approval standards for a hardship variance.

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

Three property owners spoke in opposition to the request.

Motion:

A motion approve the request was made by Cochran and seconded by Strayhall. Motion to approve failed with none in favor of the request. (0-4):

Lee, no; Cochran, no; Strayhall, no; and Hart, no.

IV. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:24 pm.