



MINUTES
Zoning Board of Adjustment
March 9, 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, Boyd-Carlson, Loebach, and Darland.
Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved unanimously for the 2023-02-09 ZBA Hearing by voice-vote (4-0).

III. Old Business:

None.

IV. New Business:

A. Request HV23-05 of Hope at the Brick House Community Center at 1431 Ripley Street for a hardship variance to:

1) exceed the maximum building coverage of the lot with a 1,400SF building addition which will cover 43% of the lot;

2) locate the proposed building addition five (5) feet into the buffer yard (and with a sidewalk approximately four (4) feet from the south lot line; and

3) to provide required off-street parking across the street from the use.

Table 17.04-1 allows a maximum building coverage of 35%, Section 17.11.080 requires a 15-foot buffer yard with fencing and landscaping, and Table 17.10-2. requires three (3) off-street parking spaces on site. Property is zoned R-4C Residential. [Ward 5]

Koops presented the staff report.

Findings: (supported by the staff report analysis)

1. ordinance hardship has been established;
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:

Staff recommends that Board adopt staff's findings and approve request HV23-05 as proposed.

Motion

Gallart moved to adopt staff's findings and approve request HV23-05 as proposed; Boyd-Carlson seconded the motion and the motion carried unanimously. (4-0)

Loebach, yes; Gallart, yes; Boyd-Carlson, yes; and Darland, yes.

V. Other Business

No other business appeared on the agenda. Staff will present Bylaws and Rules of Procedure for consideration at the next regularly scheduled ZBA meeting.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:28 p.m.