



MINUTES
City of Davenport
Zoning Board of Adjustment
March 9, 2017



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.

Call to Order

Vice Chairman Reistroffer 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: Lee, Strayhall, and Woodard. Hart was excused.

Staff present: Matt Flynn, Scott Koops and attorney Chris Jackson.

I. Secretary's Report:

Minutes for the February 23, 2016 Meeting were unanimously approved by voice vote.

II. Old Business:

- 1. Request HV17-01 of Jasveer Saini at 1802 West 7th Street for a Hardship Variance to allow a second dynamic display sign. The property is zoned "C-2" General Commercial District.**

Section 17.45.051.B of the Davenport Municipal Code limits a property to one dynamic display sign per lot.

Flynn presented the staff report.

Recommendation and Findings of Fact

In staff's opinion criteria 1, 2, 3 have not been met. Criteria 4 and 5 have been met. Criteria 6, 7, and 8 cannot be determined. All criteria must be met in order to grant a hardship variance. Staff recommends denial of the request.

The petitioner stated their case for the request.

Motion:

Strayhall moved to approve the request, seconded by Woodard. The motion was approved unanimously (4-0) by roll call vote.

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

III. New Business:

- 2. Request HV17-02 of Rodger Dengler at 2806 North Gayman Avenue for a hardship variance to construct a second detached garage 24' x 30' (720 sq. ft.) that would exceed the allowed number of garages for this property. Property is zoned R-4 Moderate Density Dwelling District and has 1,256 square feet of living area, 15,150 square feet of lot area, and one existing single-car attached garage (288 square feet).**

Section 17.16.030 B.1. Permitted Uses allows for attached garages up to 40% of the living area of the principal building and only one garage on lots less than 20,000 square feet. The subject property allows for 720 square feet for a detached garage at a maximum and only one garage.

This request was tabled unanimously (4-0) at the request of staff by voice vote.

3. **Request HV17-03 of Mount Olive Church of God in Christ at 1020 Ripley Street for a hardship variance to encroachment of 10 feet into the required front yard setback being 15 feet from the 11th Street property line with a 29' x 10' building addition. The property is zoned "C-2" General Commercial District and "R-6M" High Density Dwelling District.**

Section 17.42.010 of the Davenport Municipal Code requires a 25-foot front yard setback for the principal structure and any additions to the principal structure.

Koops presented the staff report.

Staff stated that notices were sent to 22 property owners within 200 feet of the subject property. Staff received 1 letters in support of the request which has been presented to the Board.

Recommendation and Findings of Fact

Criteria **#1 Reasonable return** appears not to have been met for a hardship determination. Staff cannot recommend approval of the request.

The petitioner addressed the Board and reiterated the request. The need for the addition is specifically tied to the locations has it is the only area in the church sanctuary that allows for the additional choir space that is necessary for the church.

Lee asked about the training wall and the slope between the sidewalk and the proposed addition. The petitioner addressed her questions.

Motion:

Strayhall moved to approve the request, seconded by Woodard. The motion was approved unanimously (4-0) by roll call vote.

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

IV. Adjourn.

The meeting was adjourned at 4:50 pm.