



MINUTES
City of Davenport
Zoning Board of Adjustment
March 8, 2018



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: Strayhall, Reistroffer, Woodard, and Hart

Board Member excused: Lee

Staff present: Koops

I. Secretary's Report:

The minutes of the February 22, 2018 meeting were approved.

II. Old Business:

Request HV18-01 of Ryan Uhle at 2906 West 47th Street for a hardship variance to construct a detached accessory structure measuring 24' x 36', which would result in the property exceeding the allowed accessory area for the property by 280 square feet. Property is zoned R-4 Moderate Density Dwelling District. [2nd Ward/Ald. Dickmann]

Section 17.10.030 B. and 17.42.080 A. allows for the total of all accessory buildings not to exceed 100% of the living area of the dwelling. The subject property allows for 864 square feet of accessory buildings and 720 square feet of garage area.

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.

Items #1 reasonable return, and #2 unique circumstances, have been not been met for the granting of a hardship variance. Staff cannot recommend approval of the request.

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 Strayhall and seconded by Reistroffer. Motion to approve carried. (3-1):

Woodard, yes; Strayhall, yes; Reistroffer, yes; and Hart, no.

III. New Business:

None.

IV. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:15 pm.