



MINUTES
City of Davenport
Zoning Board of Adjustment
March 5, 2020



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

Call to Order

Chairman Reistroffer called the Zoning Board of Adjustment meeting to order in the Community Planning Room at the Davenport Police Station, Davenport, Iowa at 4:02 p.m.

Board Members present: Loebach, Strayhall, Cochran, Quinn, and Reistroffer.

Board Members excused: None.

Staff present: Hoyt and Koops

I. Secretary's Report:

No minutes were available for the 2-27-20 meeting.

II. Old Business:

None.

III. New Business:

- A) Request SU20-01 of Dr. Bradley Burt for a Special Use approval in order to construct a car wash at 6110 Elmore Avenue, within the C-E, Elmore Corners Zoning District. [Ward 6]**

Koops presented the staff report and the Findings/Recommendation to the Board.

No written or verbal comments were submitted against the request; several persons spoke in favor of the request.

Findings & Staff Recommendation:

Findings:

The location/design/construction of the proposed use meets the requirements of a Special Use.

Recommendation:

Staff recommends approval of the request.

Motion

Strayhall moved to approve the request, seconded by Quinn, and was approved unanimously. Strayhall yes; Cochran yes; Quinn yes; Loebach yes; and Reistroffer yes. (5-0)

- B) Request HV20-03 of Vera French Manor at 215 E 37th St for a hardship variance to reduce the required number of parking spaces from 1.5 parking spaces per unit to 1.1 parking spaces per unit. [Ward 7]**

Koops presented the staff report and the Findings/Recommendation to the Board.

No written or verbal comments were submitted (for or against).

Findings & Staff Recommendation:

Findings:

- Item #1 application of the ordinance creating hardship appears to have been met;

- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Staff recommends approval of the request as it meets the approval standards for a hardship variance.

Motion

A motion to approve the request was made by Cochran, seconded by Loebach, and was approved unanimously.

Quinn yes; Cochran yes; Loebach yes; Strayhall yes; and Reistroffer yes. (5-0)

IV. Other Business None.

V. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:37 pm.