



MINUTES
City of Davenport
Zoning Board of Adjustment
February 27, 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 4:05 p.m.

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

Board Members excused: Quinn.

Staff present: Hoyt and Koops

I. Secretary's Report:

The minutes of the 1-9-20 meeting were approved unanimously by voice vote.

II. Old Business:

- A) Request HV20-19 of ACME Sign on behalf of Five Below at 4026 E 53rd Street for a hardship variance to install an 87.79 square foot sign which will exceed the amount of allowed wall signage by 18.21 square feet. Section 17.12.060.I.4 allows a maximum sign area of 69.58 square feet for this commercial unit's wall sign. [Ward 6]

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:

Item #1 application of the ordinance creating hardship has been established;

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

Strayhall moved to approve the request, seconded by Cochran, and was approved unanimously.

Strayhall yes; Cochran yes; Loebach yes; and Reistroffer yes. (4-0)

III. New Business:

- A) Request HV20-02 of OneEighty.org at 1116 West 6th Street for a hardship variance to encroach into the required corner side yard with a proposed 50' by 72' garage/accessory structure which will be setback approximately 8' west of the Myrtle Street property line and 25' south of the alley property line. Section 17.11.090.K.4. requires the setback to be equal to the depth of the corner side yard when there is alley access (access to the structure must be from the alley). Section 17.02.030.P.4.a. defines a corner side yard as being located between the principal building and the corner side property line. [Ward 3]

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 Strayhall, seconded by Cochran, and was approved unanimously.

Cochran yes; Loebach yes; Strayhall yes; and Reistroffer yes. (4-0)

IV. Other Business None.

V. Adjourn

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