



MINUTES
City of Davenport
Zoning Board of Adjustment
February 22, 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: Woodard, Lee, Strayhall, and Hart

Board Member excused: Reistroffer

Staff present: Koops

I. Secretary's Report:

The minutes of the February 8, 2017 and January 25, 2018 meetings were approved.

II. Old Business:

Request HV17-12 of Randy Hughes at 1804 West 16th Street for a hardship variance to reduce the required the front yard setback for a primary dwelling from 19 feet to approximately three (3) feet from the secondary front yard (Wilkes Ave) property line with a room addition. The property is zoned "R-4" Moderate Density Dwelling District.

Section 17.42.040 A. of the Davenport City Code requires primary structures to maintain the established building line when the existing structure is within the required front yard setback. The existing setback is approximately 19 feet. Typical 'R-4' properties have a 25 foot front yard setback.

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.

The request has not met items #1 reasonable return, #2 unique circumstance or #3 essential character. Staff recommends denial of the hardship 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 Lee. Motion to approve carried unanimously. (4-0):

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

III. New 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 garage area to be 40% of the living area or 720 square feet at a minimum and 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 recommends denial of the request.

The petitioner provided an overview of the project and answered the Board's questions.

Through discussion with the Board it was determined that an existing garage on the property, that was believed to be schedule for demolition, was in fact going to be kept by the petitioner. Once discovering this development the Board agreed to table the request so that staff would be able to provide a revised staff report reflecting the updated information.

Motion:

A motion table the request one cycle was made by Lee and seconded by Strayhall. The motion carried unanimously. (4-0):

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

IV. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:40 pm.