



MINUTES
Zoning Board of Adjustment
February 10, 2022



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Board member Loebach called the Zoning Board of Adjustment meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:01 p.m.

Board Members present: Loebach, Boyd-Carlson, Darland, and Reistroffer

Excused: Quinn

Staff present: Koops and Zoning Administrator Berkley

II. Secretary's Report:

Minutes were approved for the 1-27-22 ZBA Hearing by voice-vote (4-0).

III. Old Business:

None.

IV. New Business:

Request HV22-02 of Aaron Mailey and John Carroll on behalf of Riverwatch LLC at 227 LeClaire Street ([L0015A01](#)) for a hardship variance from Section 17.05.050.B. and 17.09.030.Q. setback requirements for new construction of a hotel and dumpster. The C-D District requires a 0' to 10' built-to zone for at least 80% of the street frontage along all three (3) public streets of this lot. The proposed hotel will be setback approximately 5 feet from the LeClaire Street lot line for approximately 82 feet and 10.5 feet from the lot line for approximately 22 feet along 3rd St and approximately 60 feet from East River Drive. A dumpster enclosure is proposed for the southwest corner of the lot in the front yard. Dumpsters are prohibited within front and corner side yards. [Ward 3]

Koops presented the staff report.

Findings:

- Item #1 zoning code does result in hardship as applied for the proposed use;
- 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;

Recommendation:

Staff recommends that Board adopt staff's findings and approves request HV22-02 subject to the following:

The refuse area shall met all City standards for screening, in addition to special requirements as follows:

- 1) a robust landscape plan for the dumpster enclosure shall be reviewed by the Design Review Board and approved by planning staff prior to occupancy;

- 2) the enclosure shall be constructed of the same materials as the hotel building (excluding the wood-look panels).

Charles Miller spoke on behalf of the applicant and addressed Board questions.

Motion

Darland moved to approve HV22-01 subject to the following conditions, seconded by Boyd-Carlson.

The refuse area shall met all City standards for screening, in addition to special requirements as follows:

- 1) a robust landscape plan for the dumpster enclosure shall be reviewed by the Design Review Board and approved by planning staff prior to occupancy;
- 2) the enclosure shall be constructed of the same materials as the hotel building (excluding the wood-look panels).

The motion carried unanimously (4-0).

Loebach, yes; Boyd-Carlson, yes; Darland, yes; Reistroffer, yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:25 p.m.