



MINUTES
Zoning Board of Adjustment
January 27, 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, Zoning Administrator Berkley, Assistant City Attorney Heyer

II. Secretary's Report:

Minutes were approved for the 12-09-22 ZBA Hearing by voice-vote (3-0).

III. Old Business:

None.

IV. New Business:

Request HV22-01 of the City of Davenport at 300 East 42nd Street (P1301-15G) for a hardship variance from Table 17.05-2 transparency requirements for new construction of a public safety facility (fire station). The C-2 District requires a window transparency of 50% for facades facing a public street. The proposed essential service building will meet the transparency requirements on the East 42nd Street façade (61%), however the Welcome Way and Brady Street facades will provide transparency of approximately 19% and 31% respectively. [Ward 7]

Koops presented the staff report.

Findings: (supported by the previous analysis)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical and topographical conditions of the site do impact visibility;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends approval of the request as the approval standards for a hardship variance have been met.

Clay Merritt spoke on behalf of the applicant and address Board questions.

Motion

Darland moved to approve HV22-01 as proposed, seconded by Boyd-Carlson.

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.