



MINUTES

Zoning Board of Adjustment

May 23, 2024



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:

Vice Chair Galliard called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:04 p.m.

Members present: Galliard, Boyd-Carlson, Bloemker, Darland

Excused: None.

Staff present: Werderitch, Berkley, Davidson

II. Secretary's Report:

Minutes were approved for the 2024-05-23 ZBA Hearing by voice-vote (4-0).

III. Old Business:

- A. Request HV24-08 of Kerry Panozzo on behalf of OGAD Properties LLC at 3170 E. 53rd ST for a Hardship Variance to construct a multitenant freestanding sign at the same access point and within 36' of an existing multitenant sign. Section 17.12.060.D.4.a. allows one sign per street frontage and one per access point if at least 75' apart from any other multitenant sign.**

IV. New Business:

None.

Werderitch presented the staff report to the Board.

Findings & Staff Recommendation:

The petitioner has not demonstrated any practical difficulties or particular hardships associated with this property or justification for an additional multi-tenant sign.

Findings: (supported by the previous analysis)

- Approval Standard #1 application of the ordinance does not create a hardship;
- Approval Standard #2 physical and topographical conditions do not limit use of the site;
- Approval Standard #3 unique circumstance is not established;
- Approval Standard #4 protection of essential character is not established;

Recommendation:

The request is a convenience to the applicant. Viable alternatives exist.
Staff recommends denial of request HV24-08.

Charles Owen addressed the Board on behalf of the applicant. Mr. Owen explained the request and answered the Boards questions.

Motion:

Darland moved to approve HV24-08, seconded by Boyd-Carlson. The motion failed (1-3).

Bloemker, yes; Boyd-Carlson, no; Darland, no; and Galliard, no.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:46 p.m.