



MINUTES
Zoning Board of Adjustment
January 12, 2023



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:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:01 p.m.

Board Members present (3): Galliart, Boyd-Carlson, and Darland

Excused: Loebach, Quinn (Resigned)

Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved for the 2022-10-12 ZBA Hearing by voice-vote (3-0).

III. Old Business:

None.

IV. New Business:

- 1. The Board tabled item HV23-01 Dumpster Location at 707 E. Kimberly RD for one cycle (to group the item with HV23-02, also of 707 E. Kimberly RD)**

Motion:

Galliart moved to table the request for one cycle to the January 26th, 2023 meeting, seconded by Boyd-Carlson. The motion carried unanimously by a voice vote (3-0).

- 2. Request HV23-03 of Aldi Inc. at 3643 W. Kimberly RD for a hardship variance to reduce the required transparency of the proposed grocery store building on the west elevation from 594 sq. ft. to 0 sq.ft. of transparency, while providing 716 sq. ft. of spandrel glass/glazing for the west elevation. The north elevation will exceed the required transparency by 15%. Section 17.05.040 and Table 17.05-2 of the Davenport Municipal Code require 35% transparent windows for both the west and north building elevations, as measured between 2 and 10 feet on the façade. This property is zoned C-3 General Commercial. [Ward 2]**

Koops presented the staff report.

Findings: (supported by the staff report 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 as proposed.

The petitioner addressed the Board and presented their request.

Motion

Boyd-Carlson moved to approve request HV23-03 as proposed, Galliart seconded the motion and the motion carried unanimously. (3-0)

Boyd-Carlson yes; Galliart yes; and Darland yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:20 p.m.