



MINUTES
City of Davenport
Zoning Board of Adjustment
December 27, 2018



The Zoning Board of Adjustment came to order at 4:00 P.M. in the first floor Council Chambers at City Hall, 226 W. 4th Street, Davenport, Iowa.

I. Secretary's Report:

Roll Call: Present: Reistroffer, Strayhall, Lee. Excused: Hart, Cochran. Staff: Flynn, Hoyt

The minutes from the 7/12/18 public hearing were approved following a motion by Strayhall and a second by Lee.

II. Old Business:

None.

III. New Business:

1. Request HV18-03 of David Howard on behalf of Ron O'Tool at 1301 Harrison Street for four Hardship Variances: an increase the height of a freestanding monument sign, an exceedance of the allowed area, a pole sign, and an encroachment into the required sign setback. The proposed sign will be approximately 10 feet tall, will be a pole sign (vs. a monument sign), and will be approximately 4 feet from the from the Harrison Street property line and on/at the 13th Street property line. The property is zoned "C-2" General Commercial – Hilltop Campus Village Overlay District (HCVOD).

Section 17.07.050 of HCVOD of the Davenport Municipal Code limits business signs in this District with HCVOD standards to 6 feet in height, 36 square feet in area, a monument style sign, and 17.45.070 requires a 10 foot setback for both front property lines. [3rd Ward; Ald. Meginnis]

Flynn gave the staff presentation.

Findings:

Per the analysis above:

- Item #1 reasonable return has not been met for the granting of a hardship variance;
- Item #2 unique circumstance has not been met for the granting of a hardship variance;
- Item #3 essential character has not been met for the granting of a hardship variance;
- Item #7 property values has not been met for the granting of a hardship variance;

Recommendation:

Staff recommends denial of the request as the application does not meet the requirements and grounds for a hardship variance.

David Howard, Ron O'Toole and Scott Tunnicliff spoke in favor of the request.

Motion by Strayhall, seconded by Lee to accept the findings and to approve the hardship variance request. Vote to approve was as follows: Strayhall, no; Lee, no; Reistroffer, yes. Motion to approve failed.

- IV. Adjourn:** The meeting adjourned at 4:50 p.m. following a motion by Strayhall and a second by Lee.