



MINUTES
Zoning Board of Adjustment
April 22, 2021



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.

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 4:10 p.m.

Board Members present: Quinn, Darland, and Loebach.

Staff present: Koops, and Attorney Hoyt.

II. Secretary's Report:

Minutes were approved for the 2-25-21 Hearing by voice-vote.

III. Old Business:

Request SU21-02 of Abdalhadi Matar dba Lila LLC & Haifa LLC at 703 #A West 4th Street for consideration of a Special Use for retail sales of beer and wine only (hard liquor sales are prohibited). Table 17.08-1 of the Davenport Municipal Code requires a Special Use for retail sales of beer/wine for property zoned D-C Downtown District. [3rd Ward]

The petitioner requested that the item be withdrawn and removed from the agenda.

Motion

Darland moved to withdraw SU21-02 from the agenda; the motion was seconded by Quinn and the motion carried unanimously (3-0)

Quinn, yes; Darland, yes; Loebach, yes.

IV. New Business:

Request HV21-01 of William Raun on behalf of Darrell Honn at 1239 Waverly RD for a Hardship Variance to construct a 1,200 sq. ft. detached garage (30' x 40') which will exceed the allowed area by 252.5 square feet. The existing dwelling has 1,895 sq. ft. of living area, half of which is 947.5 sq. ft. Davenport Municipal Code allows for a detached garage half of the size of the dwelling's living area. [Ward 1]

Koops presented the staff report.

Notices were sent to the adjacent property owners; no comments were received.

Findings & Staff Recommendation:

Findings: (supported by the staff report analysis)

- Item #1 application of the ordinance creating hardship has not been met;
- Item #2 physical and topographical conditions do not limit use of the site;

- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has been established;

Recommendation:

The proposed garage has not meet the approval standard for a hardship. A 30' x 31.6' accessory garage is allowed by right without a hardship. Staff cannot recommend approval of the request.

Motion

Darland, seconded by Quinn, moved to approve request as proposed; the motion failed (1-2).

Quinn, no; Darland, yes; Loebach, no.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:40 p.m.