



MINUTES
Zoning Board of Adjustment
May 27, 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.

Excused: Reistroffer

Staff present: Koops, and Attorney Hoyt.

II. Secretary's Report:

Minutes were approved for the 4-22-21 Hearing by voice-vote.

III. Old Business:

None

IV. New Business:

Request HV21-02 of John Des Jardins at 4902 W. Locust St for a Hardship Variance to construct a 720 sq. ft. detached garage (24' x 30') which be set back approximately 52 feet from the Locust St property line. The front wall of the dwelling establishes the setback requirement for a detached garage; said dwelling is approximately 91 feet from the front (Locust St) property line. Section 17.09-1 and 17.02.040 require detached garages on residential property to be located in the interior side or rear yard. [Ward 1]

Koops presented the staff report. No comments were received in favor or against the request.

Findings & Staff Recommendation:

Findings:

- Item #1 the prosed application for a second garage appears to be a convenience;
- Item #2 physical and topographical conditions do limit use of the site to some extent;
- Item #3 unique circumstance appears to have been established;
- Item #4 protection of essential character appears to have been established;

Recommendation:

Staff cannot recommend approval of the request as it does not appear to meet approval criteria #1 (application of the ordinance creating a hardship).

Motion

Quinn moved to approve the request as proposed. Seconded by Darland.

The motion was approved unanimously (3-0).

Darland, yes; Quinn, Yes; Loebach yes.

V. Other Business

None.

VI. Adjourn

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