

**MINUTES OF THE  
ROCK ISLAND BOARD OF ZONING APPEALS**

**Regular Meeting**

**5:30 p.m.**

**March 11, 2020**

ATTENDANCE:	(x) Present	( ) Absent
( ) Kevin Day		(x) Tionn Fambro Carter
(x) Donald Mewes		(x) Nicole Parker
( ) Gary Snyder		(x) Bill Sowards
(x) Tanja Whitten		

Staff Present: Alan Fries.

Acting Chairman Mewes called the meeting to order at 5:30 p.m.

**General Public Comments** – There was no one present to make any general public comments. The meeting continued.

**Approval of Written Agenda** – Mr. Sowards made a motion to approve the written agenda for the meeting. Ms. Parker seconded the motion, and it passed unanimously.

**Approval of Minutes** – Ms. Parker made a motion to approve the Minutes of the February 12, 2020 regular meeting. Ms. Whitten seconded the motion, and it passed unanimously.

**Procedural Explanation** – Acting Chairman Mewes explained the procedure to be followed for the public hearing.

**Public Hearing #2020-06:** The applicant, Ron Billy of Tyson and Billy Architects on behalf of the Rock Island Authority, has filed a request for a variance of two feet of the 52 foot lot width required for a duplex, a variance of five feet of the 30 foot rear yard setback requirement and a variance that the parking space access drive be required to be located on the same premises as the four parking spaces serving the proposed two-unit residential use in an R-6 (multi-family residence) district at 312-314 11<sup>th</sup> Street.

Mr. Fries presented the staff report. He said that the zoning ordinance requires a 52-foot-wide parcel for a two-story duplex, a 30-foot rear yard setback and that an access drive for parking spaces be located on the same property that the spaces are located (Section 19.5). The applicant proposes to construct a duplex on a 50-foot-wide vacant lot to be located within 25 feet of the west rear yard property line and also to construct four off street parking spaces in the west rear yard with access being from an adjacent parking lot of a multi-family use also owned by the Rock Island Housing Authority.

The proposed two-story duplex replaces a former two-story duplex that has been removed from the property. The proposed structure will have a front yard setback that will line up with the multi-family structure to the north. There will also be approximately 6.5-foot side yard setbacks to the north and south and the proposed 25-foot rear yard setback to the west (requiring a variance). The four parking spaces will be along the west property line with access to them from the adjacent property to the west.

Acting Chairman Mewes called for proponents.

Ron Billy, 5758 Route 26 North in Freeport, Illinois, was sworn in. He said the previous duplex on the property took up most of the property along with a detached garage that was built right up to the property line. He said he tried to get all four spaces on the site, but could not do it and also have the access drive on the site and meet the rear yard setback requirements. He said the proposed building design matches adjacent architecture in the area and the two units will be fully accessible for the residents,

There being no questions, and as no one else wished to speak, the public hearing was closed.

**Decision Case #2020-06** – Mr. Sowards made a motion to approve the request because:

1. Reasonable Return: The proposed use will improve the return on the property.
2. Unique Circumstances: The existing property meets the minimum lot area for a duplex. But is two feet narrower than required for a duplex,
3. Character Alteration: The proposed variances will not alter the character of the neighborhood.

He also added the stipulation to require a permanent access easement from the Rock Island Housing Authority to allow residents and guests to access the four parking spaces through the adjacent Housing Authority property.

Ms. Fambro Carter seconded the motion, and it passed unanimously (Mewes, Whitten, Fambro Carter, Parker and Sowards).

**Adjournment:**

Acting Chairman Mewes adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Alan Fries  
Acting Secretary, Rock Island Board of Zoning Appeals