

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

Regular Meeting

5:30 p.m.

May 12, 2021

ATTENDANCE:	(x) Present	() Absent
() Kevin Day		(x) Pandora Lawrence
(x) Donald Mewes		(x) Nicole Parker
(x) Gary Snyder		(x) Bill Sowards
(x) Tanja Whitten		

Staff Present: Alan Fries.

Chairman Snyder called the meeting to order at 5:30 p.m. He welcomed Ms. Pandora Lawrence to the Board and thanked her for her willingness to serve the City of Rock Island.

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 – Mr. Mewes made a motion to approve the Minutes of the April 14, 2021 regular meeting. Ms. Whitten seconded the motion, and it passed unanimously.

Procedural Explanation – Chairman Snyder explained the procedure to be followed for the public hearing.

Public Hearing #2021-03: The applicants, Timothy Hanna and Kathleen Casey-Hanna have filed a request for a variance of 6 per cent of the 30 per cent maximum coverage of a rear yard by an accessory structure in an R-1 (one unit residence) district at 2509 22 ½ Avenue.

Mr. Fries presented the staff report. He said the Zoning Ordinance requires a maximum rear yard coverage of 30 per cent by an accessory structure (Chapter 14, Section 6). The applicant proposes to construct a detached garage (36' x 28') in the north rear yard. He said the detached garage will line up with the west facade of the dwelling, so it will not extend into the west front yard.

Comments:

The applicant will remove the existing detached garage and construct the new three-bay detached garage at approximately the same location with the new garage doors facing west (see attached photo of proposed garage). Access to the garage will be from the alley to the north of the site. The proposed garage will be lined up with the west façade of the dwelling and also be separated 18 feet from the dwelling. It will also be setback 19 feet from the alley and four (4) feet from the east property line. The proposed garage will meet the 20 foot height requirement measured from

the peak of the roof.

Chairman Snyder called for proponents.

Timothy Hanna, 2509 22 ½ Avenue, was sworn in. She said the two story addition will provide extra living and working space for her family as she is working remotely from their home. She added that she loves their home and wants to remain living Rock Island.

Chairman Snyder asked about the height of the structure and if there will be a living space upstairs. Mr. Hanna replied the structure will comply with height requirements and there will not be a living area in the upper level of the structure.

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

Decision Case #2021-03 – Mr. Mewes made a motion to approve the request because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The property is a corner lot with two front yards.
3. Character Alteration: The variance will not alter the character of neighborhood.

Mr. Sowards seconded the motion, and it passed unanimously (Whitten, Sowards, Day, Parker and Snyder).

Other Business-

Mr. Sowards asked when the Board will be able to have in person meetings again. Mr. Fries replied that he has not received a directive yet to have in person meetings, but he will report to the board at the next meeting.

Adjournment:

Chairman Snyder adjourned the meeting at 5:52 p.m.

Respectfully submitted,

Alan Fries
Acting Secretary, Rock Island Board of Zoning Appeals