

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

Regular Meeting

5:30 p.m.

June 12, 2019

ATTENDANCE:	(x) Present	() Absent
(x) Kevin Day		() Dave McAdam
(x) Donald Mewes		() Nicole Finnie
(x) Gary Snyder		(x) Bill Sowards
(x) Jeffrey Wright		

Staff Present: Alan Fries.

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

General Public Comments – Chairman Snyder asked for any general public comments. There being none, he continued the meeting.

Approval of Minutes – Mr. Mewes a motion to approve the Minutes of the May 8, 2019 regular meeting. Mr. Day seconded the motion, and it passed unanimously.

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

Public Hearing #2019-13: The applicant, Amelia Martens, has filed a request for a variance of 3 feet of the six foot side yard setback requirement in an R-2 (one family residence) district at 2843 40th Avenue.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a minimum side yard setback of 6 feet in an R-2 district (Section 15.5). The applicant proposes to construct an attached garage addition (5' x 30.5') in the west side yard. The applicant proposes construct an attached garage addition (5' x 30.5') onto the existing attached garage in the west side yard in order to create a two car attached garage space expanding the existing one car attached garage.

The addition is proposed in order to expand the one car attached garage into a two car attached garage. The addition will extend the proposed garage to within three feet of the property line. The property to the west (2835 40th Avenue) also received a three foot side yard variance for an attached garage in 1987. That neighboring garage is set back approximately 20 feet from the front of that house, so there is only about a 10 foot area that would be located adjacent to the proposed addition on the subject property. The proposed garage will be located 6 feet from the neighbor's garage, which meets zoning separation requirements.

Chairman Snyder called for proponents.

Amelia Martens, 2843 40th Avenue, was sworn in. She said she is requesting the variance to add a second stall to her attached one car garage.

Dave Griffin, 3604 46th Avenue, was sworn in. He said he is the contractor working on the proposed 5 foot garage expansion. He said the overhang on the addition towards the neighboring property will only be 1 and one-half feet, so it will maintain the proper separation from the neighbor's garage.

Chairman Snyder asked if there would be enough room to maintain the proposed garage addition if the neighbor put up a fence on their property. Mr. Griffin replied there would be three feet, which in his opinion would be adequate room.

As no one else wished to speak, the public hearing was closed.

Decision Case #2019-13 – Mr. Mewes made a motion to approve the request because:

1. Reasonable Return: The variance will provide a two car attached garage that will improve the return on the property..
2. Unique Circumstances: There is no unique circumstance.
3. Character Alteration: The variance will not alter the character of the neighborhood.

Mr. Sowards seconded the motion, and it passed unanimously (Mewes, Sowards, Day, Wright and Snyder).

Other Business:

Mr. Fries said there are currently two cases for the July 10th regular meeting.

Adjournment:

Chairman Snyder adjourned the meeting at 5:50 p.m.

Respectfully submitted,

Alan Fries
Acting Secretary, Rock Island Board of Zoning Appeals

