

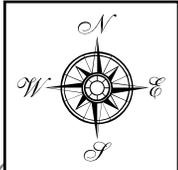
# October

## Rock Island Board of Zoning Appeals Regular Meeting Agenda October 13, 2010, 7:00 P.M.

1. Roll Call
2. Approval of the minutes of the regular meeting of September 8, 2010
3. Procedural Explanation
4. **Public Hearing #2010-21:** Alleman High School request a special exception to expand a non-conforming parking lot use in a R-3 (one and two-family residence) district and variances of the ten-foot wide landscape buffer in a front yard and the five-foot wide landscape buffer in a side and rear yard for a parking lot in an R-3 and B-1 (neighborhood business) district. The applicant proposes to maintain an existing parking lot on both properties without landscaping on the sites at 1326 and 1334 41<sup>st</sup> Street, Rock Island, Illinois.
5. **Public Hearing #2010-22:** Reyes Garcia requests a variance of 21 inches of the 3.5-foot maximum fence height in a front yard in an R-6 (multi-family residence) district. The applicant proposes a 63-inch tall fence in the front yard at 535 22<sup>nd</sup> Street, Rock Island, Illinois.
6. **Public Hearing #2010-23:** David and Neva Skinner request a variance of 300 square feet of the 6000 square foot requirement for a duplex in an R-3 (one and two-family residence) district. The applicant proposes to convert the existing structure into a duplex at 1213 35<sup>th</sup> Street, Rock Island, Illinois.
7. **Public Hearing #2010-24:** Curtis Blasdell requests a variance of either three feet, or one foot, of the three-foot setback for an accessory structure in a rear yard in an R-3 (one and two-family residence) district. The applicant proposes to remove an existing one-car detached garage and construct a new 16' x 24' detached garage in the north rear yard at 2362 11<sup>th</sup> Street, Rock Island, Illinois.
8. **Public Hearing #2010-25:** Richard Martin requests a variance of four feet of the eight-foot minimum side yard requirement for a two-story house in an R-3 (one and two-family residence) district. The applicant proposes to remove an existing house and construct a new two-story house (26' x 70') to within four feet of the west side yard at 1006 33<sup>rd</sup> Ave, Rock Island, Illinois.
9. **Public Hearing #2010-26:** Ben Reeder requests a variance of two feet of the six-foot separation requirement between structures in an R-2 (one -family residence) district. The applicant proposes to construct a 6' x 12' shed within four feet of the existing garage in the east year yard at 2103 18<sup>th</sup> Ave, Rock Island, Illinois.
10. Other Business
11. Executive Session – Litigation
12. Adjournment

If you look into a gecko's ear, you can see through to the other side.

# Location Map for BZA2010-21 Thru BZA2010-26



**BZA2010-22**  
535 22nd Street

**BZA2010-23**  
1213 35th Street

**BZA2010-25**  
2103 18th Avenue

**BZA2010-21**  
1326 and 1334 41st Street

**BZA2010-24**  
2362 11th Street

**BZA2010-26**  
1006 33rd Avenue



Prepared By: City of Rock Island,  
Community and Economic Development Dept.,  
Planning and Redevelopment Division  
September 2010

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

**Regular Meeting**

**7:00 p.m.**

**September 8, 2010**

ATTENDANCE:	(x) Present	( ) Absent
( ) Vacant		(x) Karen Williams
(x) Dave McAdam		(x) Larry Tschappat
(x) Gary Snyder		(x) Robert Wild
( ) Faye Jalloh		

Staff Present: Alan Carmen, Alan Fries

Chairman Snyder called the meeting to order at 7:00 p.m.

**Approval of Minutes** – Mr. Tschappat made a motion to approve the Minutes of the August 11, 2010 meeting. Mr. McAdam seconded the motion, and it passed unanimously.

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

**Public Hearing #2010-18 - Request from Eric and Charla Lundgren for a variance of four feet ten inches of the 1.5 foot (18 inch) allowed extension from the building into public right-of-way for an attached sign in a B-1 (neighborhood business) district at 1232 30<sup>th</sup> Street/2965 13<sup>th</sup> Avenue.**

Mr. Fries presented the staff report. He explained that the Sign Ordinance requires that attached signs not project more than 18 inches into public right-of-way (Section 5 [a] [1]). The applicant proposes to erect an attached projecting sign (41" x 72") on the east facade of the commercial structure.

There has been a 4' x 6' internally lighted projecting sign located at the corner entrance of the site identifying the chiropractic office and a second unlighted attached sign identifying a former restaurant. When the restaurant closed, its sign was removed and lighting from a storm damaged the chiropractic office sign. The proposed sign will project out the same distance as the former sign, but will be seven inches less in height. The proposed sign will also not be internally lighted, but the applicant will install two building mounted "goose-neck" lights to shine on the proposed sign.

Chairman Snyder called for proponents.

Charla Lundgren, 2965 13<sup>th</sup> Avenue, was sworn in. She said her husband's chiropractic business has been located at this site for approximately ten years and has expanded into the corner building and there is a need for a new sign to better identify the business. She distributed color copies of the proposed sign and said that it will be professionally done in a tasteful manor.

Eric Lundgren, 2965 13<sup>th</sup> Avenue business address and home address of 4 Red Oak Court in Moline, was sworn in. He said that the previous attached sign was larger and was destroyed by a storm. He added that the proposed sign will be put up at the same location, but will be smaller and not internally lighted.

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

**Decision Case #2010-18** – Mr. Wild made a motion to approve the request because:

1. The proposed sign will better identify the commercial use and improve the return on the property.
2. The subject structure is attached to adjacent commercial structures to the west of the proposed sign

location. The site is on a corner property and the proposed sign will better identify the site from 30<sup>th</sup> Street traffic.

3. The proposed sign will not alter the character of the neighborhood.

Mr. Tschappat seconded the motion.

Ms. Williams said she likes that the sign is more open than the previous sign and is an attractive sign to identify the business.

Chairman Snyder called for a vote on the motion to approve the request, and it passed unanimously.

**Public Hearing #2010- 19 - Request from Scott Showalter for a variance of two feet of the three foot setback for an accessory structure in a rear yard in a R-2 (one family residence) district at 1601 Big Island Parkway.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a three-foot minimum setback for accessory structures in a rear yard of a residential zoning district (Section 8.5A). The applicant proposes to remove an existing one-car detached garage and construct a new 24' x 30' detached garage in the south rear yard.

The applicant has decided to construct a larger garage than was approved in July (24' x 24' was proposed and approved in July). The new 24' x 30' detached garage will be set one foot from the property line with the six foot wide additional space extending into the subject rear yard.

The existing garage was constructed up to the east property line and the applicant desires to locate the new garage one foot from the east property line. The applicant indicates that he cannot construct the proposed garage any further to the south due to a septic field located on the site. There is only a distance of 15.5 feet from the rear exterior wall of the house to the north wall of the proposed garage. The applicant also indicates that the variance is needed because of the space needed in order to turn a vehicle from the driveway into the westerly bay of the proposed 24' x 30' garage.

Chairman Snyder called for proponents.

Scott Showalter, 1602 Big Island Parkway, was sworn in. He said that it is his fault that he is back before the Board because after talking to his builder he now wants a larger garage than he originally requested.

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

**Decision Case #2010-19** – Mr. Tschappat made a motion to approve a request because:

1. The proposed variance for the larger garage will improve the return on the property.
2. There is a septic field to the south of the proposed garage location limiting moving construction any further south on the site.
3. The proposed variance for the larger garage will not alter the character of the neighborhood.

Ms. Williams seconded the motion, and it passed unanimously.

**Public Hearing #2010-20 - Request from Vernon Soeken for a variance of six feet of the six foot separation between accessory structures in a rear yard in an R-2 (one family residence) district at 2119 29<sup>th</sup> Street.**

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires a six foot separation between accessory structures and a three foot setback from all property lines (Section 8.5A). The applicant

proposes to construct a 20' x 12' (7' high) carport adjacent to an existing tool shed in the east rear yard. The applicant has a two-car detached garage that has doors facing to the north. There is a curved driveway from the alley into the garage. The applicant needs the carport for an additional vehicle and a boat that is located in the rear yard. Due to the curve of the driveway he needs to locate the carport right up to an existing tool shed. The proposed carport will meet the required six-foot separation from the detached garage and the setback from the north property line.

Chairman Snyder called for proponents.

Kevin Soeken, 1118 25<sup>th</sup> Avenue Court in Moline, was sworn in. He said that he is the applicant's son and that the new carport is needed because his father's pickup truck is too large for the existing garage on the property. He added that if approved he hopes to have the new carport constructed in time for his dad's birthday in November.

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

**Decision Case #2010-20** – Mr. McAdam made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The driveway access to the carport and an adjacent two-car detached garage is located just to the east of the proposed location for the carport
3. The proposed variance will not alter the character of the neighborhood.

Mr. Wild seconded the motion, and it passed unanimously.

**Other Business-**

Mr. Carmen advised the Board that the industrial fence erected at 320 31<sup>st</sup> Avenue (Board Case #2010-13) is not an electric fence as decided by the Board at its August meeting, but the applicant has located signs on the fence to identify it as an "electric fence" in an effort to deter any potential criminal activity.

Chairman Snyder adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Alan M. Carmen, Secretary  
Rock Island Board of Zoning Appeals



## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: September 28, 2010

SUBJECT: Case #2010-21- Request for a special exception to expand a non-conforming parking lot in an R-3 (one and two-family residence) district and variances from the landscape requirements for a parking lot in an R-3 and B-1 (neighborhood business) district.

Applicant:  
Alleman High School

Location:  
1326 and 1334 41<sup>st</sup> Street

Request:  
To allow a special exception to expand a non-conforming parking lot use in a R-3 (one and two-family residence) district and variances of the ten-foot wide landscape buffer in a front yard and the five-foot wide landscape buffer in a side and rear yard for a parking lot in an R-3 and B-1 (neighborhood business) district. .

Size of Property:  
The property measures 100' x 112' (10,200 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by an existing parking lot (not approved by City), zoned R-3 and B-1. To the north is another Alleman parking lot (approved in 1999), zoned R-3. To the east is a single-family residence, zoned R-3 and a business use, zoned B-1. To the south is a parking lot, zoned B-1. To the west is a single-family residence, zoned R-3 and a business use, zoned B-1.

Topography:  
The site is flat and slightly above street level.

Affected Requirements:  
The zoning ordinance requires Board authorization to expand a non-conforming use (Section 5.12) and a ten-foot wide landscape area in a front yard adjacent to a public street and a five-foot

wide landscaped area in a side and rear yard (Section 36.5). The applicant proposes to maintain an existing improved parking lot on both properties without landscaping on the site.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance will not have an effect on the property.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will alter the character of the neighborhood.

Comments:

Staff received a complaint from a citizen regarding the expansion of the parking area without landscaping. Upon review staff identified that one of the two parcels was zoned R-3 and would require Board authorization to allow the parking lot expansion. The southerly lot is zoned B-1, which allows parking lots, but neither subject lot has any landscaping.

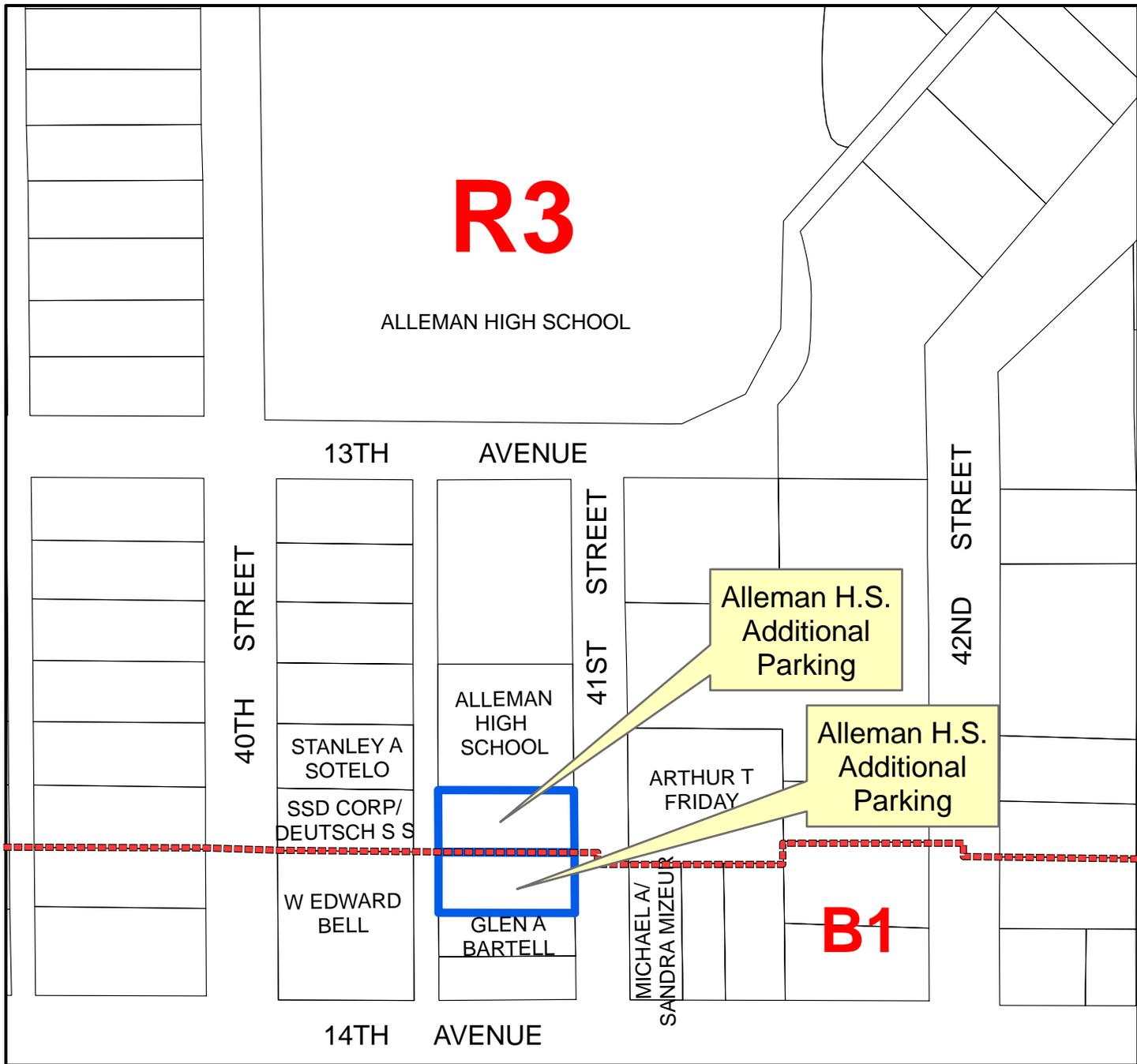
In 1999 Alleman came before the Board to request expansion of its parking lot at 1320 and 1322 41<sup>st</sup> Street (properties to the north of the subject site). The Board approved the use, but stipulated a five-foot wide landscaped area with a 26-inch tall solid fence or hedge along the east property line and a five-foot wide landscaped area with a four-foot tall solid fence or hedge along the then south property line of 1322 41<sup>st</sup> Street. There are some bushes along the east side of those two parcels, but no landscaping adjacent to the subject sites. Staff believes similar landscaping stipulations should be approved to the subject two parcels.

Recommendation:

That the special exception be approved because it will not alter the character of the neighborhood.

Staff also recommends that the variance as requested be denied, but that a variance be approved to allow a five-foot wide landscaped area with a 26-inch tall solid fence or hedge provided along the east property line and a four-foot tall solid fence or hedge be provided along the south property line because it will not alter the character of the neighborhood and is consistent with the previously approved adjoining landscaped parking lots.

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS

**2010-21**

### Legend

- Parcels
- Subject Property

DR. BY:     *K.G.D.*    

APPR. BY:     *A.M.C./A.F.*    



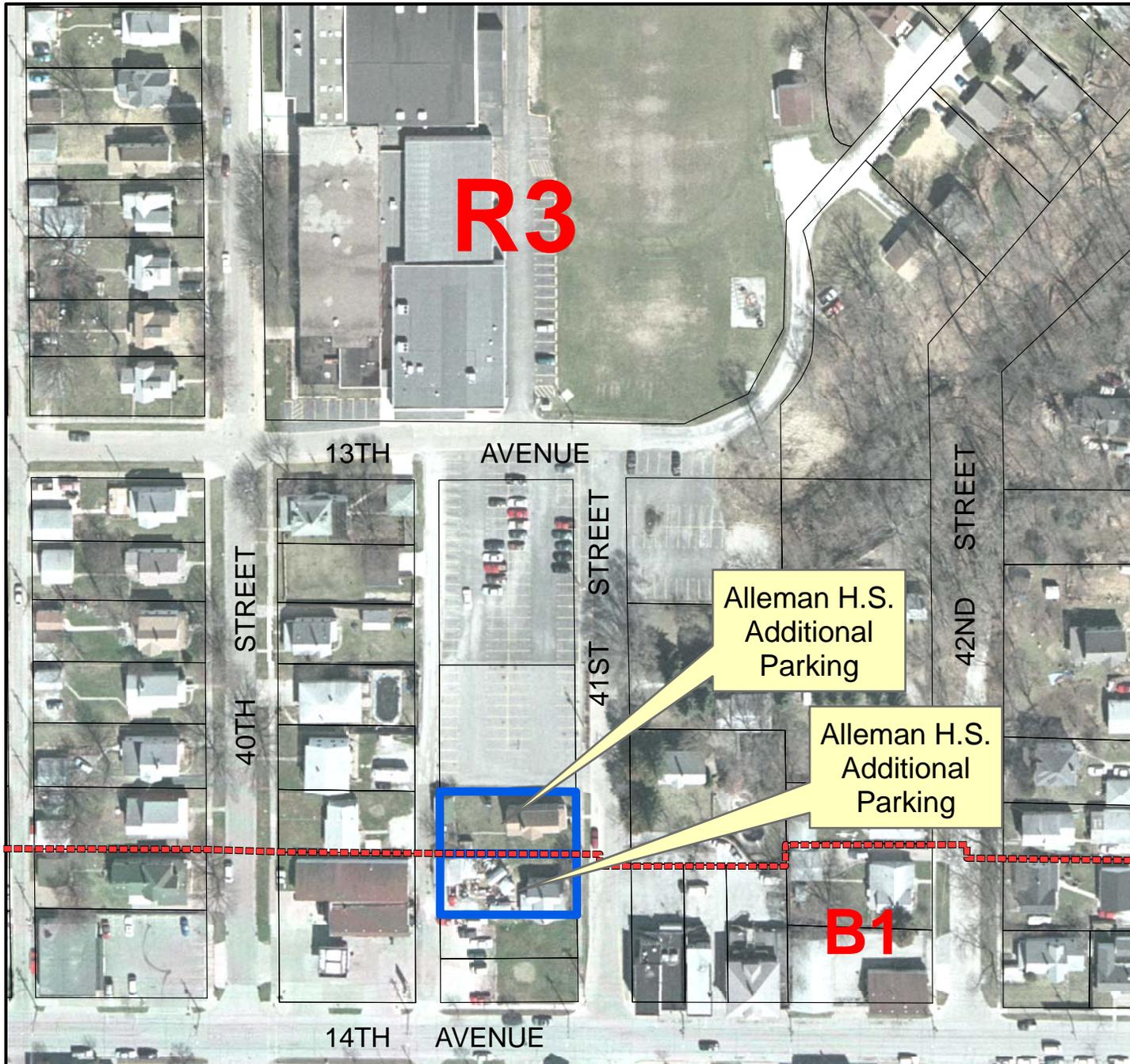
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## City of Rock Island

COMMUNITY AND ECONOMIC  
 DEVELOPMENT DEPARTMENT  
 Planning and Redevelopment



# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-21 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



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## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment











## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: September 28, 2010

SUBJECT: Case #2010-22- Request for a variance from the maximum fence height for a fence in a front yard in an R-6 (multi-family residence) district.

Applicant:  
Reyes Garcia

Location:  
535 22<sup>nd</sup> Street

Request:  
To allow a variance of 21 inches of the 3.5-foot maximum fence height in a front yard in an R-6 (multi-family residence) district.

Size of Property:  
The property measures 45' x 142' x 50' x 40' x 5' (approximately 6,590 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by a single-family residence. The neighborhood is primarily a single-family residential area, zoned R-6 and R-3.

Topography:  
The site is flat and slightly above street level.

Affected Requirements:  
The zoning ordinance requires that fences in a front yard of a residential zoning district not exceed 3.5 feet in height (Section 8.12). The applicant proposes a 63-inch tall metal bar fence with the bars four inches apart in the west front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The variance will fence height will not have a positive effect on the return on the property.
2. Unique Circumstances: None.

3. Character Alteration: The fence height variance will alter the character of the neighborhood.

Comments:

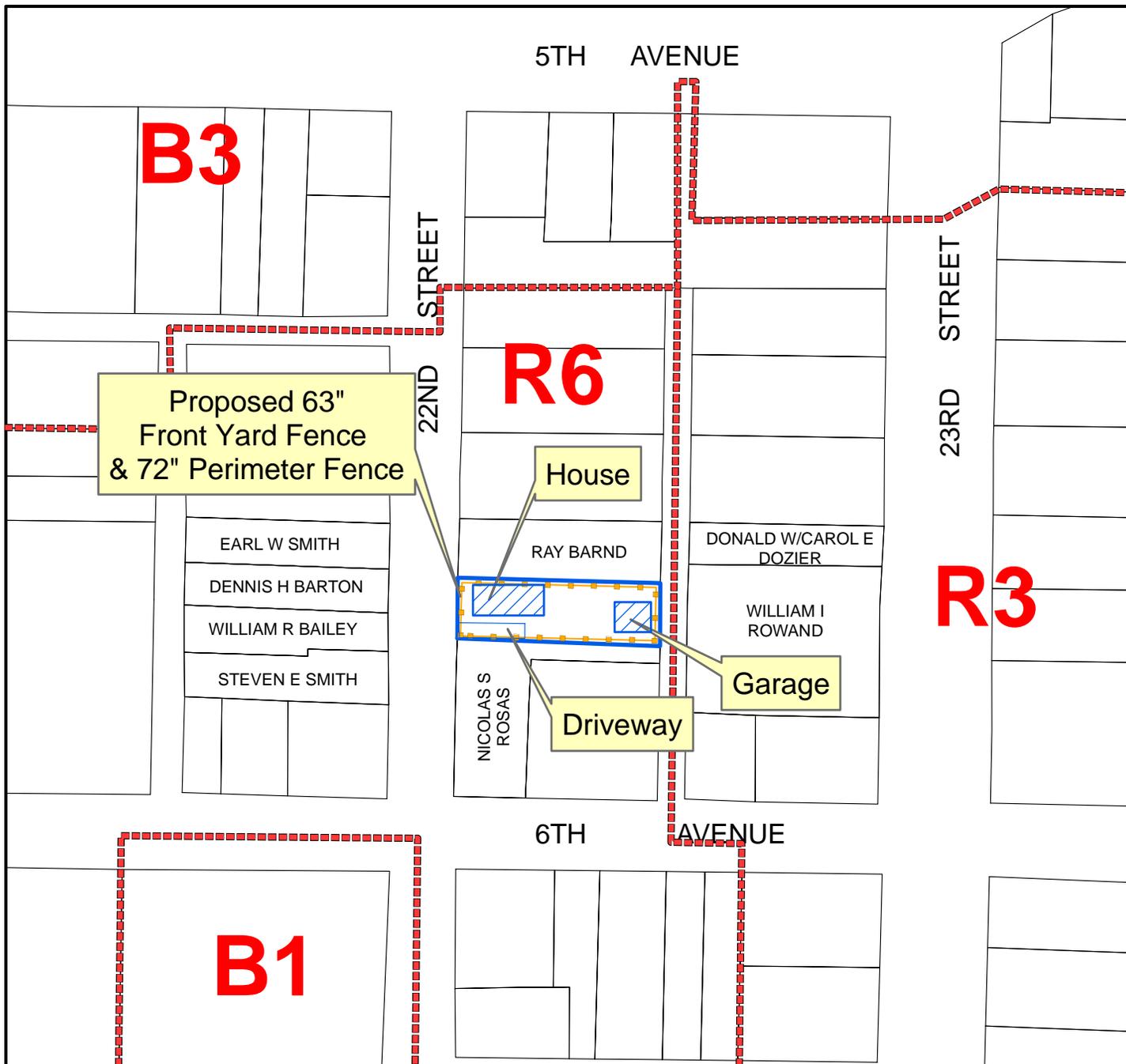
The applicant desires to fence in her entire yard (including driveway) and will erect a legal six-foot (72 inch) tall metal fence in the side and rear yard and proposes to erect a 63-inch metal fence (five foot three inches) in the front yard. The applicant indicates that the taller fence is needed for better security for her property. There is only a four to five-foot deep front yard on the property.

Staff understands the concern property owners have for security for their property, but the taller metal fence in the front yard will give the site a fortress-type appearance that will alter the character of the neighborhood. Staff believes that a 42-inch tall fence (along with the adjacent six-foot tall side and rear yard fence) will provide adequate security.

Recommendation:

That the variance be denied because the taller fence will not have a positive effect on the return on the property, there is no unique circumstance and it will alter the character of the neighborhood.

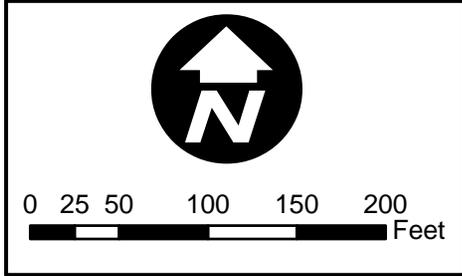
# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-22 Legend

-  Parcels
-  Subject Property

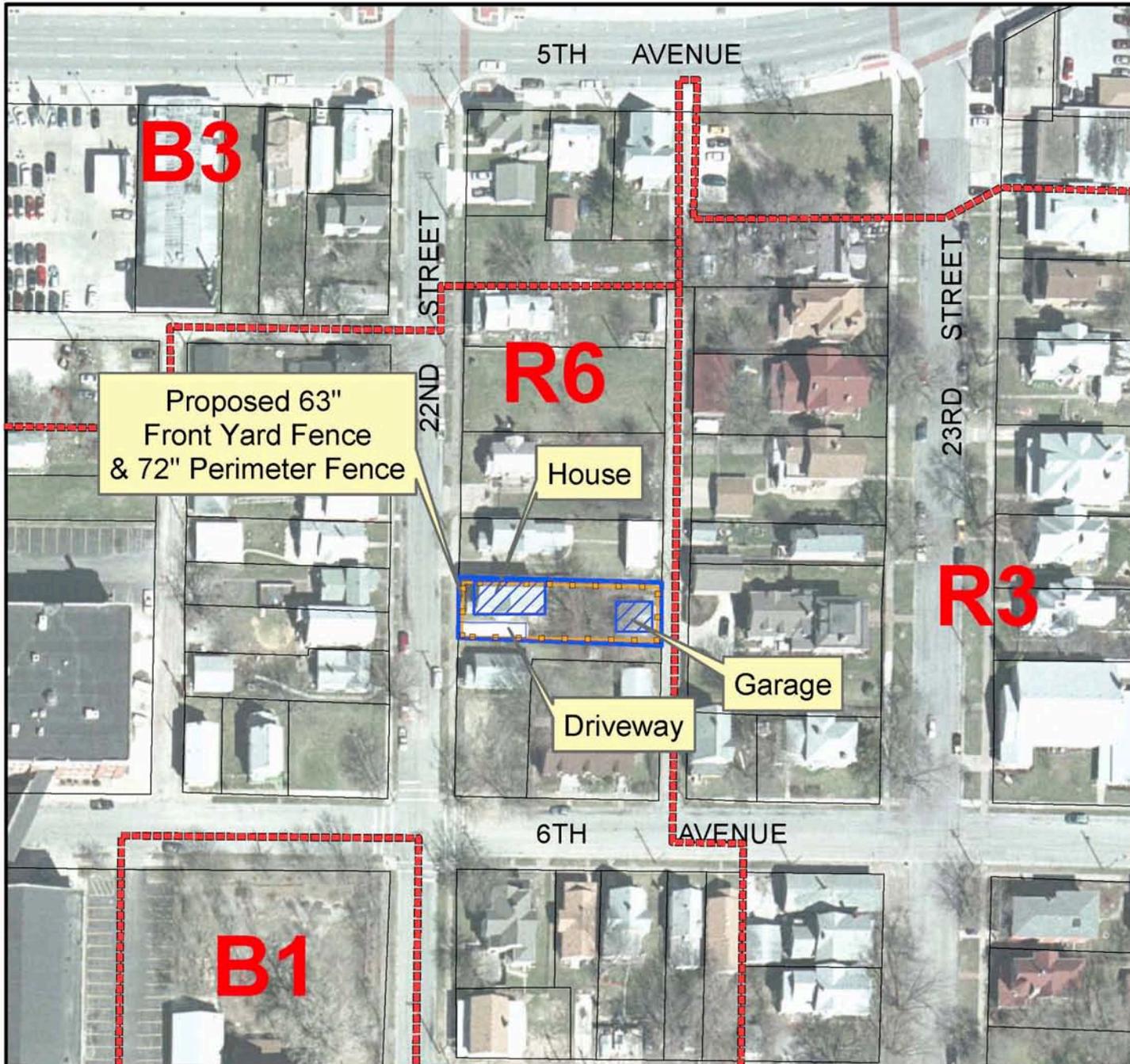
DR. BY: K.G.D.  
 APPR. BY: A.M.C./A.F.



City of Rock Island  
 COMMUNITY AND ECONOMIC  
 DEVELOPMENT DEPARTMENT  
 Planning and Redevelopment



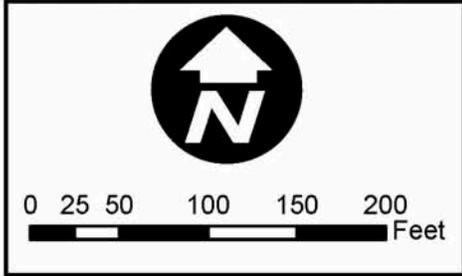
# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-22 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.  
APPR. BY: A.M.C./A.F.



## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment











## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: September 28, 2010

SUBJECT: Case #2010-23- Request for a variance from the minimum lot area required for a proposed duplex in a R-3 (one and two-family residence) district.

Applicant:  
David and Neva Skinner

Location:  
1213 35th Street

Request:  
To allow a variance of 300 square feet of the 6,000 minimum square foot lot area requirement for a proposed duplex in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 38' x 150' (5,700 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by a single-family residence. There is a duplex to the east at 1208/1210 36<sup>th</sup> Street (constructed originally as a side by side duplex and zoned R-3). The college also operates two duplex structures in R-3 zoned parcels at 1126/1126 ½ 25<sup>th</sup> Street and 1204/1206 35<sup>th</sup> Street. There is a five-plex to the northeast at 3529 12<sup>th</sup> Avenue, zoned R-4. The rest of the neighborhood is primarily a single-family residential area with similar sized residences, zoned R-3.

Topography:  
The site slopes up one to two feet from street level.

Affected Requirements:  
The zoning ordinance requires that lots within an R-3 zoning district have a minimum lot area of 6,000 square feet for a duplex use (Section 16.5). The applicant proposes to convert an existing single-family residence into a duplex.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will alter the character of the neighborhood.

Comments:

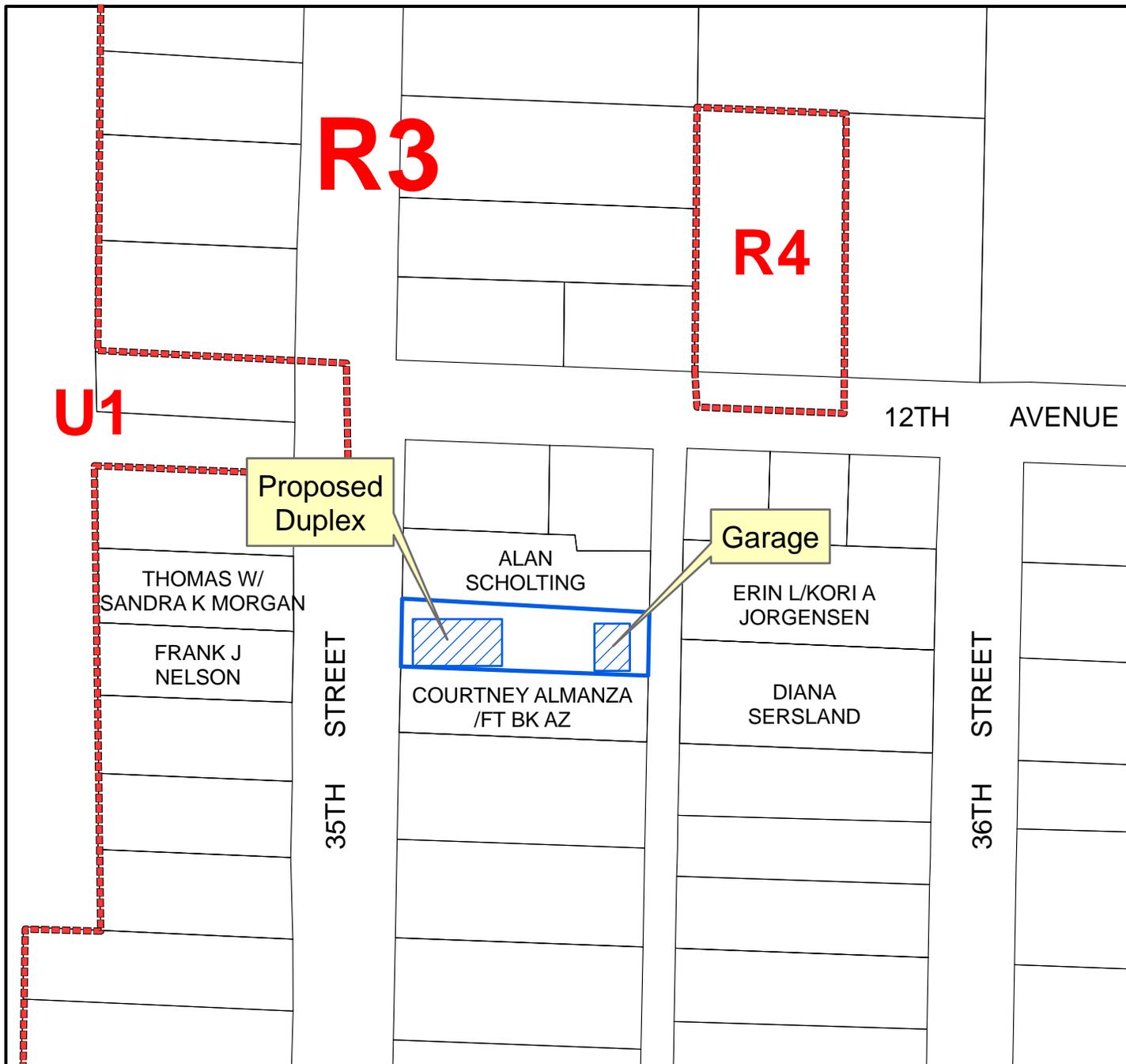
The applicant will arrange the two units to be an up and down duplex with two unrelated individuals in upper dwelling and two to three individuals in the lower dwelling. Currently, there is a one-car detached garage and two-space carport in the rear yard. The Zoning Ordinance requires a total of four parking spaces for a duplex. The applicant will add an additional parking space to the west of the southerly space in the rear yard (stacked space allowed by the Zoning Ordinance for duplex units).

Although there are other duplex units in the neighborhood, the structures that are currently two units were either originally designed to be side-by-side duplex structures and/or are larger in size and bulk than the subject house and property.

Recommendation:

That the variance be denied because there is no unique circumstance to allow granting a variance and it will also alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS

2010-23

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



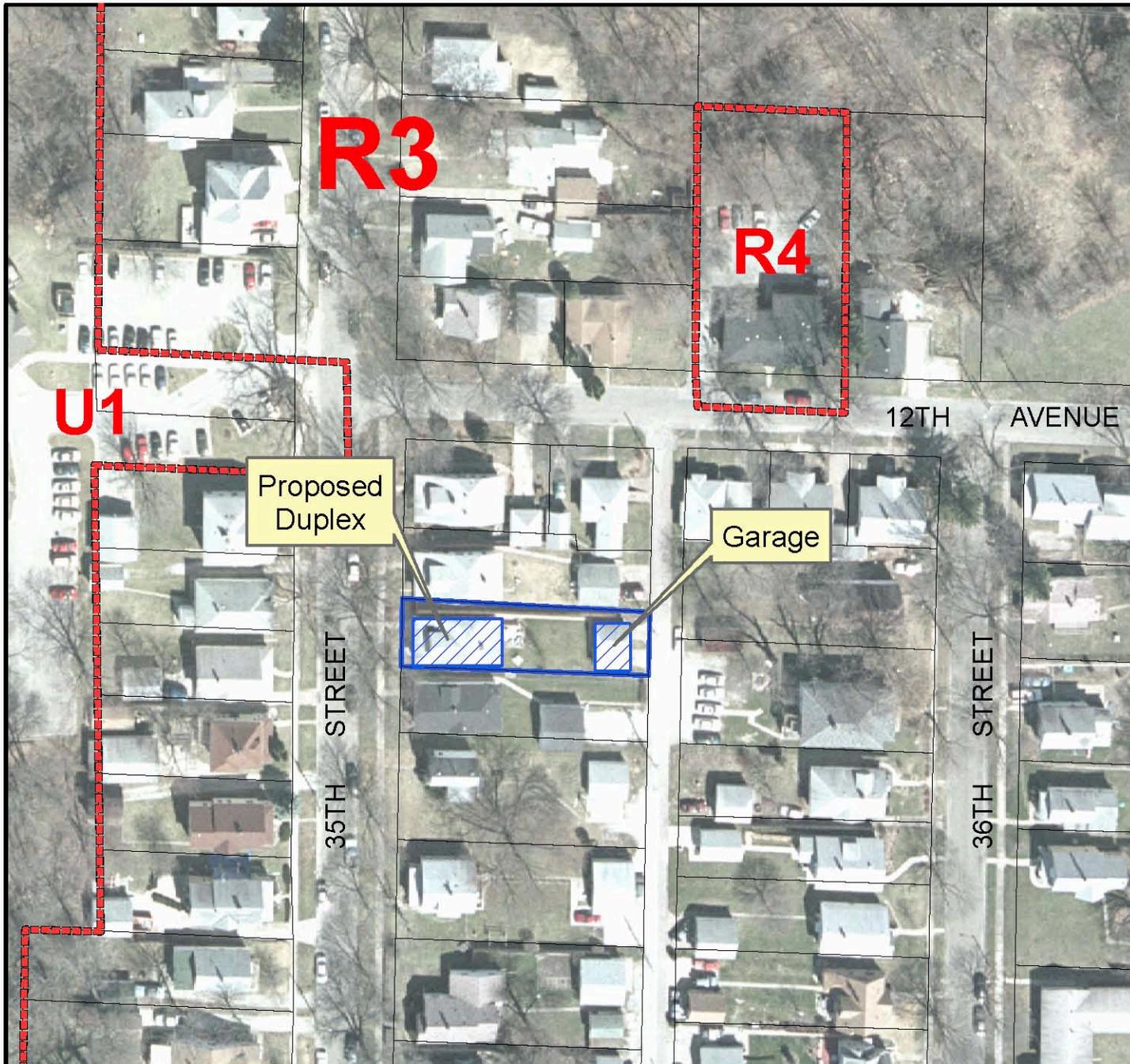
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## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-23 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.  
APPR. BY: A.M.C./A.F.



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## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment







## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: September 28, 2010

SUBJECT: Case #2010-24- Request for a variance of either three feet, or one foot, of the three-foot setback for a 16' x 24' accessory structure in a rear yard in an R-3 (one- and family residence) district.

Applicant:  
Curtis Blasdell

Location:  
2362 11<sup>th</sup> Street

Request:  
To allow a variance of either three feet, or one foot, of the three-foot setback for a 16' x 24' accessory structure in a rear yard in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 50' x 99.8' (4,950 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by a single-family residence. To the north, south and west are single-family residences, zoned R-3. To the east are commercial uses, zoned B-3.

Topography:  
The site slopes up one to two feet above street level.

Affected Requirements:  
The zoning ordinance requires a three-foot minimum setback for accessory structures in a rear yard of a residential zoning district (Section 8.5A). The applicant proposes to remove an existing one-car detached garage and construct a new 16' x 24' detached garage in the west rear yard.

Conditions to Authorize Variance:  
1. Reasonable Return: The variance of one foot of the three-foot setback for the larger garage will improve the return on the property.

2. Unique Circumstances: The existing garage was constructed right up to the north property line and if it is moved the required three feet it would require more concrete to be poured for the driveway and also make it more difficult to turn into the garage stall.
3. Character Alteration: The proposed variance of one foot of the three-foot setback for the larger garage will not alter the character of the neighborhood.

Comments:

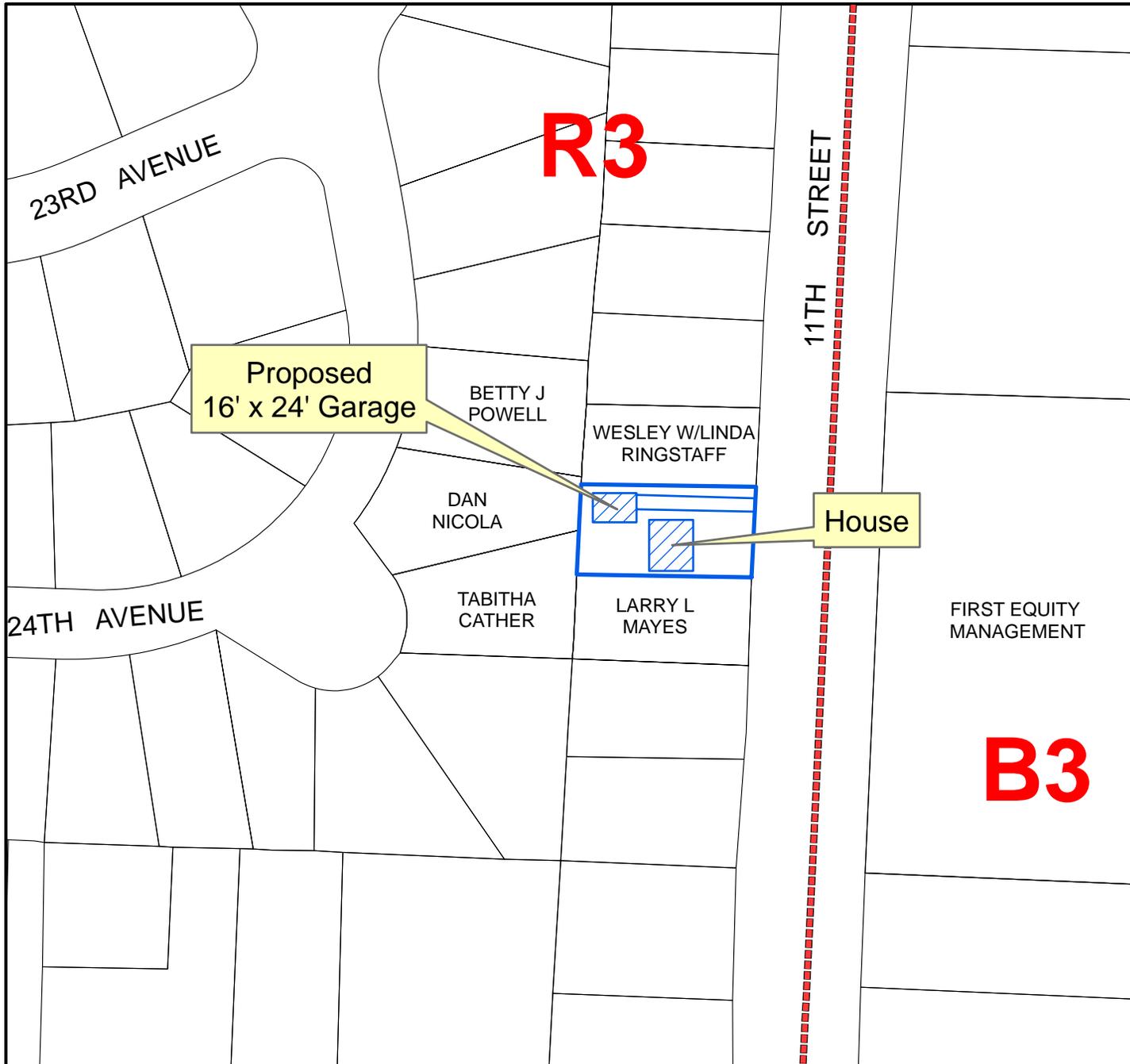
The applicant's existing one-car detached garage was damaged by a fallen tree and will need to be removed. In its place the applicant desires to construct a 1-½ car garage at the same location (maintaining the north wall that is currently located right up to the north property line). The applicant desires to construct the new garage right up to the north property line to minimize pouring any new concrete for the driveway and making it easier to make the turn to pull in and out of the garage.

The applicant has also indicated that if the Board does not approve his request for a full three foot variance that a variance of one foot of the three-foot setback would be workable (maintaining a two-foot setback on the north property line). Staff believes that this one foot variance is the most reasonable solution as it would allow for some space to maintain the north wall of the new garage and provide more room to maneuver in and out of the garage.

Recommendation:

That the variance of one foot of the three-foot setback be approved because it will improve the return on the property, the three-foot setback would require more concrete in the driveway and make it more difficult to turn into the proposed garage and it will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-24 Legend

- Parcels
- Subject Property

DR. BY: K.G.D.  
APPR. BY: A.M.C./A.F.



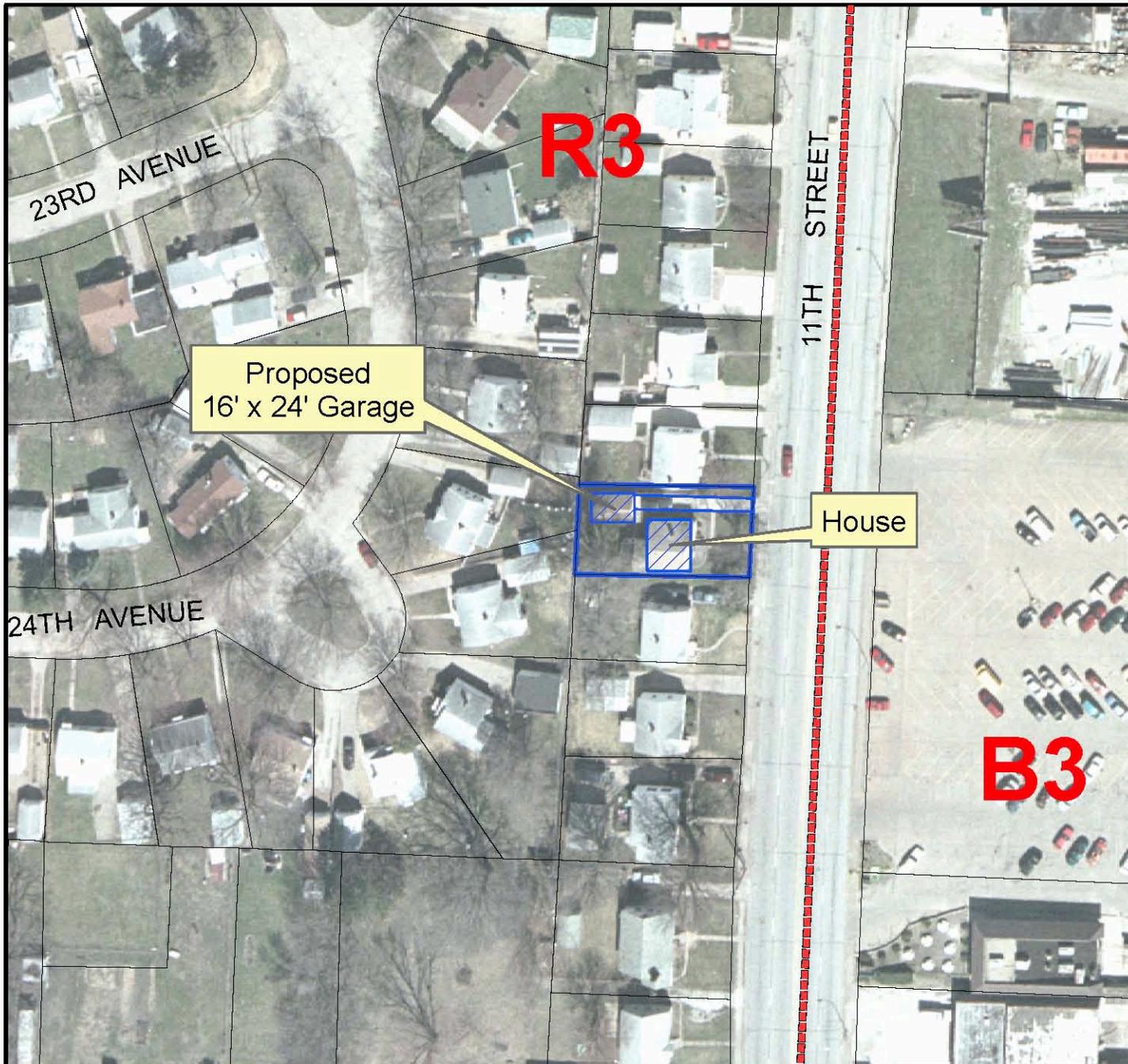
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## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-24 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.  
APPR. BY: A.M.C./A.F.



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## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment







## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: September 28, 2010

SUBJECT: Case #2010-25- Request for a variance from the minimum side yard setback for a two-story residence in an R-3 (one and two family residence) district.

Applicant:  
Richard Martin

Location:  
1006 33<sup>rd</sup> Avenue

Request:  
To allow a variance of four feet of the eight-foot minimum side yard setback requirement for a two-story residence in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 42' x 128' (5,376 square feet).

Zoning History:  
Board of Zoning Appeals Case #2006-08- Request for variance to locate a storage structure in a north front yard was approved.

Existing Land Use and Zoning:  
The site is occupied by a single-family residence, zoned R-3. The neighborhood is primarily a single-family residential area, zoned R-3 and R-2.

Topography:  
The site is flat and slightly above street level.

Affected Requirements:  
The zoning ordinance requires an eight-foot minimum side yard setback for a two-story residence (Section 16.5). The applicant proposes to remove an existing one-story house and construct a new two-story house (26' x 70') within four feet of the west side yard.

Conditions to Authorize Variance:  
1. Reasonable Return: The proposed structure will improve the return on the property.

2. Unique Circumstances: The lot is eight feet less in width than the minimum 50-foot required lot width in an R-3 district.
3. Character Alteration: The proposed structure will not alter the character of the neighborhood.

Comments:

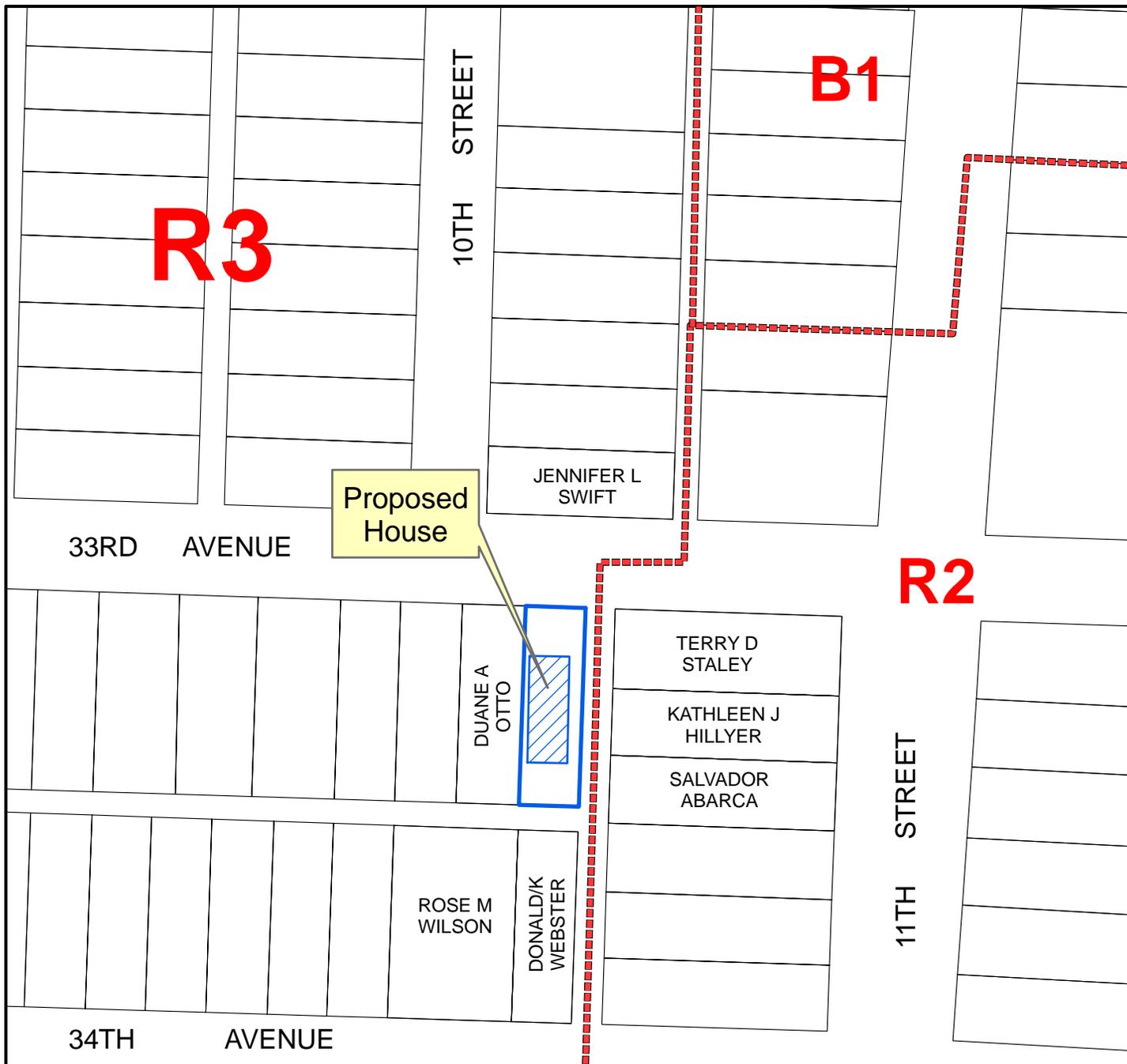
The proposed two-story residence will be located 25 feet from the front property line and 30 feet from the rear property line (meeting Zoning Ordinance requirements). The east side yard will be 12 feet, while the west is proposed to be only four feet (the lot is only 42 feet in width). There will be a three-car attached garage on the north end of the residence and the main entrance will face to the east. The residence will have five bedrooms on the second story.

Although there are not many two-story homes in the neighborhood, there are many 1-1/2 story homes nearby. Staff believes that the four-foot variance for the two-story home will not alter the character of the neighborhood

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is less in width than the 50-foot wide lot width requirement and it will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-25

### Legend

- Parcels
- Subject Property

DR. BY:     K.G.D.      
 APPR. BY:     A.M.C./A.F.    

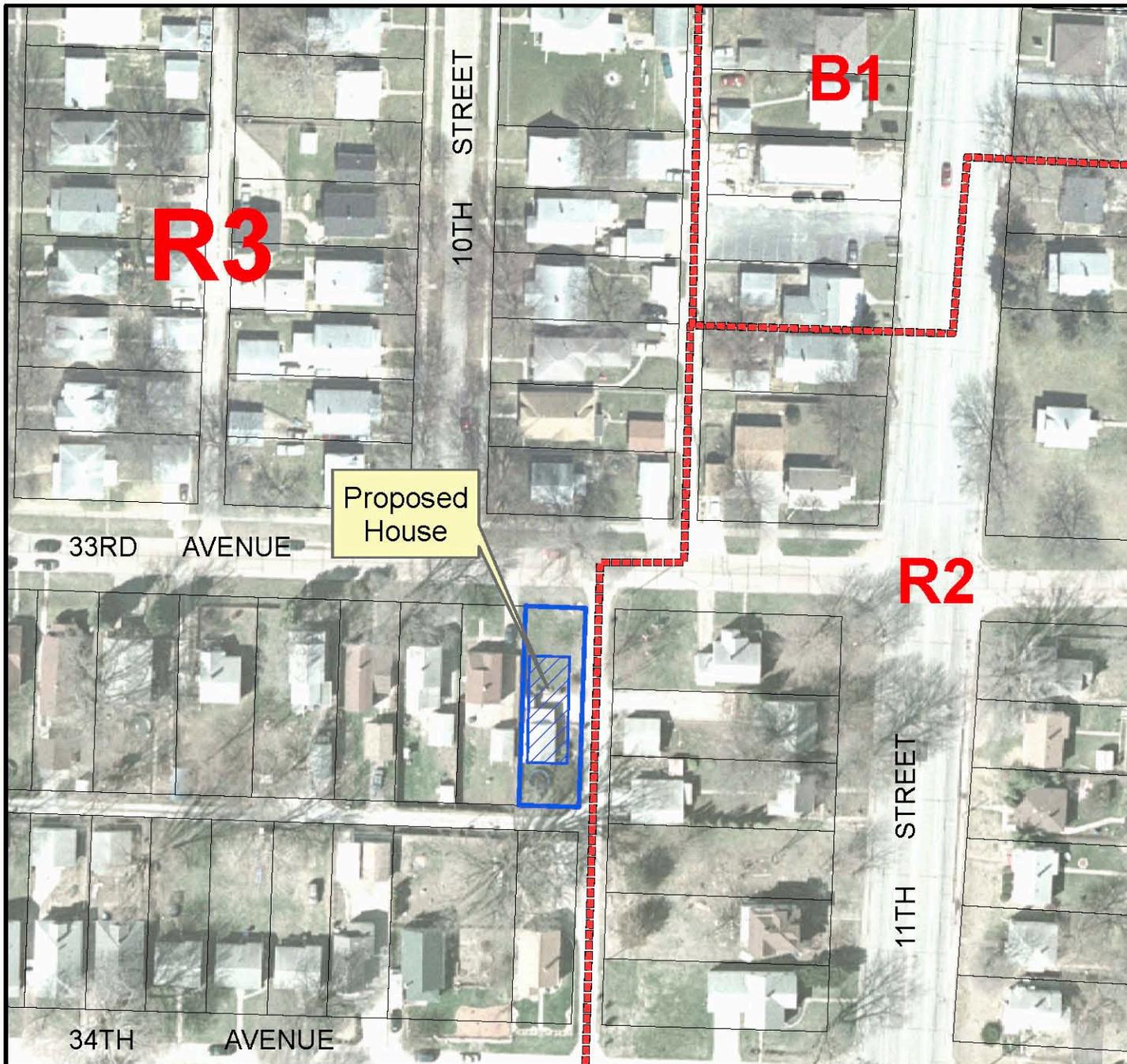


## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-25 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



0 20 40 80 120 160 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment







## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: September 28, 2010

SUBJECT: Case #2010-26- Request for a variance from the six-foot separation requirement between accessory structures in an R-2 (one family residence) district.

Applicant:  
Ben Reeder

Location:  
2103 18<sup>th</sup> Avenue

Request:  
To allow a variance of two feet of the six-foot separation requirement between accessory structures in a rear yard in an R-2 (one family residence) district.

Size of Property:  
The property measures 145.25' x 75' (approximately 10,894 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by a single-family residence. To the north, east and west are single-family residences, zoned R-2. To the south is an office use, zoned O-1.

Topography:  
The site slopes up one to two feet above street level.

Affected Requirements:  
The zoning ordinance requires a six-foot separation between accessory structures in a residential zoning district (Section 8.5A). The applicant proposes to construct a 6' x 12' shed within four feet of an existing detached garage in the east rear yard.

Conditions to Authorize Variance:

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

Comments:

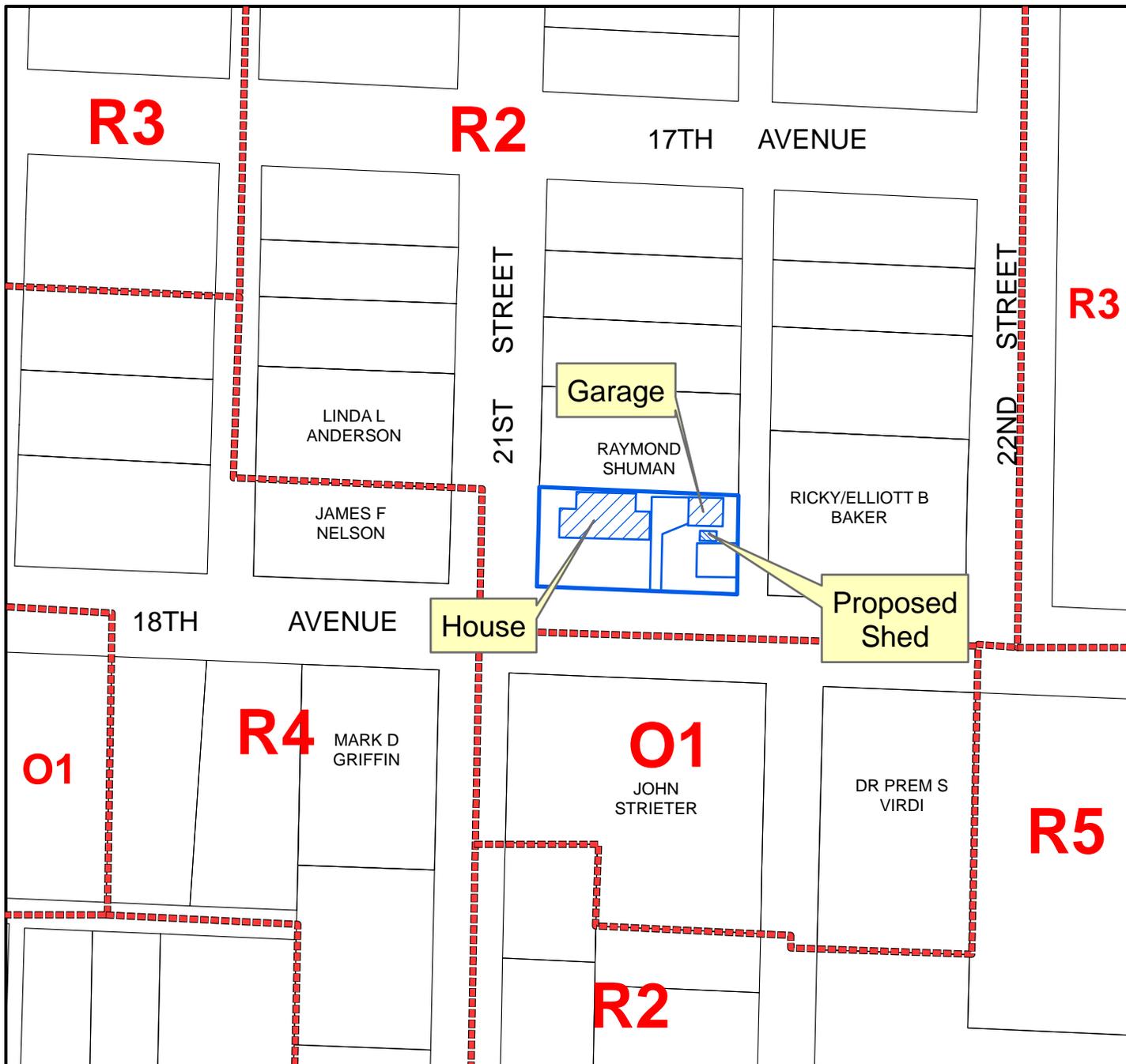
The proposed storage shed will be located in the grassy space between the existing detached garage and a concrete parking slab. The applicant desires to maintain the availability of this parking area. Other locations on the site are not optimal because of his desire to keep access to the garage (vehicular door facing alley to the east), and the desire to keep the shed visible from the house, which eliminates the location north of the garage. In addition, a location north of the garage would require a variance from the property line setback. The four-foot separation will make it possible to maintain the south side of the existing detached stucco garage. The door of the shed will face south.

The property is located within the Highland Park Historic District. The Preservation Ordinance allows the Preservation Commission to comment to the Board regarding requests within the district to determine impact on the historic district. The Commission met on September 22<sup>nd</sup> and voted unanimously to comment to the Board that the request will not have a negative impact on the historic district. The Commission also approved a Certificate of Appropriateness allowing the shed to be built, subject to the Board's final action.

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is a corner lot with two front yards and a smaller rear yard and it will not alter the character of the neighborhood.

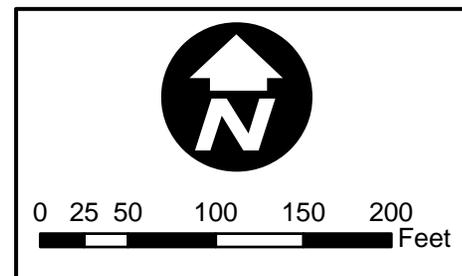
# BOARD OF ZONING APPEALS



BOARD OF  
ZONING APPEALS  
**2010-26**  
**Legend**

- Parcels
- Subject Property

DR. BY:     *K.G.D.*      
 APPR. BY:     *A.M.C./A.F.*    



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 Planning and Redevelopment



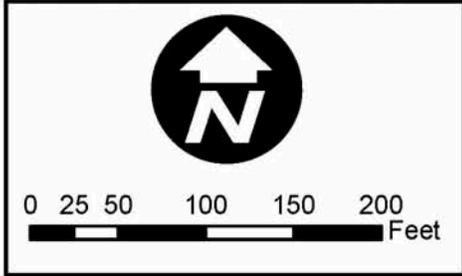
# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2010-26 Aerial Legend

-  Parcels
-  Subject Property

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