

December

Rock Island Board of Zoning Appeals Regular Meeting Agenda December 8, 2010, 7:00 P.M.

1. Roll Call
2. Approval of the minutes of the regular meeting of November 10, 2010
3. Procedural Explanation
4. **Public Hearing #2010-29:** Donnie Moore requests a variance of five feet of the six-foot side-yard setback requirement in an R-3 (one and two family residence) district. The applicant proposes to construct an attached open deck (12' x 14') in the north side-yard at 535 43rd Street, Rock Island, Illinois.
5. **Public Hearing #2010-30:** Annette Zapolis, Cool Beanz Coffeehouse LTD., requests a variance of 112 square feet of the 140-square foot maximum sign area allowed (existing attached signs on site already exceed total sign area requirement by 52 square feet and an additional 60-square foot attached sign is proposed) in an B-1 (neighborhood business). The applicant proposes to erect an attached sign (60 square feet in area) on the south façade at 1325 30th Street, Rock Island, Illinois.
6. **Public Hearing #2010-31:** Kathy Wilson requests a variance of 26 feet of the 30-foot rear-yard setback requirement in an R-2 (one family residence) district. The applicant proposes to construct an attached four-season room (12' x 22') that will connect the residence to an existing two-car detached garage located in the west rear-yard at 8012 7th Street West, Rock Island, Illinois.
7. **Public Hearing #2010-32:** Mike Rosch, Aldi Inc., requests a special exception to authorize an approximate 59-square foot freestanding outdoor advertising sign, a variance of 24 feet of the 50-foot separation from residentially zoned property, and a variance of 24 feet of the 25-foot front-yard setback requirement for a freestanding outdoor advertising sign in a B-3 (community business) district. The applicant proposes to erect an outdoor advertising sign (59 square feet in area and 25 feet in height from grade to top of sign) identifying Aldi Food Stores (store to be located on adjacent lot to south) located on the subject property in the north front-yard at 3700 18th Avenue, Rock Island, Illinois.
8. **Public Hearing #2010-33:** Dale Muller requests a variance of 3.5 inches of the six-foot maximum height requirement for a fence in a side and rear yard in an R-2 (one family residence) district. The applicant proposes to maintain a solid privacy fence (parts of fence measured at 6 feet 3.5 inches) in the north side and rear yard at 8518 17th Street West, Rock Island, Illinois.
9. **Public Hearing #2010-34:** Tim Bierman requests a variance of 4.5 feet of the eight-foot side-yard setback requirement and a variance of two feet of the six foot-separation requirement between a principle structure and an accessory structure in an R-3 (one and two family residence) district. The applicant proposes to construct a detached garage (22' x 30') in the south side-yard at 920 19th Street, Rock Island, Illinois.
10. Other Business
11. Adjournment

Location Map for BZA2010-29 Thru BZA2010-34



BZA2010-29
535 34th Street

BZA2010-30
1325 30th Street

BZA2010-34
920 19th Street

BZA2010-32
3700 18th Avenue

BZA2010-31
8012 7th Street W.

BZA2010-33
8518 17th Street W.



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

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

Regular Meeting

7:00 p.m.

November 10, 2010

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
	<input type="checkbox"/> Vacant	<input checked="" type="checkbox"/> Karen Williams
	<input checked="" type="checkbox"/> Dave McAdam	<input checked="" type="checkbox"/> Larry Tschappat
	<input checked="" type="checkbox"/> Gary Snyder	<input type="checkbox"/> Robert Wild
	<input checked="" type="checkbox"/> Faye Jalloh	

Staff Present: Alan Carmen, Alan Fries

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

Approval of Minutes – Mr. McAdam made a motion to approve the Minutes of the October 13, 2010 meeting. Mr. Tschappat seconded the motion, and it passed unanimously.

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

Public Hearing #2010-26 - Request from Ben Reeder for a variance of two feet of the six-foot separation between accessory structures in an R-2 (one family residence) district at 2103 18th Avenue.

Mr. Fries presented the staff report. He explained that 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.

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 22nd 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.

Chairman Snyder called for proponents.

Ben Reeder, 2103 18th Avenue, was sworn in. He said that they have a small two-car garage and need extra space for storage of tools and lawn equipment. He said there is not another good space on his property to locate the storage building. He said that the four-foot separation will allow him adequate room to maintain both structures.

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

Decision Case #2010-26 – Ms. Williams made a motion to approve the request because:

1. The proposed accessory structure will improve the return on the property.
2. The lot is a corner lot with two front yards.

3. The proposed accessory structure will not alter the character of the neighborhood.

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

Public Hearing #2010- 27 - Request from JPH Rentals for a variance of 30 feet of the 300-foot separation requirement between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in an R-3 (one and two family residence) district at 617 39th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that there be a 300-foot separation between unrelated group family uses (Section 4.6c). The applicant proposes to maintain an Unrelated Group Family Use for up to four or five residents on the site.

Mr. Jason Hutchinson signed the variance application representing JPH Rentals. He has applied for administrative and variance applications before for Unrelated Group Family Uses, so he is aware of the zoning regulations for these types of uses. He has owned the subject property for over two years and currently has four residents in the home (previously received the mentioned temporary use until May 2011 to complete the lease with the current residents). He now hopes to sign a lease with new residents for the next school year and requests a full variance from the separation requirements. The variance application is needed because the subject property is within 270 feet from another property he owns (see case map that identifies 643 40th Street as an approved Unrelated Group Family Use).

The subject property has a two-space concrete parking area located in the east rear yard with access from the alley. This meets the two off-street space parking requirement for the proposed use.

The separation standard was initiated to prevent a concentration of unrelated group family uses in a neighborhood; staff believes that the standard should be maintained in this situation.

Chairman Snyder called for proponents.

Jason Hutchinson 1302 34th Street, was sworn in. He said that he knows the ordinance, but that it is a four bedroom residence that is located in an area with a high concentration of student housing and that the variance is only over 30 feet of separation. He said the location is a good fit for small groups of students living there because it is so close to campus. He said he has added a new roof, flooring and exterior doors to help improve the property and that if he can only rent to three unrelated individuals it will make it financially more difficult to maintain the property as well. He said there have been no issues with the existing residents and no objections from neighbors.

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

Decision Case #2010-27 – Mr. Tschappat made a motion to approve a request because:

1. The proposed variance will improve the return on the property.
2. The proposed use is the only unrelated group family use in the square block
3. The proposed variance will not alter the character of the neighborhood.

Ms. Williams seconded the motion. She said she supports the motion because there was no neighbor opposition.

Mr. McAdam agreed. He added that the location will keep students living close to campus.

Chairman Snyder also acknowledged that not hearing any negative neighbor comments are important to him in considering a variance request. He called for a vote on the motion to approve the request and it passed unanimously.

Public Hearing #2010-28 - Request from Dorothy Ehrmann for a variance of four feet of the 21-foot average front yard setback requirement in an R-3 (one and two family residence) district at 843 20th Street.

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires that either a 25-foot front yard setback or an average front yard be taken (Sections 9.4 and 16.5). The applicant proposes to build an enclosed front porch (5' x 20') in the west front yard.

The applicant will remove the existing open front porch and rebuild it with an enclosed porch with exactly the same dimensions. The porch has been resingled recently (this maintenance work does not require a variance). However, the rebuild will include new framing, decking and posts, along with floor-to-ceiling screens, so the occupants can use the space more regularly. This change in appearance from an entirely open porch to a screened-in porch triggers the need for a variance from the front yard setback requirements. The property is located across the street from two local landmarks located at 842 and 848 20th Street.

The Preservation Ordinance allows the Preservation Commission the opportunity to comment on the variance request related to its potential impact on these two landmarks. The Preservation Commission met on October 27th and unanimously approved a motion that the proposed variance will not significantly impact the streetscape nor adversely affect the two landmark properties.

Chairman Snyder called for proponents.

Dorothy Cunningham Ehrmann, 843 20th Street, was sworn in. She said she always wanted to have a porch that she could enjoy sitting outside and thinks this variance will enhance her property and make the neighbors happy.

Dan Mullanack, 1208 Franklin Street, Buffalo, Iowa and contractor for the construction job to improve the porch was sworn in. He said the roof will be staying and it will be the exact same size as the previous porch. He said the only difference will be the screen enclosure.

Mr. Tschappat asked if the floor will be made of wood. Mr. Mullanack replied it will be made of wood and will have four pier footings.

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

Decision Case #2010-28 – Mr. McAdam made a motion to approve the request because:

1. The proposed enclosed porch will improve the return on the property.
2. The proposed enclosed porch will not alter the character of the neighborhood.

Mr. Tschappat seconded the motion, and it was approved unanimously.

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

Respectfully Submitted,

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

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REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 22, 2009

SUBJECT: Case #2010-29- Request for a variance from the side yard setback requirements for a proposed deck in an R-3 (one and two family residence) district.

Applicant:
Donnie Moore

Location:
535 34th Street

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

Size of Property:
The property measures 50' x 40' (2,000 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single-family residence. To the north is college-owned property, zoned U-1. To the west, east and south are single-family residences, zoned R-3.

Topography:
The site slopes down to a ravine on the north side of the property.

Affected Requirements:
The zoning ordinance requires a six-foot side yard in an R-3 zoning district (Section 16.5). The applicant proposes to construct an attached open deck (12' x 14') in the north side yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed deck will improve the return on the property.
2. Unique Circumstances: The lot is smaller than the minimum lot size in an R-3 district. The existing structure is also constructed up to the east (rear) property line.
3. Character Alteration: The proposed deck will not alter the character of the neighborhood.

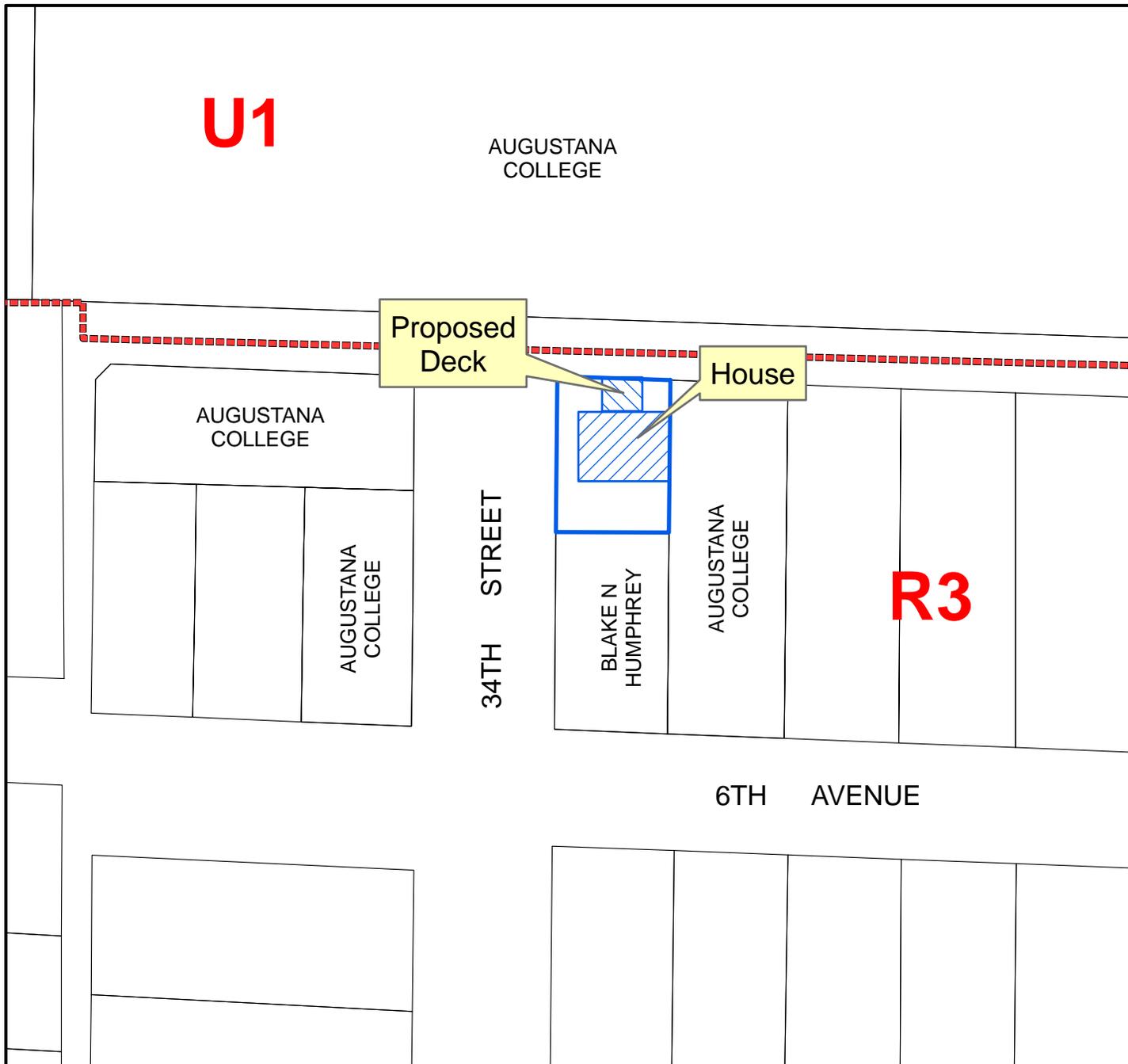
Comments:

The proposed deck will have no impact on any adjacent property owner as it will overlook the wooded ravine area to the north. The proposed deck will extend out from the north façade and will be constructed up to one foot from the north property line. The subject lot is 3,000 square feet smaller than the minimum lot size for a lot within the R-3 zoning district and the house is also constructed very close to the east (rear) property line.

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is smaller than the minimum lot size for an R-3 district, there is not room in the rear yard for the deck and will not alter the character of the neighborhood.

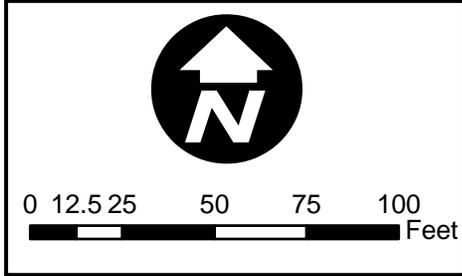
BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2010-29
Legend

- Parcels
- Subject Property

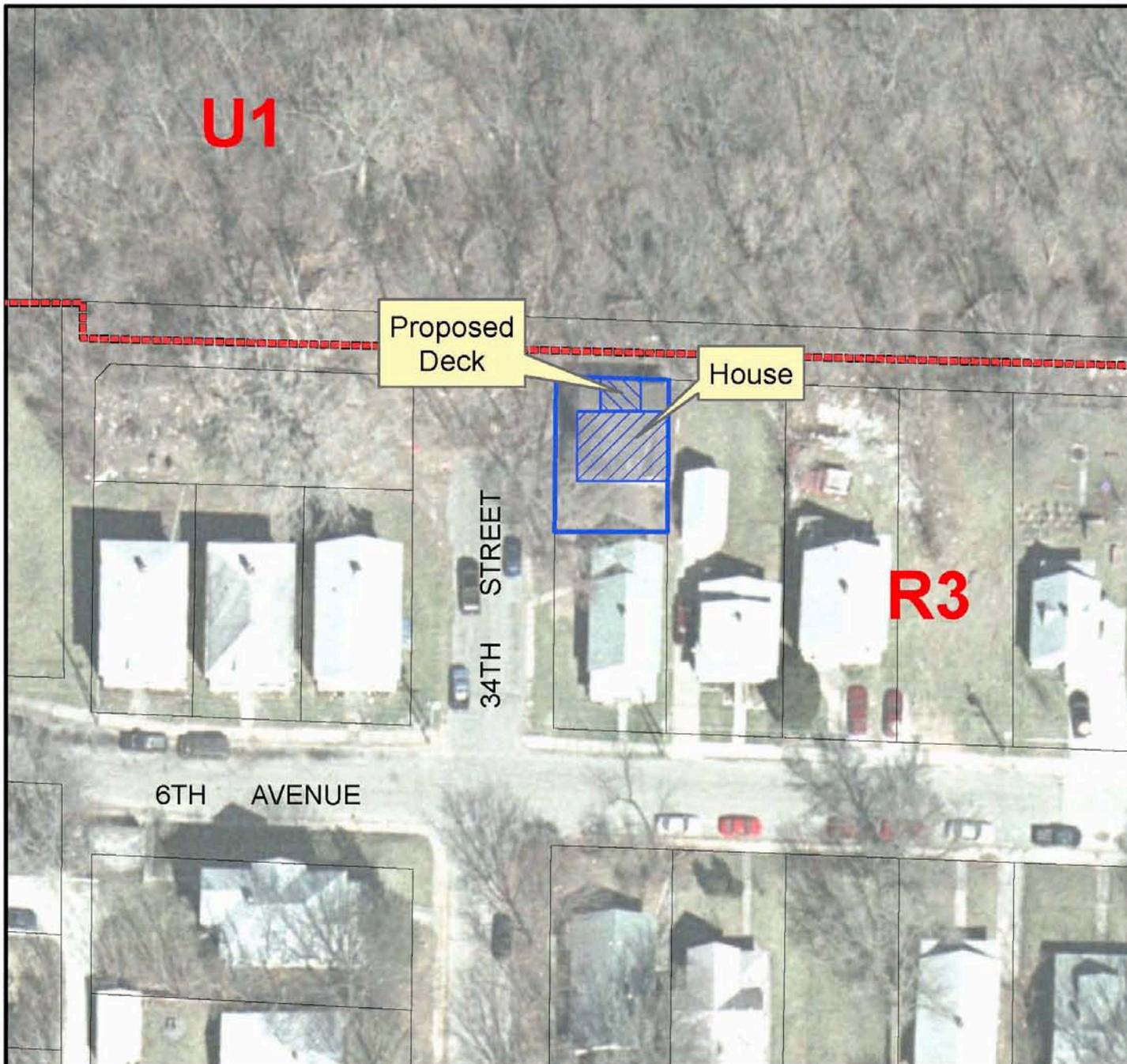
DR. BY: K.G.D.
APPR. BY: A.M.C./A.F.



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

The logo for Rock Island, Illinois, featuring a stylized 'RI' in red and blue above the text 'ROCK ISLAND ILLINOIS'.

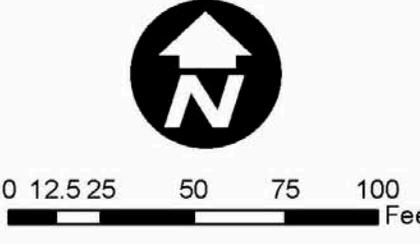
BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2010-29 Aerial Legend

-  Parcels
-  Subject Property

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



A north arrow pointing upwards with the letter 'N' below it. Below the arrow is a scale bar with markings at 0, 12.5, 25, 50, 75, and 100 feet.

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



The logo for Rock Island, Illinois, featuring the letters 'RI' in a stylized font above the words 'ROCK ISLAND ILLINOIS'.



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REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 22, 2009

SUBJECT: Case #2010-30- Request for a variance from the attached sign total area requirement in a B-1 (neighborhood business) district.

Applicant:
Annette Zapolis (Cool Beanz Coffeehouse LTD.)

Location:
1325 30th Street

Request:
To allow a variance of 112 square feet of the 140 square foot maximum attached sign area allowed (existing attached signs on site already exceed total sign area requirement by 52 square feet and an additional 60 square foot attached sign is proposed) in a B-1 (neighborhood business) district.

Size of Property:
The property measures 40' x 140' (5,600 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a coffee shop and heating and air conditioning business, zoned B-1. The neighborhood is primarily a business area, zoned B-1.

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

Affected Requirements:
The sign ordinance requires a maximum sign area equal to one square foot of signage for every foot of frontage (Section 5 {a} {2}). The lot has 140 feet of frontage on 14th Avenue. The applicant proposes to erect an attached sign, 60 square feet in area, on the south façade.

Conditions to Authorize Variance:
1. Reasonable Return: The proposed sign will improve the return on the property by better identifying the coffee shop business.

2. Unique Circumstances: The lot is a corner lot with two street frontages.
3. Character Alteration: The proposed sign will not alter the character of the neighborhood.

Comments:

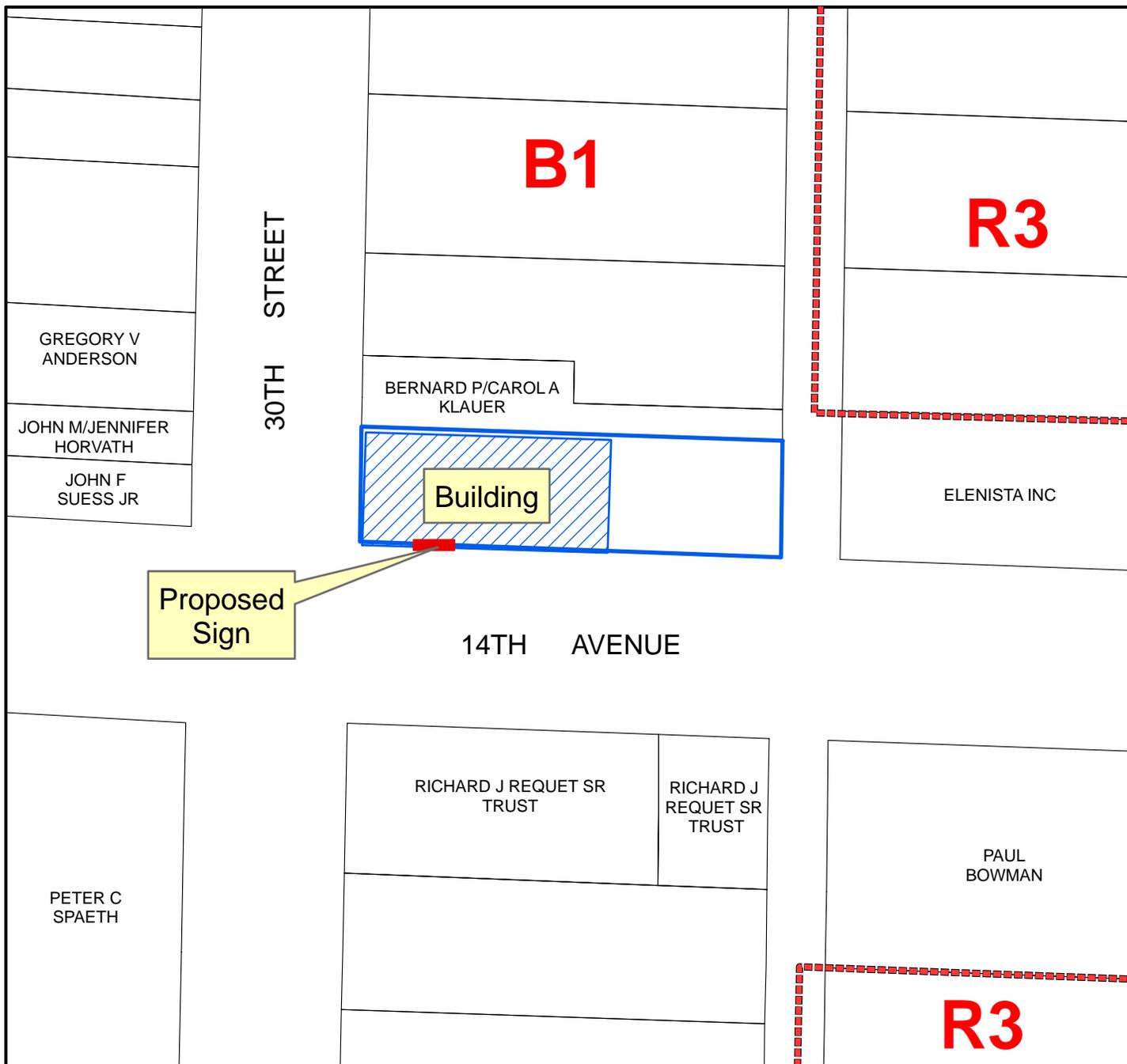
Currently there is a total of 192 square feet of sign area located on the south and east façade of the structure. These existing signs were located on the structure under previous Sign Ordinance regulations which allowed for more total sign area than the current ordinance (previous regulations allowed for two square feet of sign area for every foot of lot frontage).

The proposed unlighted sign will be 60 square feet in sign area and will be located on the south façade between the existing awning and sign for Klauer Heating and Air Conditioning sign (see attached drawing and photograph). The sign will be flat against the wall and be made of a lexan material. The sign will be used to advertise the business and as a message board. Staff believes that the additional signage is reasonable since the business is located on a corner.

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is a corner lot with two street frontage and the proposed sign will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS
2010-30**

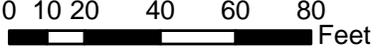
Legend

- Parcels
- Subject Property

DR. BY: *K.G.D.*

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





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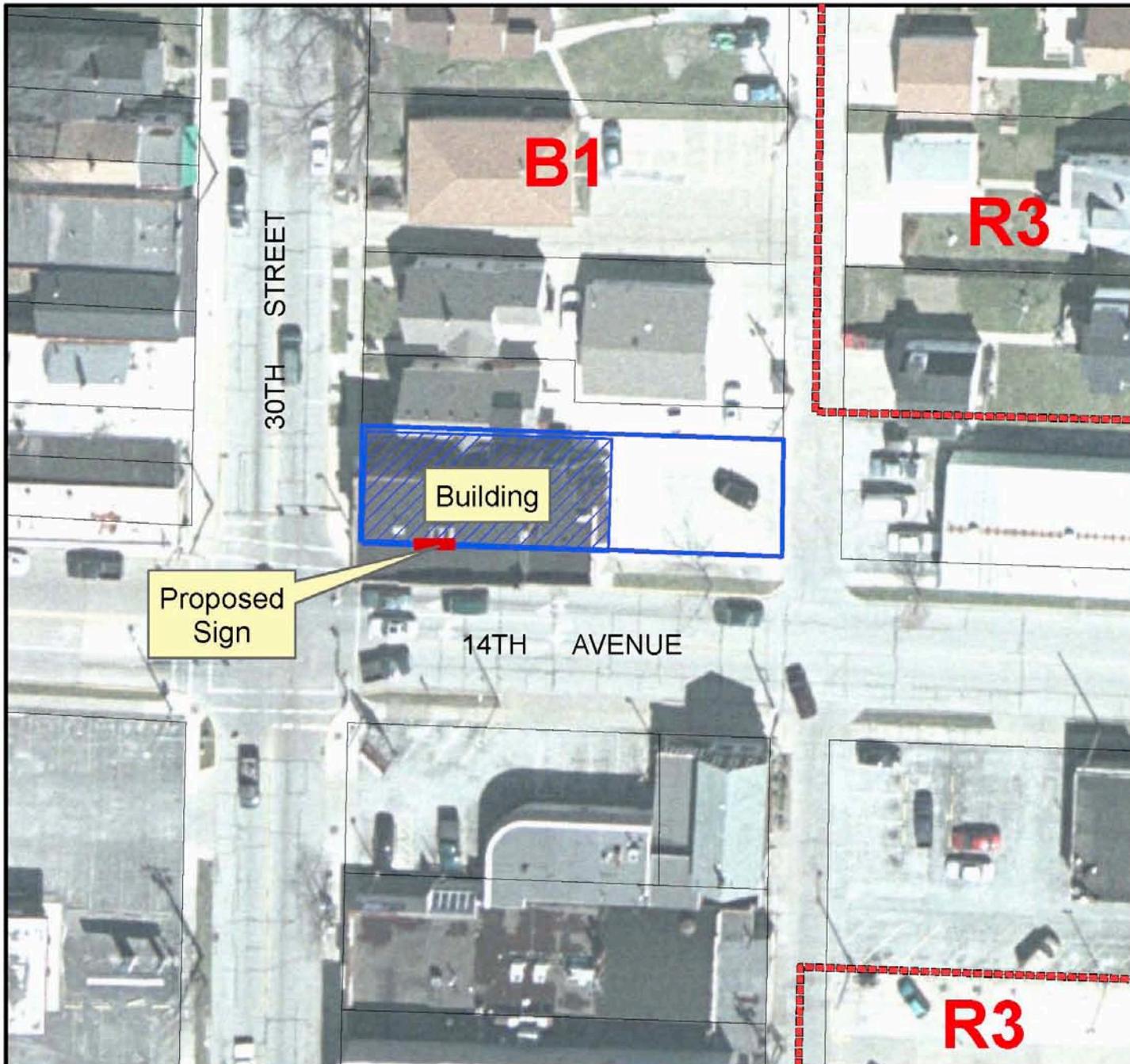
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2010-30 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: November 22, 2009

SUBJECT: Case #2010-31- Request for a variance from the rear yard setback requirements for a proposed deck in an R-2 (one family residence) district.

Applicant:
Kathy Wilson

Location:
8012 7th Street West

Request:
To allow a variance of 26 feet of the 30-foot rear yard setback requirement in an R-2 (one family residence) district.

Size of Property:
The property measures 60' x 100' (6,000 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-2.

Topography:
The site slopes up approximately three feet from street level.

Affected Requirements:
The zoning ordinance requires a 30-foot rear yard setback requirement in an R-2 zoning district (Section 15.5). The applicant proposes to construct an attached four-season room (12' x 22') that will connect the residence to an existing two-car detached garage located in the west rear yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed addition will improve the return on the property.
2. Unique Circumstances: There currently exists a four-foot setback for the existing detached garage. The addition will not change this existing garage setback off the rear property line.
3. Character Alteration: The proposed addition will not alter the character of the neighborhood.

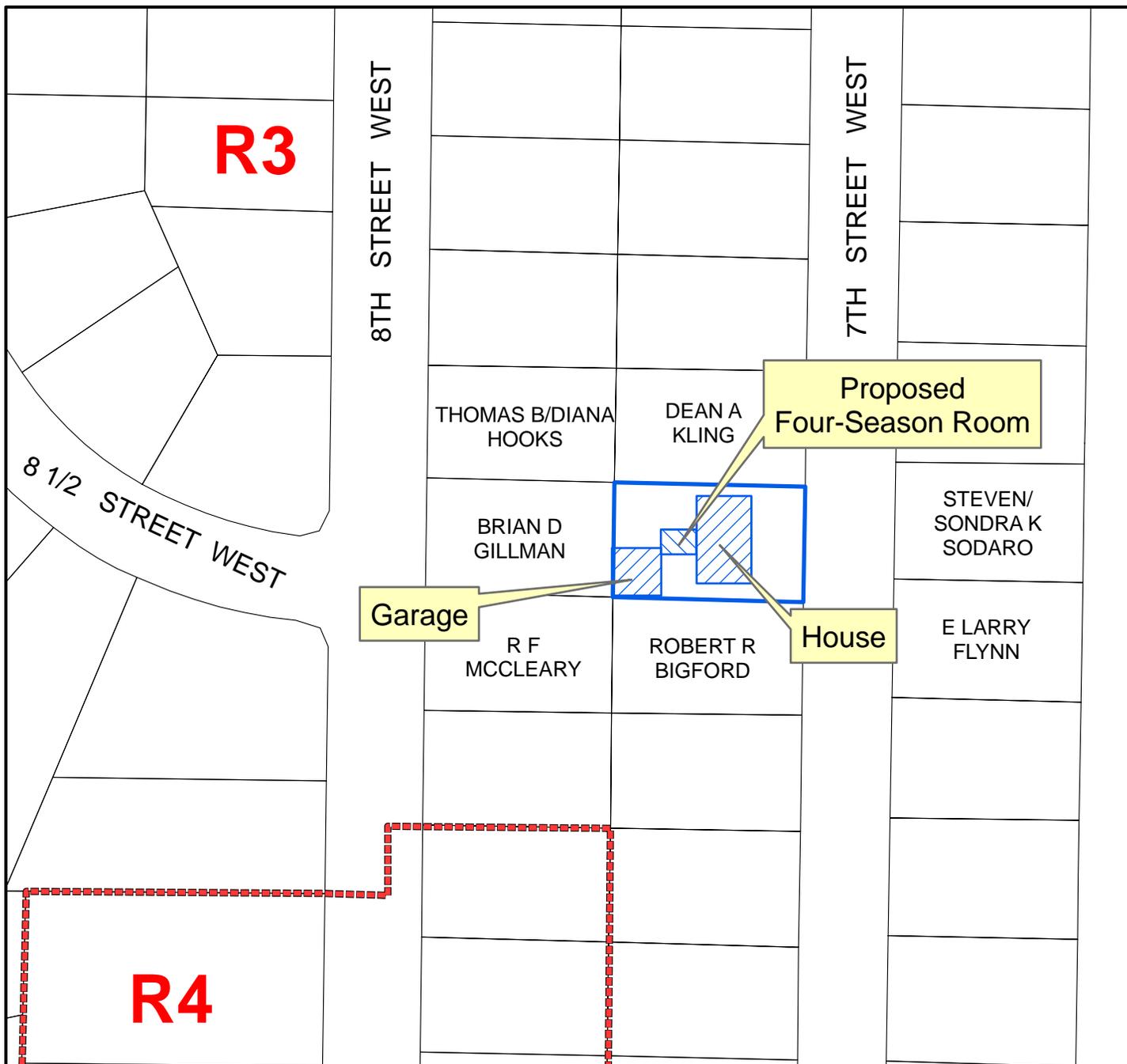
Comments:

The proposed four-season room will be used to connect the residence to the existing detached garage. The space will be used to locate a hot tub the applicant needs to use for health reasons. Since the garage will be connected to the house the garage setback is changed to be a 30-foot rear yard setback requirement (setback for principal structure and its addition). It is not feasible to relocate the existing garage to meet the new setback requirements.

Recommendation:

That the variance be approved because it will improve the return on the property, the addition will connect the detached garage to the house changing the rear yard setback requirements for the garage and the addition will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS
2010-31**

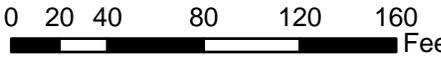
Legend

- Parcels
- Subject Property

DR. BY: *K.G.D.*

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





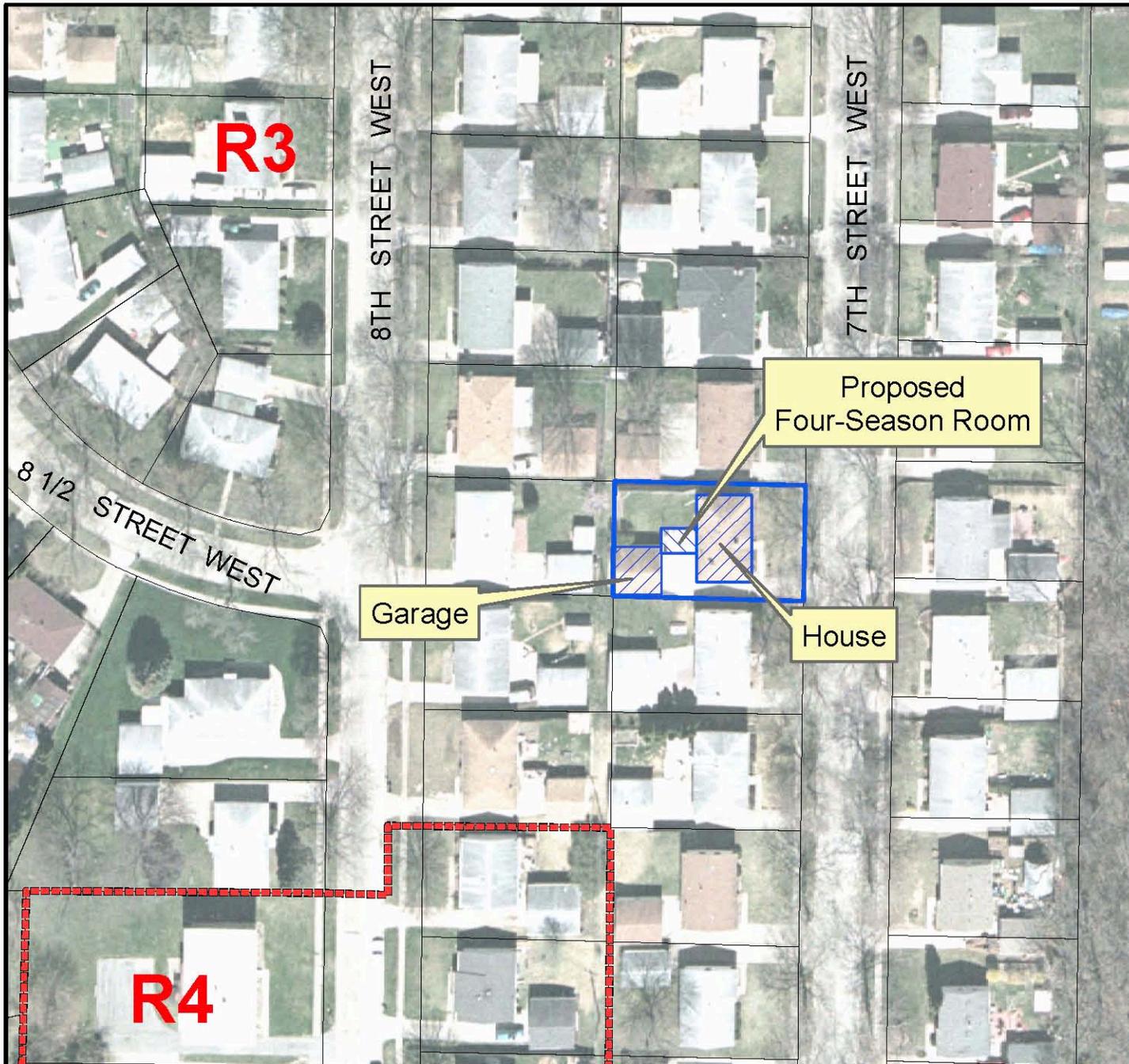
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2010-31 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

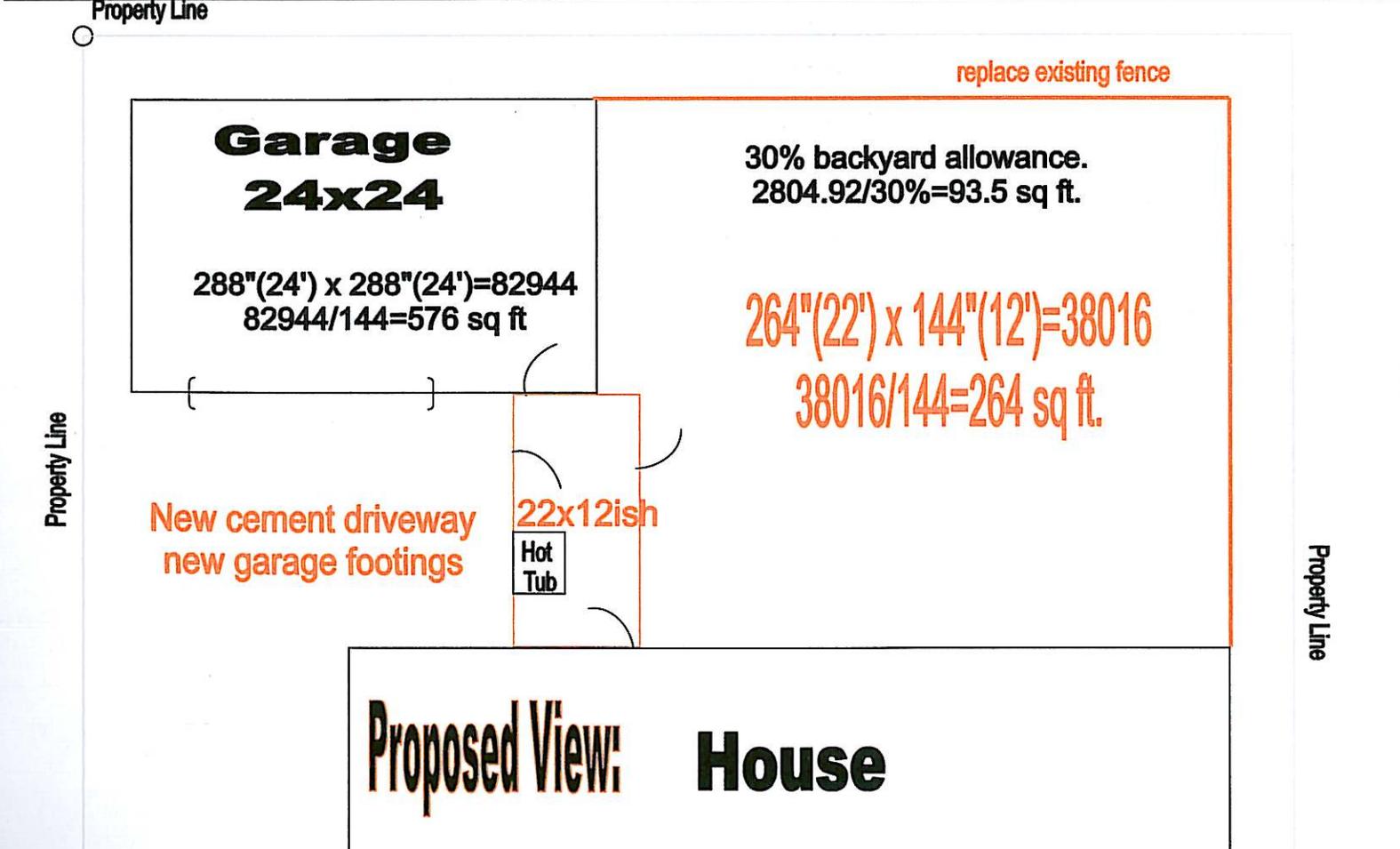
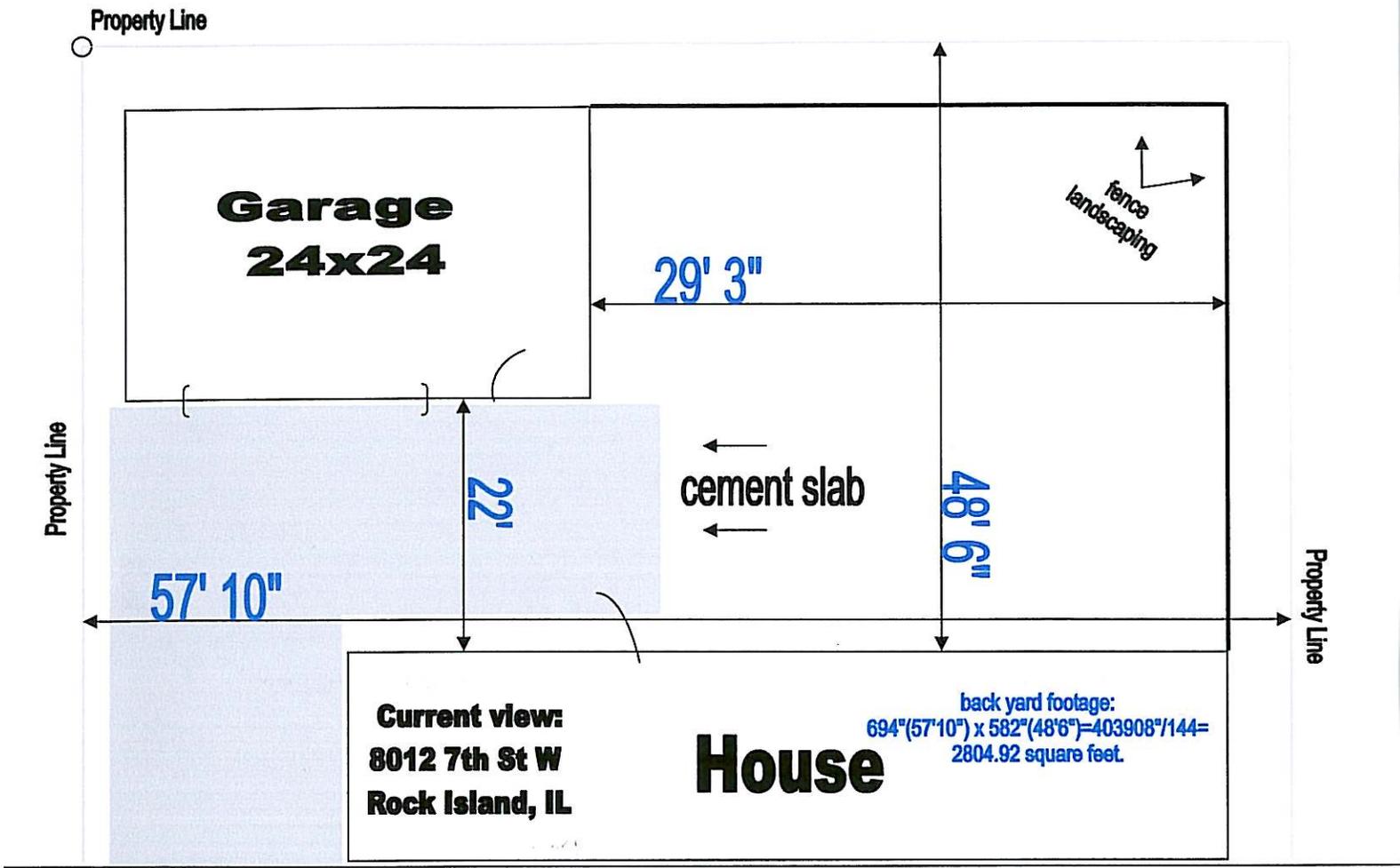


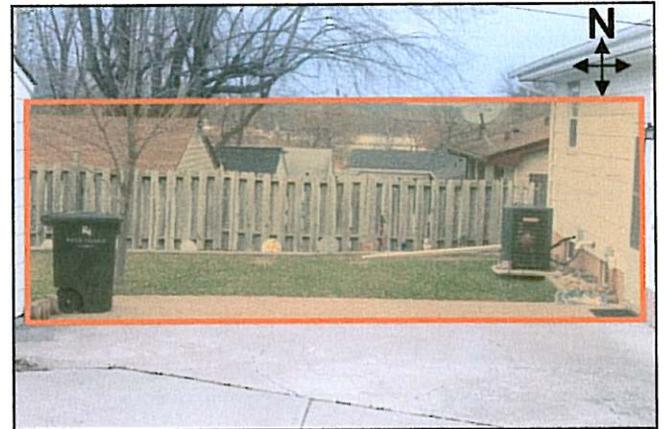
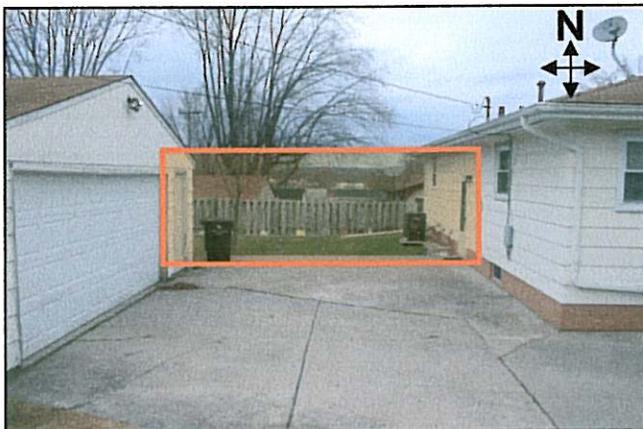
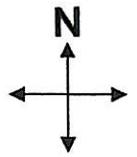
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment







**8012 7th St W
Rock Island, IL**

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 22, 2009

SUBJECT: Case #2010-32- Request for Board authorization for an outdoor advertising sign and variances from the front yard setback and separation requirement from residentially zoned property for a freestanding outdoor advertising sign in a B-3 (community business) district.

Applicant:
Mike Rosh, Aldi Inc.

Location:
3700 18th Avenue

Request:
To allow a special exception to authorize an approximate 59 square foot freestanding outdoor advertising sign, a variance of 24 feet of the 50-foot separation from residentially zoned property, and a variance of 24 feet of the 25-foot front yard setback requirement for a freestanding outdoor advertising sign in a B-3 (community business) district.

Size of Property:
The property measures 122.3' x 262.3' (approximately 342,079 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by an accessory parking lot, zoned B-3. To the east and south are business uses, zoned B-3. To the north and west are single family residential uses, zoned R-3 and R-2.

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

Affected Requirements:
The sign ordinance requires that freestanding outdoor advertising signs be authorized by the Board in a B-3 district, that there be a 25-foot front yard setback requirement and a separation standard of 50 feet from residentially zoned property (Section 6 {a} {4}). The applicant proposes to erect a freestanding outdoor advertising sign (59 square feet in area and 25 feet in height from grade to top of sign) identifying Aldi Food Stores (store located on adjacent lot to

south) located on the subject property in the north front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed sign will improve the return on the property by better identifying the supermarket to 18th Avenue drivers.
2. Unique Circumstances: The lot is a corner lot with two street frontages and the proposed supermarket store use is set back from 18th Avenue.
3. Character Alteration: The proposed sign will not alter the character of the neighborhood.

Comments:

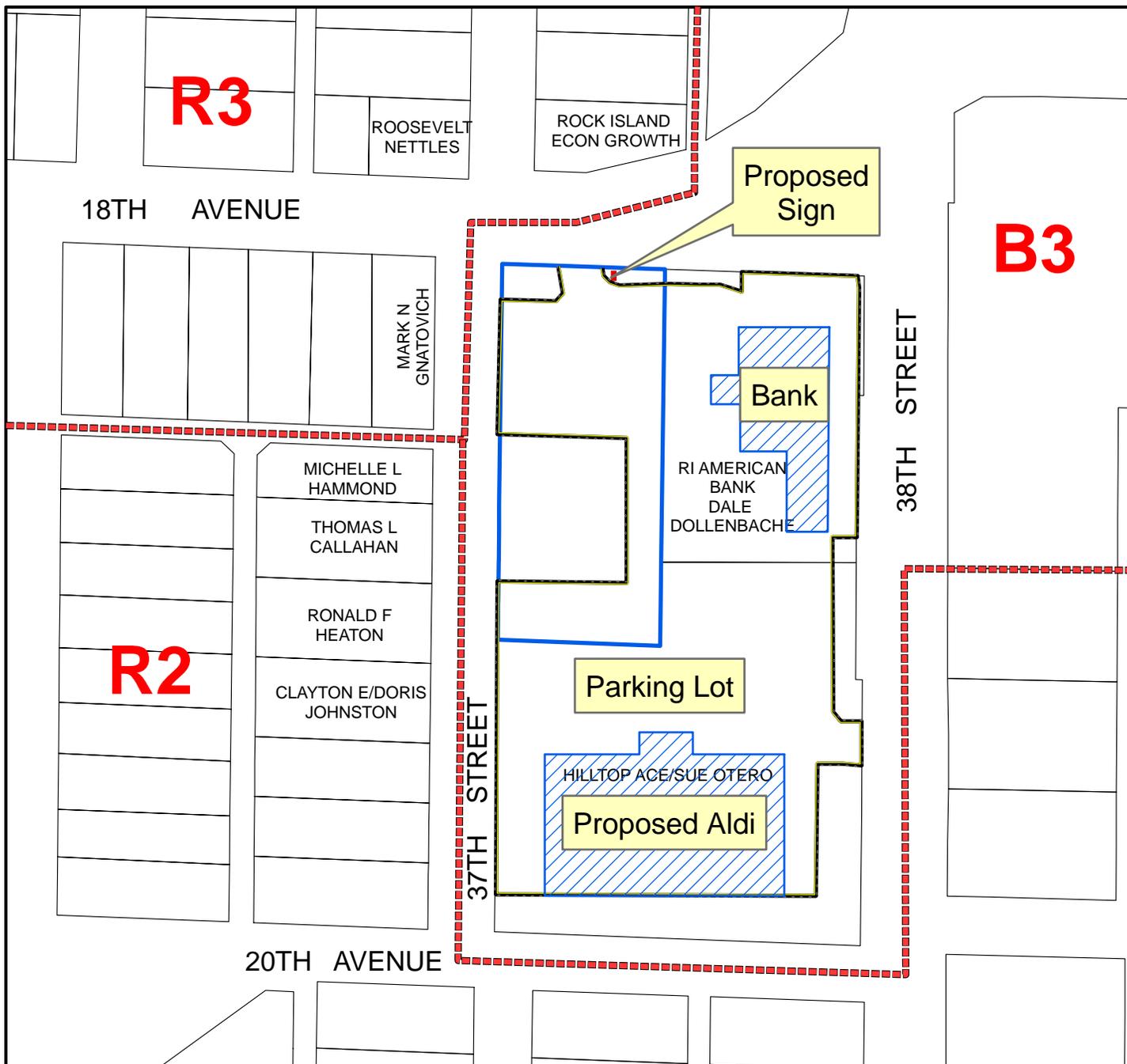
The Aldi Supermarket is proposing to relocate from its current location on the east side of 38th Street to the former Ace Hardware structure located on the lot to the south of the subject property. Since the structure is located on a separate lot to the south of 18th Avenue the applicant desires to locate a freestanding sign on the subject lot (since it is located on separate lot the proposed sign is considered an “outdoor advertising sign” by Sign Ordinance definition).

The proposed 59 square foot internally lighted freestanding sign will be placed on standards raising the sign 25 feet from grade level. The total sign area will include space for another tenant at either the subject property or the former Ace Hardware structure. The proposed sign will be located one foot from the north property line to the east of the access point off of 18th Avenue (see case map).

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is a corner lot and the proposed supermarket use is set back from 18th Avenue and the proposed sign will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS
2010-32**

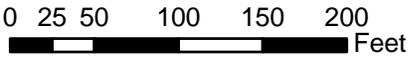
Legend

- Parcels
- Subject Property

DR. BY: *K.G.D.*

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





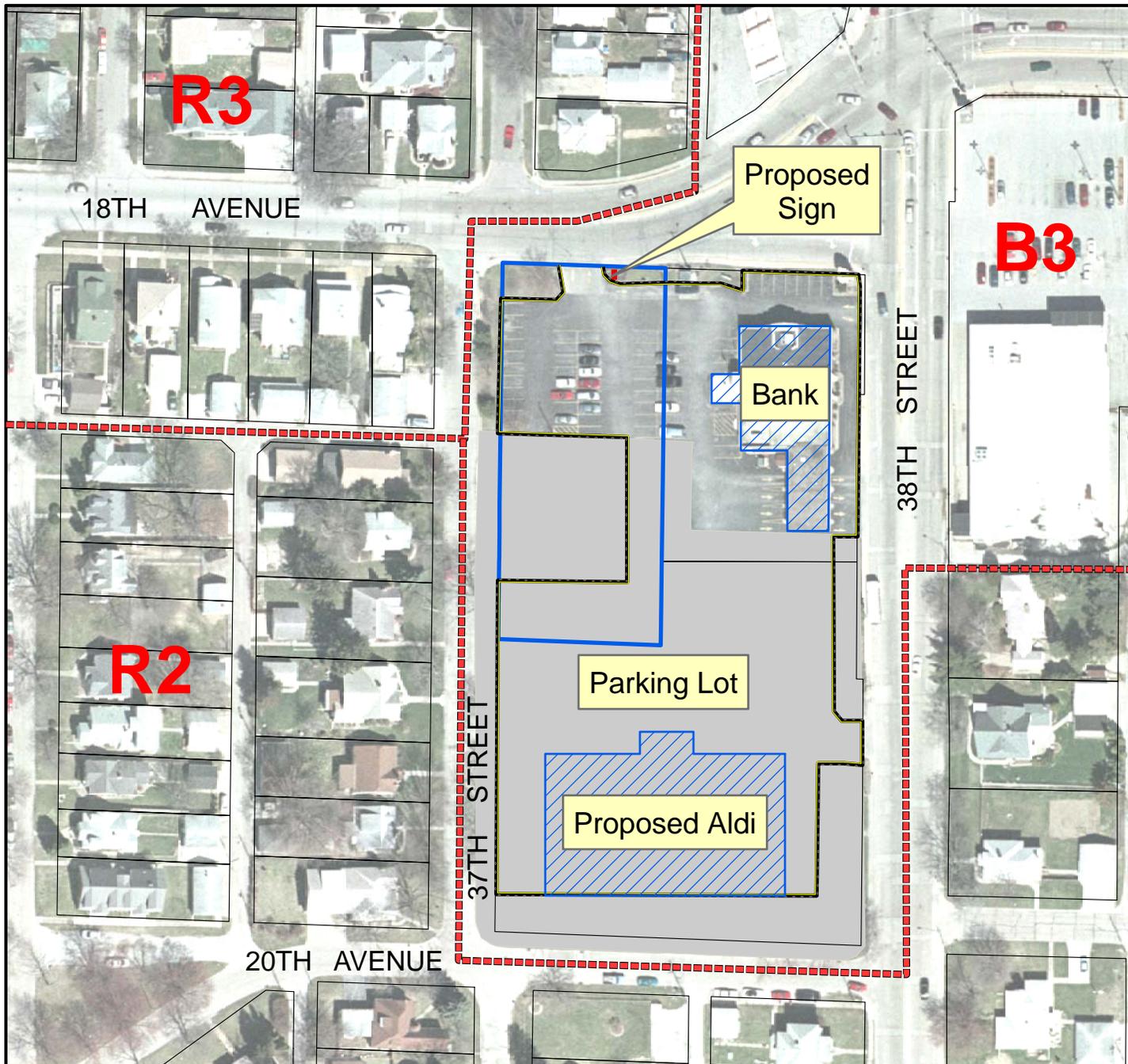
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City of Rock Island

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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2010-32 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



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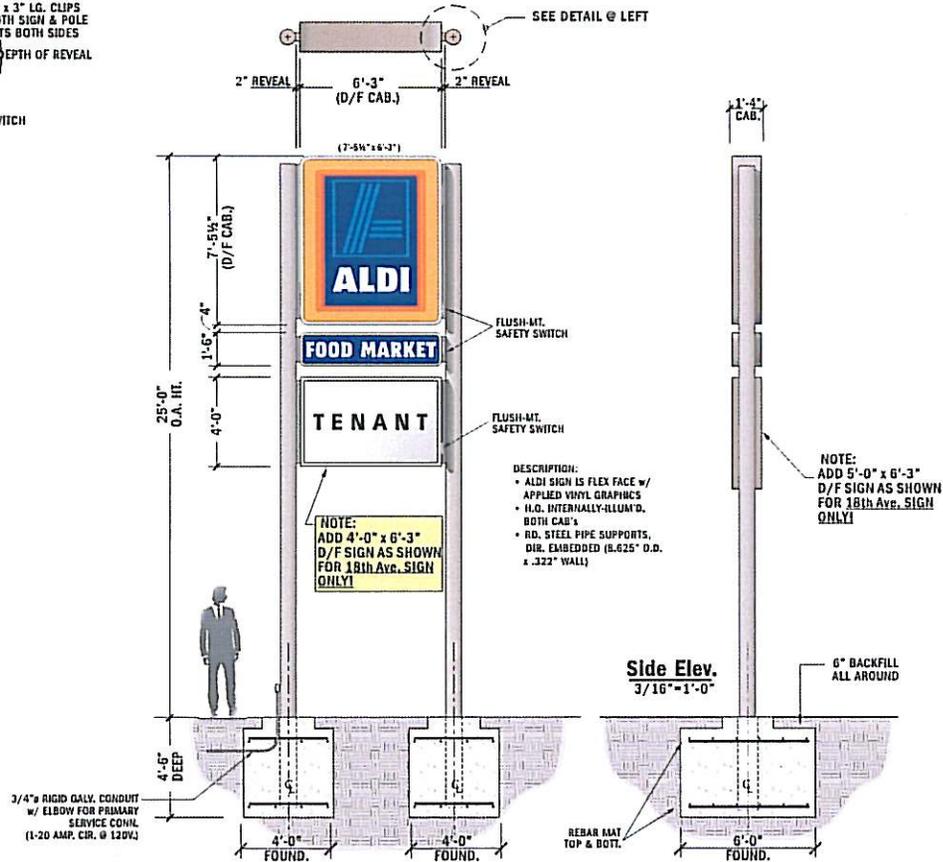
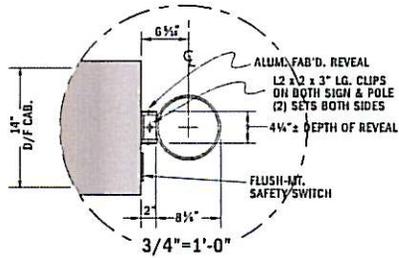
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





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1 New D/F 2-Pole Pylon Sign
 (2) REQ'D. 3/16" = 1'-0"

DOYLE
 GENERAL SIGN CONTRACTORS
 233 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL. 60101
 630-543-0400
 630-543-0433

DATE	REVISION
10-05-10	18th Ave Sign ONLY: Add D/F Tenant Sign as shown

CUSTOMER APPROVAL _____ **DATE** _____
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CLIENT	ALDI	DESIGNER	DF	SALES	TD
ADDRESS	18th & 38th STREET ROCK ISLAND, IL.	SCALE:	NOTED	DATE:	6-15-10
		DRWG. No.	#11586	SHEET No.	3 of 4

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 22, 2009

SUBJECT: Case #2010-33- Request for a variance from the maximum fence height requirement in a side and rear yard in an R-2 (one family residence) district.

Applicant:
Dale Muller

Location:
8518 17th Street West

Request:
To allow a variance of 3.5 inches of the six-foot maximum height requirement for a fence in a side and rear yard in an R-2 (one family residence) district.

Size of Property:
The property measures 85' x 147.63' x 75.98' x 31.74' x 213.74' (approximately 15,354 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-2.

Topography:
The site slopes up one to two feet from street level. The rear yard has a gentle slope downward to the north.

Affected Requirements:
The zoning ordinance requires a maximum height of six feet for a fence in a side and rear yard (Section 8.12). The applicant proposes to maintain a solid privacy fence (parts of fence measured at 6' 3.5") in the north side and rear yards.

Conditions to Authorize Variance:

1. Reasonable Return: The fence has improved the return on the property.
2. Unique Circumstances: None.

3. Character Alteration: The fence has not altered the character of the neighborhood.

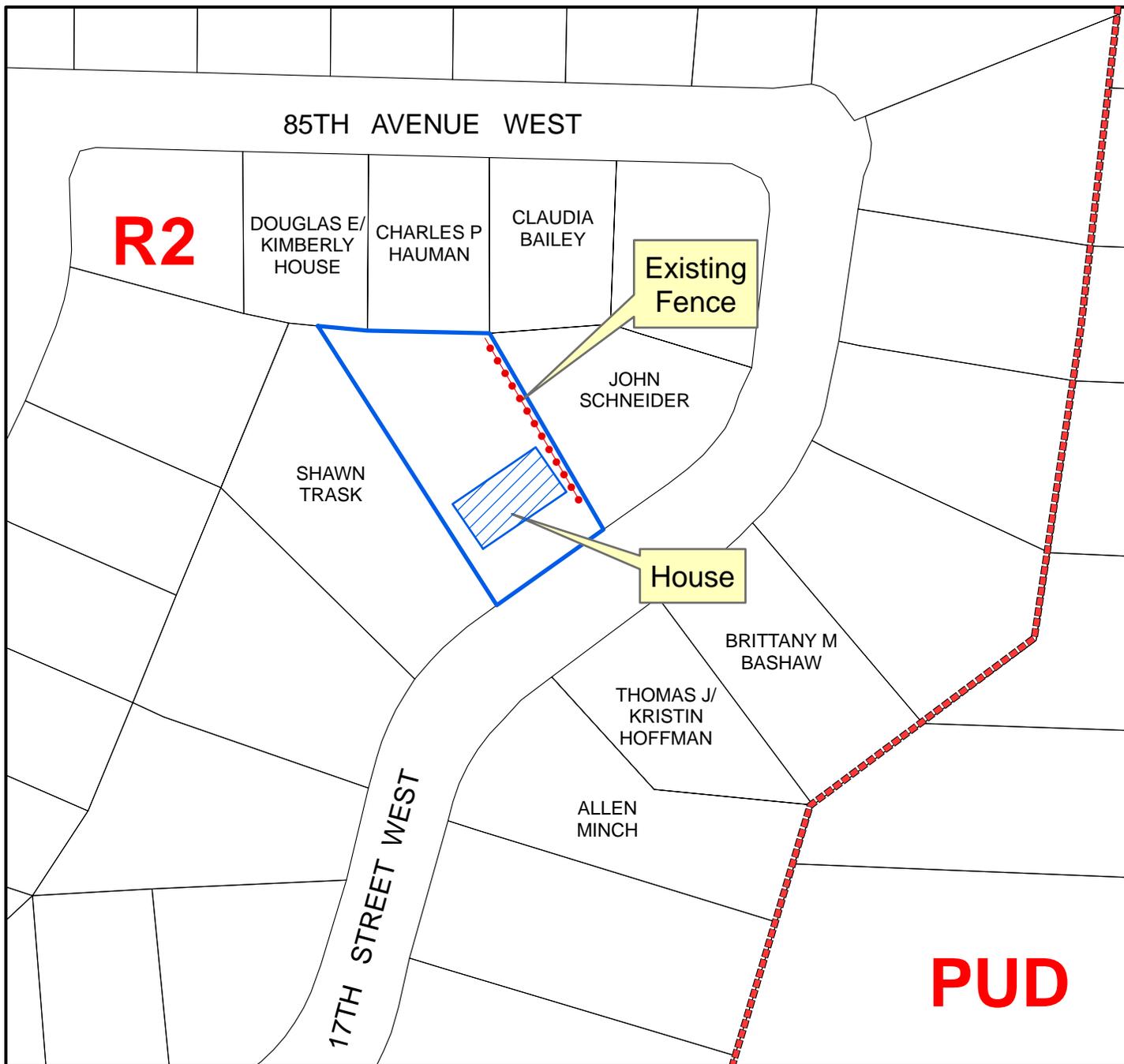
Comments:

The City received a complaint regarding the location and height of the privacy fence. The location issue was handled through a civil process (City does not enforce property line disputes), but the fence still exceeds the six-foot height requirement due to it not following the natural topography of the rear yard (top of fence is straight, but rear yard slopes to result in extended space between grade and the bottom of the fence). Staff measured the fence in several locations from grade and determined that there are parts of the fence that are approximately 3.5 inches above the six-foot height requirement. Staff does not believe that the existing fence height has a negative impact on the character of the neighborhood.

Recommendation:

That the variance be approved because it has improved the return on the property and it has not altered the character of the neighborhood.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2010-33

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



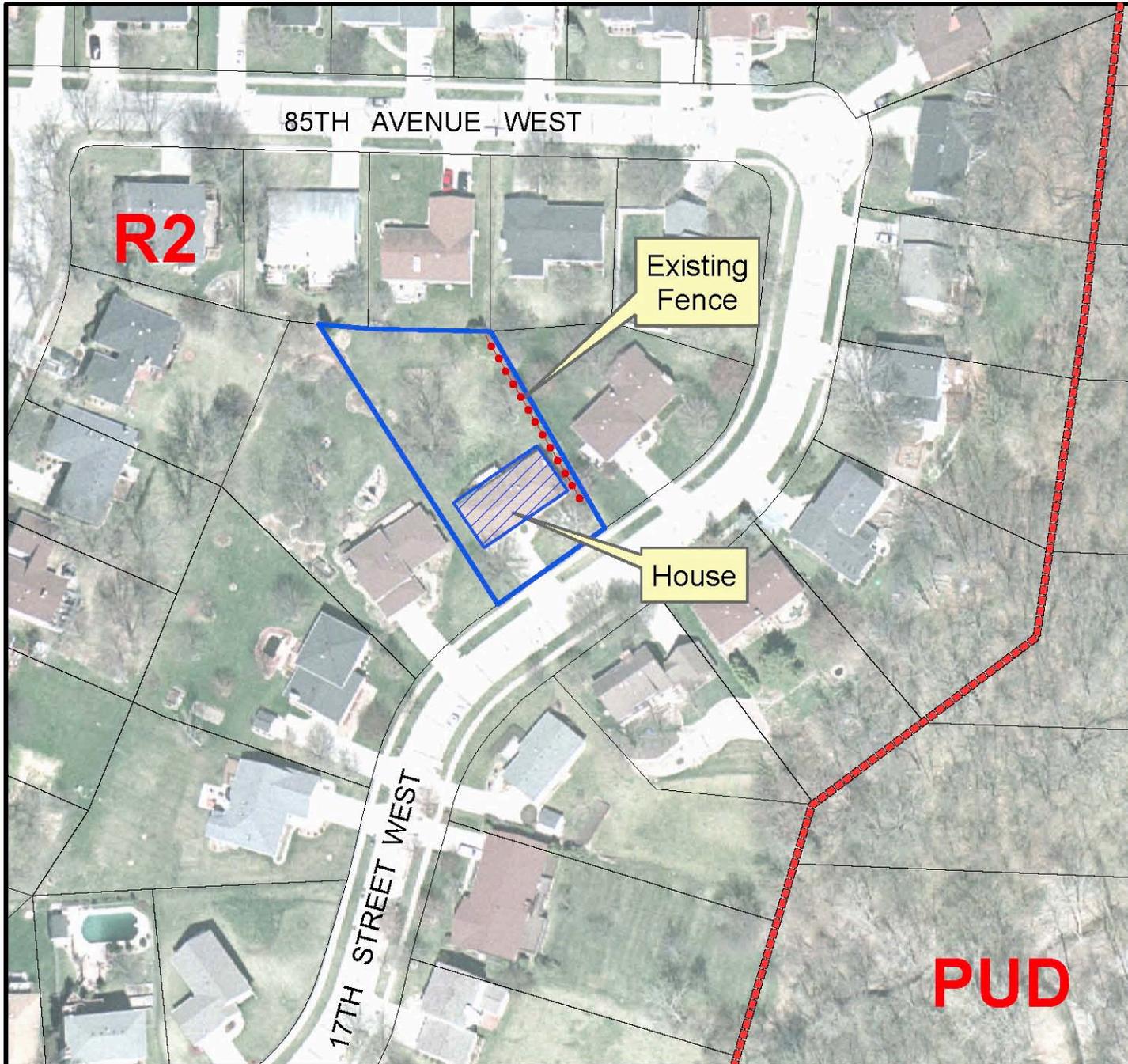
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City of Rock Island

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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2010-33 Aerial Legend

-  Parcels
-  Subject Property

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



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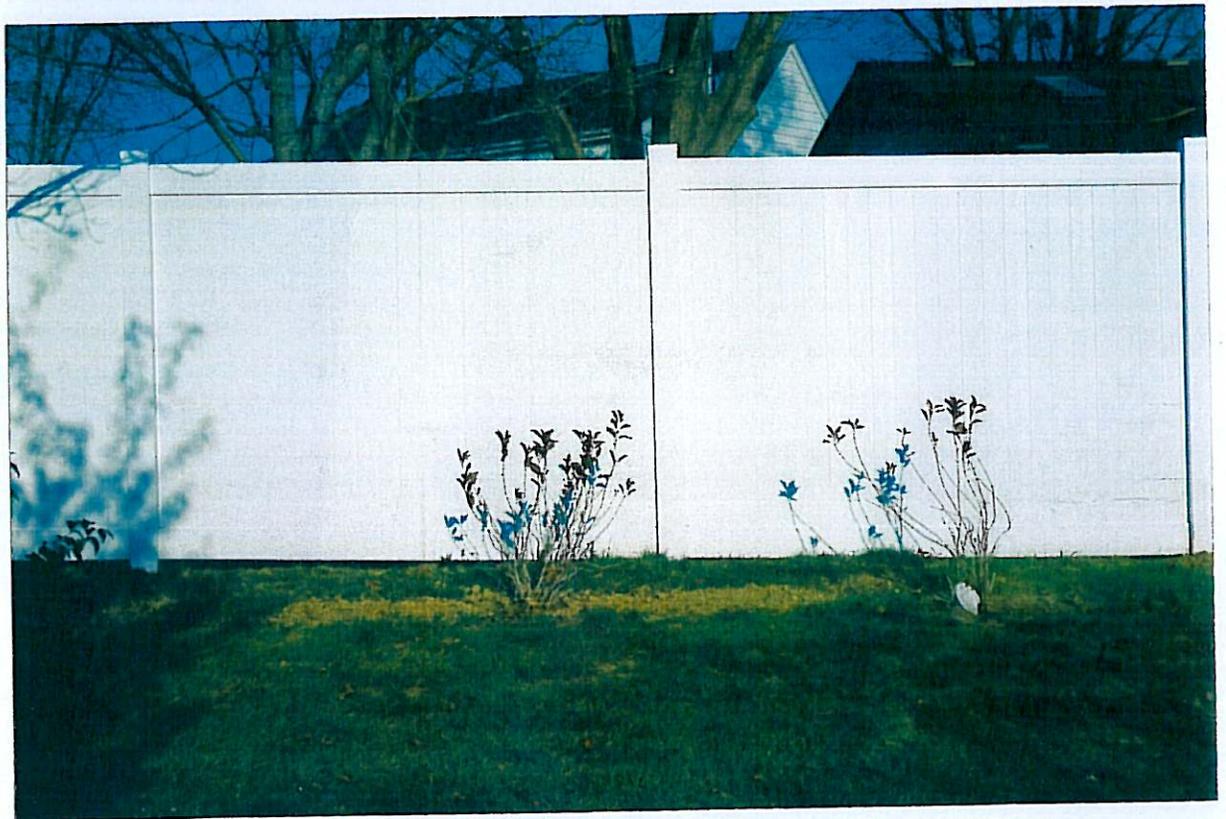


A horizontal scale bar with markings at 0, 25, 50, 100, 150, and 200 feet.

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





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REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 22, 2009

SUBJECT: Case #2010-34- Request for a variance from the side yard setback requirement and separation requirement between a principal structure and an accessory structure for a detached garage in an R-3 (one and two family residence) district.

Applicant:
Tim Bierman

Location:
920 19th Street

Request:
To allow a variance of 4.5 feet of the eight-foot side yard setback requirement and a variance of two feet of the six-foot separation requirement between a principal structure and an accessory structure in an R-3 (one and two family residence) district.

Size of Property:
The property measures 66' x 135' (8,910 square feet) .

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single-family residence. To the south is a tri-plex, zoned R-3. The rest of the neighborhood is primarily a single-family residential area, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires an eight-foot side yard setback for a two-story structure (Section 15.5) and a six-foot separation between an accessory structure and a principal structure (Section 8.5A). The applicant proposes to construct a detached garage (22' x 28') in the south side yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed garage will improve the return on the property.
2. Unique Circumstances: The public alley to the rear of the property does not provide access to

the subject property.

3. Character Alteration: The proposed garage will not alter the character of the neighborhood.

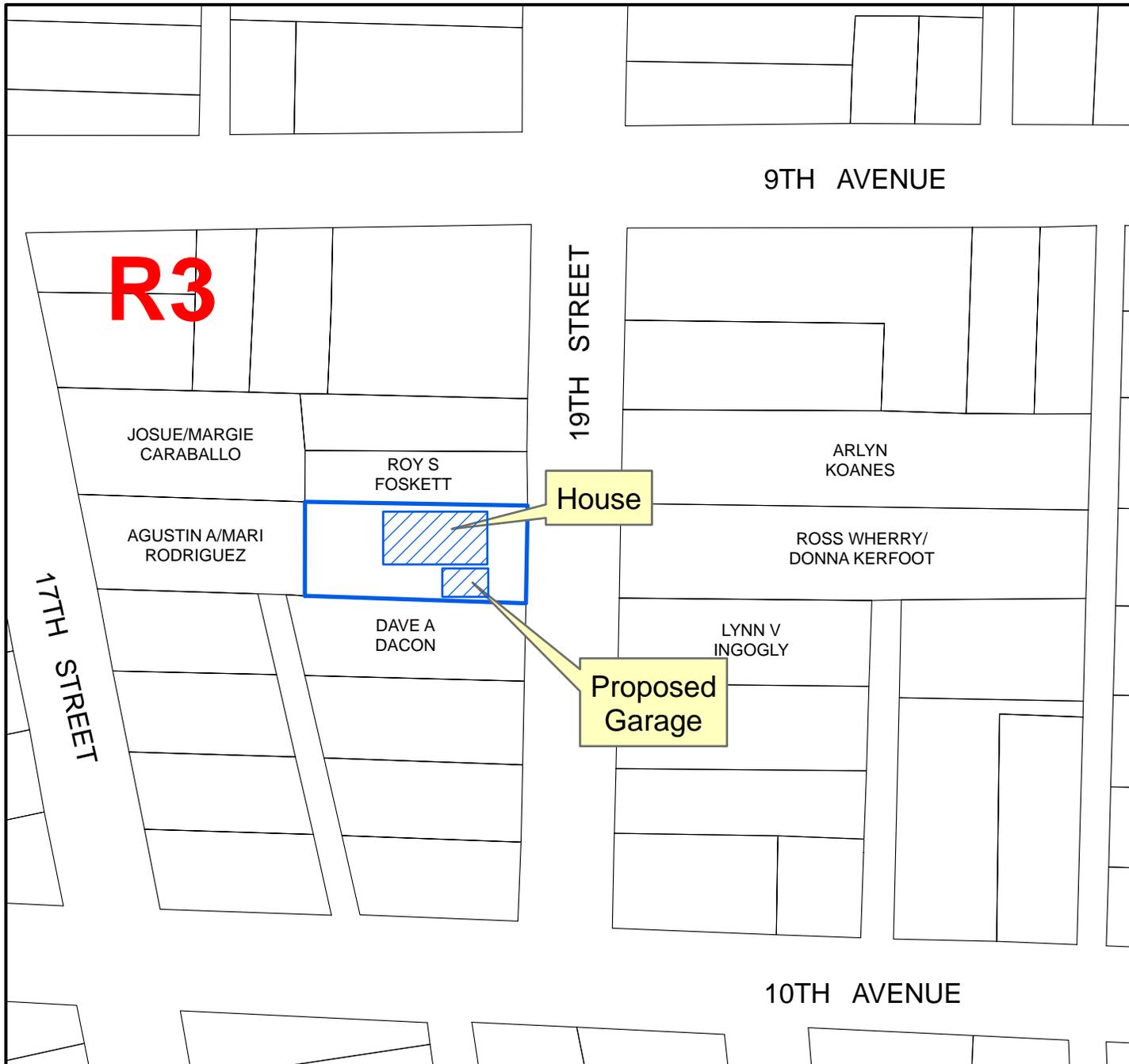
Comments:

Currently there is not a garage on the property. The north/south public alley to the rear of the property is not located as to provide access for the subject property. The applicant desires to locate the proposed garage off an existing gravel driveway along the south side yard. He will improve the existing driveway to asphalt or concrete. He desires to locate the detached garage in the side yard to save on the cost of extending the driveway into the rear yard. The proposed one story garage will be located 3.5 feet from the south property line and four feet from a bump out addition along the south façade of the residence.

Recommendation:

That the variance be approved because it will improve the return on the property, the public alley to the rear of the property does not provide access to the subject property and the garage will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS

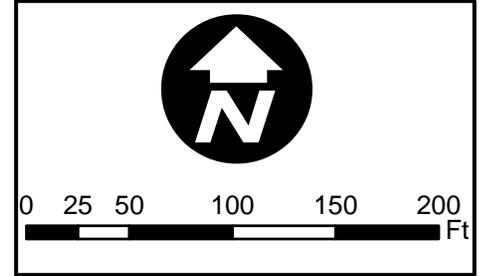


BOARD OF ZONING APPEALS 2010-34

Legend

-  Parcels
-  Subject Property

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



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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2010-34 Aerial Legend

-  Parcels
-  Subject Property

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



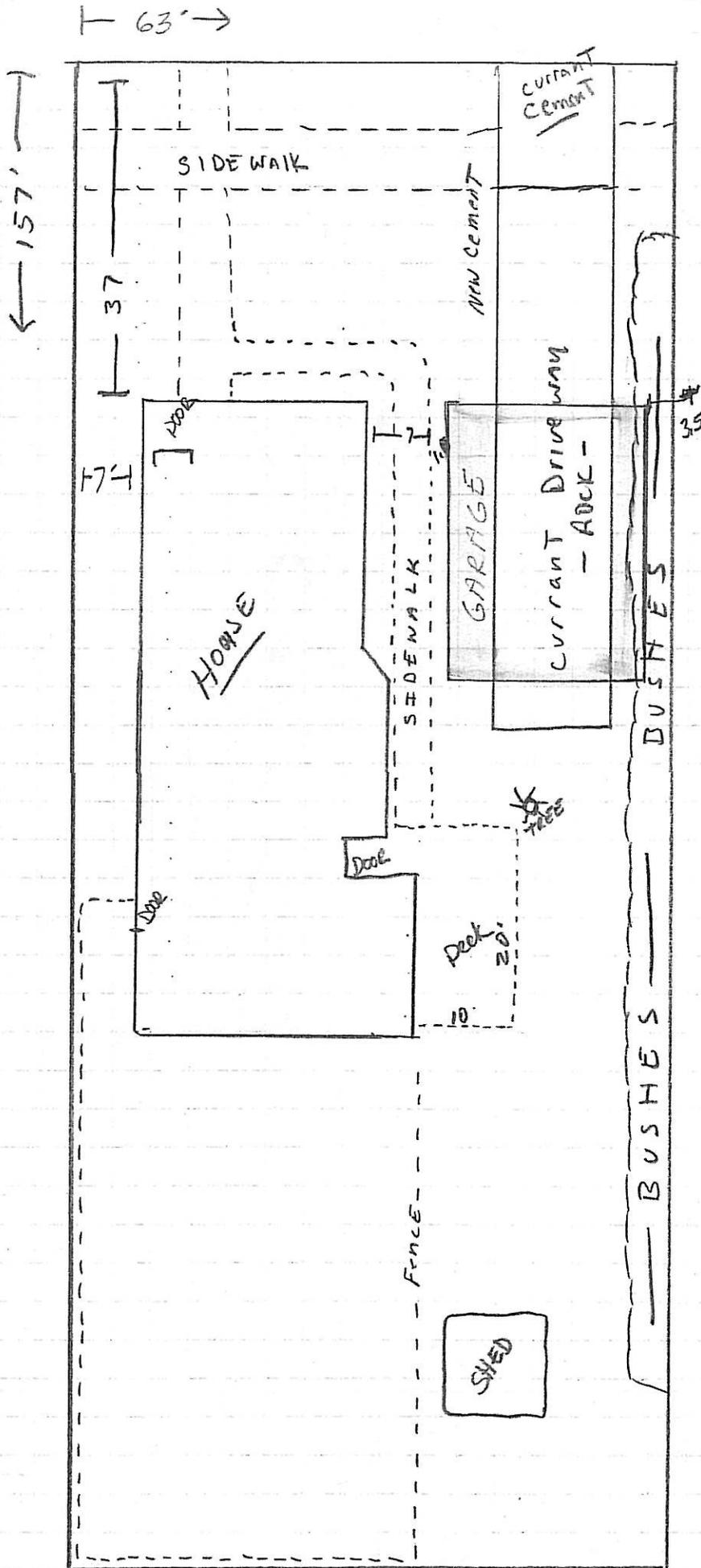
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920 - 1957
 Rock Island FL 01201



Garage 22x30
 if for any reason
 could shorten
 to 28' Long.

AS FAR AS
 CAN TELL - PROPERTY
 LINES. ?

