

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

**Regular Meeting**

**7:00 PM**

**July 10, 2013**

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

Staff Present: Alan Fries and Ben Griffith

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

**Approval of Minutes** – Mr. Tschappat made the motion to approve the Minutes of the June 12, 2013 meeting. Mr. McAdam seconded the motion, and it passed unanimously.

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

**Approval of written Agenda:** - Chairman Snyder said that the applicant for Case #2013-25, a request from Dave Parochetti for 3825 18<sup>th</sup> Avenue has requested that the case be deferred until the August regular meeting. He asked for a motion from the Board to change the agenda.

Ms. Williams made a motion to change the agenda to defer Case #2013-25 until the August regular meeting. Mr. Tschappat seconded the motion, and it passed unanimously.

**Public Hearing #2013-24 - Request from Thomas Unley and James Ballard for a variance of 10 feet of the 15 foot side yard setback requirements for each of the north and south side yards, a variance of 15 feet of the 20 foot east rear yard setback requirement and a variance to allow two principal structures on one parcel in an I-1 (light industrial) district at 1843 and 1915 1<sup>st</sup> Street.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that there be only one principal structure on a lot (Section 8.17) and that there be a 15 foot side yard on each side yard and a 20 foot rear yard setback in an I-1 district (Section 30.5). The applicant proposes to construct an all steel inside boat storage structure (80' x 175' and 30 feet in height) in the east rear yard of the site and maintain an existing former single family residence in the western segment of the site to be used as a second business on the new consolidated property.

The applicant proposes to maintain the residential structure to be used for a separate custom boat cover business and then construct the inside boat storage building in the rear of the site. The all steel structure will have a sprinkler system and have 20 foot tall walls and a 30 foot wide sliding door on the western side of the structure (see building drawing). Total height of the structure will be 30 feet.

The applicants have contacted the Fire Marshall and he and the Chief Building Official have given preliminary approval for the setback variances based on their understanding of the structure and that a sprinkler system will be provided (there is a fire hydrant also located on the western edge of the site along 1<sup>st</sup> Street right-of-way).

Chairman Snyder called for proponents.

James Ballard, 9710 85<sup>th</sup> Avenue Street Court West in Taylor Ridge, Illinois, was sworn in. He said that he and his partner have cleaned up the lot and desire to construct the building to provide more indoor storage space for boats. He said no work will be done inside the building and that it will just be used for storage. He added that the house on the lot is being renovated for another business.

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

**Decision Case #2013-24** – Mr. Tschappat made a motion to approve the request because:

1. The proposed use and variances will improve the return on the property.
2. The proposed use and variances will not alter the character of the neighborhood.

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

Chairman Snyder adjourned the meeting at 7:20 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive, flowing style.

Ben Griffith, AICP, Secretary  
Rock Island Board of Zoning Appeals