

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

**Regular Meeting**

**7:00 p.m.**

**October 9, 2013**

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

Staff Present: Alan Fries and Ben Griffith

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

**Approval of Minutes** – Ms. Williams made the motion to approve the Minutes of the August 14, 2013 meeting. Ms. Jalloh seconded the motion, and it passed unanimously.

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

**Public Hearing #2013-28 - Request from Robert Bisland for a variance of 100 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 1548 30<sup>th</sup> Street.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that there be a 300-foot separation standard between Unrelated Group Family Uses (Section 4.6). The applicant proposes to maintain an existing, yet unapproved, Unrelated Group Family Use within 200 feet from another proposed Unrelated Group Family Use at 1524 30<sup>th</sup> Street.

Staff became aware of the four residents residing on the property from Inspection Division staff. The applicant has a lease to have four unrelated individuals and desires to maintain the property as an Unrelated Group Family Use. The identified existing Unrelated Group Family Use located at 1524 30<sup>th</sup> Street is also owned by the applicant. The subject property meets the off-street parking requirement because there is a detached two-car garage and space to park two additional vehicles on the driveway (zoning ordinance only requires two off street parking spaces).

Chairman Snyder called for proponents.

Robert Bisland, 14509 85<sup>th</sup> Avenue Court West in Taylor Ridge, Illinois, was sworn in. He said the house is a large two-story, four-bedroom home and that he needs to rent to four individuals in order to make a return on his financial investment in the home. He said he has an excellent relationship with the neighbors and the tenants are good students and there have been no problems on the property. He said if the variance is not approved he will likely have to sell the house.

Mr. Day asked how long has he owned the property. Mr. Bisland replied approximately ten years and that it was once a duplex.

As there were no further questions and no one else requesting to speak, the public hearing was closed.

**Decision Case #2013-28** – Mr. McAdam made a motion to approve the request because:

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

Ms. Williams seconded the motion.

Mr. McAdam said that the Board has considered many of these types of requests in the past ten years and there has been an evolution in the staff recommendations and Board's decisions due to the landlords taking better control and care of their properties and the lack of problems and concerns cited by neighbors.

Ms. Williams agreed, and said that in the past there were many objectors when these cases came before the Board. She noted there were no objections cited for this request.

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

**Public Hearing #2013-29** - **Request from Rock Island Housing Authority for a variance of 11 feet of the 30-foot rear yard setback requirement in an R-4 (one to six family residence) district at 1014 15<sup>th</sup> Street.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a 30-foot rear yard setback requirement in an R-4 zoning district (Section 17.5). The applicant proposes to construct a one-story single family residence with an attached two-car garage off the rear alley on the site.

The one-story ranch style house will meet the front and side yard setbacks for the R-4 district, but due to the attached garage off the rear, will only maintain a 19-foot rear yard towards the west. The attached two car garage will also have improved parking for two additional vehicles on a driveway extending from the proposed garage to the alley.

Ms. Jalloh said she will not participate in the public hearing due to a conflict of interest (she is an adjacent property owner).

Chairman Snyder called for proponents.

Gail Brooks, 2499 Forest Place in LeClaire, Iowa and representing the Rock Island Housing Authority, was sworn in. She said the proposed home was a new infill residence to be located on a parcel that is smaller in total area than other lots in the neighborhood. She said if a detached garage were proposed, that it would not work out due to the 6-foot separation requirement in the Zoning Ordinance and also the front yard would need to be reduced. She added that with a detached garage there would not be room for added driveway parking in the rear of the site.

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

**Decision Case #2013-29** – Ms. Williams made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The lot is only 101 feet in depth, which is not as deep as other lots in the neighborhood.
3. The proposed variance will not alter the character of the neighborhood.

Mr. McAdam seconded the motion.

Chairman Snyder opened up the public hearing again to allow an answer to a question from Mr. Dayabout gravel on the site plan.

Ms. Brooks said that most of the gravel is on the lot to the south and their intent was to remove the gravel, pour concrete and install landscaping.

Chairman Snyder closed the public hearing and called for a vote on the motion to approve the request, and the motion passed unanimously (with Ms. Jalloh abstaining).

**Other Business:**

Mr. Griffith indicated that the regularly scheduled December Board meeting of December 11<sup>th</sup> would need to be rescheduled and asked if either December 4<sup>th</sup> or 10<sup>th</sup> were workable for Board members. He said staff would prefer Tuesday, December 10<sup>th</sup> due to advertising and notification concerns. There was a consensus among Board members present that December 10<sup>th</sup> would work out. Mr. Griffith said he would contact other Board members not present tonight to see if it also worked for them.

Chairman Snyder adjourned the meeting at 7:40 p.m.

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