

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

**Regular Meeting**

**7:00 p.m.**

**December 11, 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		<input type="checkbox"/> Robert Wild
<input type="checkbox"/> Faye Jalloh		

Staff Present: Alan Fries and Ben Griffith

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

**Approval of Minutes** – Mr. Tschappat made the motion to approve the Minutes of the November 13, 2013 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 #2013-31 - Request from Jerome Shelton for a variance of 90 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 3111 8<sup>th</sup> Avenue.**

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 establish an Unrelated Group Family Use within 210 feet from another proposed Unrelated Group Family Use at 3216 8<sup>th</sup> Avenue.

The applicant has recently purchased the house and intends to lease it to four unrelated individuals. The identified existing Unrelated Group Family Use located at 3216 8<sup>th</sup> Avenue is owned by another private landlord (the case map identifies two additional Unrelated Group Family Uses within the 300 foot distance from the subject property). The subject property meets the off-street parking requirement because there two improved spaces and one unimproved space (gravel) located in the north rear yard. The Zoning Ordinance only requires two off street parking spaces for any Unrelated Group Family Use.

Mr. Fries stated that one Interested Party form had been received from Jeff Hinrichsen, 3241 10<sup>th</sup> Avenue and owner of 3113, 3203 and 3206 8<sup>th</sup> Avenue and 3129 7 ½ Avenue. A second caller (Richard Brown, owner of 3131 7 ½ Avenue) indicated that he would be attending the meeting.

Chairman Snyder called for proponents.

Jerome Shelton, 1805 Rose Court in Wheaton, Illinois, was sworn in. He said that he has been talking to Bruce Crowe, City Housing Inspector, regarding Housing Code requirements and that he had informed him of the Unrelated Group use requirements in the Zoning Ordinance. He said he has been making improvements to the structure and has recently had Mr. Crowe come and inspect footings for one of the required improvements.

Chairman Snyder called for Interested Party questions, but there was no one in the audience to come and ask questions.

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

**Decision Case #2013-31** – 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, and it passed unanimously.

**Other Business:**

Mr. Griffith indicated that one case had already been submitted for the January 15, 2014 regular meeting agenda. He indicated that there was still some time remaining to submit other applications before the deadline.

Mr. McAdam indicated that he would not be able to attend the February 11, 2014 regular meeting due to a schedule conflict.

Chairman Snyder adjourned the meeting at 7:20 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