

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

Regular Meeting

7:00 p.m.

July 9, 2014

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

Staff Present: Ben Griffith and Alan Fries

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

Approval of Minutes – Mr. Wild made the motion to approve the Minutes of the June 11, 2014 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 #2014-15 - Request from Salvador Marceleno for a variance of four feet of the nine-foot side yard setback requirement for an addition to a one-story single family residence in an R-2 (one family residence) district at 4206 26th Avenue.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a nine-foot minimum side yard setback requirement when the other side yard setback is already six feet in width in an R-3 zoning district (Section 15.5). The applicant proposes to construct an attached garage addition to the existing residence (7' x 24') in order to add a storage area and/or second garage bay in the west side yard.

The existing residence has only a one-car attached garage. The photo attached to the staff report identifies that there is a driveway that extends further to the west and the applicant desires to extend the garage to the west in order to have more room inside the garage area. The seven-foot wide extension may make it challenging to add a full second bay, but it will at least add more storage room inside the garage area. The remaining side yard setback will be five feet to the property line. The neighboring property has a driveway leading to a rear yard detached garage on its side of the property line, so impact of the addition should be minimal.

Chairman Snyder called for proponents.

Salvador Marceleno, 4206 26th Avenue, was sworn in. He said he wants to extend the garage space for either a second parking space or for more storage. He added that right now when they move things around inside the one-car attached garage sometimes they fall on their car.

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

Decision Case #2014-15 – Ms. Williams 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.

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

Public Hearing #2014-16 - Request from Robert Happ for a variance of two feet of the six-foot separation between an accessory structure and a principal structure and a variance of four feet of the six-foot side yard setback requirement for an accessory structure in a side yard in an R-2 (one family residence) district at 7918 9th Street West.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a six-foot separation between an accessory structure and a principal structure and a six-foot side yard setback for an accessory structure located in a side yard (section 8.5A). The applicant proposes to construct a detached garage (22' x 30') in the west side yard.

The applicant will remove an existing one-story porch area on the southwest side of the residence to open up area for the proposed two car detached garage. The existing residence has a one-car attached garage with driveway access to 9th Street and a swimming pool in the north rear yard. The proposed two-car detached garage will be located four feet from the closest point of the residence and two feet from the closest point from the west property line. There is an existing six-foot privacy fence along the west property line that should minimize impact from the neighbor.

Chairman Snyder called for proponents.

Robert and Anita Happ, 603 W. 34th Avenue Court, Milan, Illinois, were sworn in. Mr. Happ said that they are renovating the three bedroom house and that the existing one-car attached garage is not enough parking for a family. He said he and his wife have more than one vehicle and that it would be a hardship without the variance.

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

Decision Case #2014-16 – Mr. McAdam made a motion to approve the request because:

1. The proposed variances will improve the return on the property.
2. The lot is a corner lot with two front yards.
3. The proposed variances will not alter the character of the neighborhood.

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

Public Hearing #2014-17 - Request from Roberto and Yolanda Villalobos for a special exception to expand a residential non-conforming use in a B-1 (neighborhood business) district at 4110 14th Avenue.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires Board authorization to expand a non-conforming use (Section 5.12). The applicant proposes to construct a detached residential garage (29' x 34') in the south rear yard.

The existing smaller detached garage on the property (21' x 29') will be removed and the new garage will be constructed further to the south in the rear yard (meeting three-foot setback requirements from all property lines). The house will be renovated and leased as a residential use with the garage available to tenants. The applicant's will also erect a six-foot privacy fence around the rear yard.

Chairman Snyder called for proponents.

Yolanda Villalobos, 4120 14th Avenue, was sworn in. She said they would remove the existing garage to have a larger back yard play area for kids and construct the new garage further to the south of the property.

Decision Case #2014-17 – Mr. Wild made a motion to approve the request because:

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

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

Other Business:

Mr. Griffith informed the Board that there are five cases on the agenda for the regular August meeting.

He also informed the Board of the training session for Commissioners and Board members on Wednesday, August 27th from 5:00 to 8:00 p.m. He said dinner will be provided.

Finally, he reminded the Board members to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

Adjournment:

Chairman Snyder adjourned the meeting at 7:30 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