

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

Regular Meeting

7:00 p.m.

November 12, 2014

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		(x) Robert Wild
(x) 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. Day made the motion to approve the Minutes of the October 8, 2014 meeting. Mr. McAdam seconded the motion, and it passed unanimously.

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

Public Hearing #2014-28 - Request from The Rock Island Economic Growth Corporation for a variance of two feet of the 25-foot north front yard setback requirement and a variance of seven feet of the 25-foot south front yard setback requirement in a PUD (planned unit development) district at 11 College Hill Circle.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a 25-foot front yard setback requirement in an R-3 zoning district (Section 15.5), which were the standards identified in the PUD final site plan. The applicant proposes to construct a 1½ story single family dwelling on the site.

The proposed 1,500 square foot residence will be similar in design to other two unit and one unit structures on or proposed for the site. The structure will have an attached two-car garage connected to the main part of the residence by a breezeway. The north front yard setback will be 23 feet and the south front yard setback will be 18 feet. The east side yard will be six feet and the west side yard will be approximately 23 feet.

Chairman Snyder called for proponents.

Andy Fisher, 103 Pine Street in Seaton, Illinois and representing the Rock Island Economic Growth Corporation, was sworn in. He said the subject parcel has an odd shape and that the variances were needed in order to locate porches on the proposed residence. He said there has been more interest in the site and that Growth will be completing three residences and would like to build at least three more on the development site.

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

Decision Case #2014-28 – Mr. Wild made a motion to approve the request because:

1. The proposed variances will improve the return on the property.
2. The lot has two front yards (north and south).
3. The proposed variances will not alter the character of the neighborhood.

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

Other Business:

Mr. Griffith informed the Board that there are two cases on the agenda for the regular December meeting. 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 7:11 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