

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

Regular Meeting

7:00 p.m.

September 8, 2010

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

Staff Present: Alan Carmen, Alan Fries

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

Approval of Minutes – Mr. Tschappat made a motion to approve the Minutes of the August 11, 2010 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 #2010-18 - Request from Eric and Charla Lundgren for a variance of four feet ten inches of the 1.5 foot (18 inch) allowed extension from the building into public right-of-way for an attached sign in a B-1 (neighborhood business) district at 1232 30th Street/2965 13th Avenue.

Mr. Fries presented the staff report. He explained that the Sign Ordinance requires that attached signs not project more than 18 inches into public right-of-way (Section 5 [a] [1]). The applicant proposes to erect an attached projecting sign (41" x 72") on the east facade of the commercial structure.

There has been a 4' x 6' internally lighted projecting sign located at the corner entrance of the site identifying the chiropractic office and a second unlighted attached sign identifying a former restaurant. When the restaurant closed, its sign was removed and lighting from a storm damaged the chiropractic office sign. The proposed sign will project out the same distance as the former sign, but will be seven inches less in height. The proposed sign will also not be internally lighted, but the applicant will install two building mounted "goose-neck" lights to shine on the proposed sign.

Chairman Snyder called for proponents.

Charla Lundgren, 2965 13th Avenue, was sworn in. She said her husband's chiropractic business has been located at this site for approximately ten years and has expanded into the corner building and there is a need for a new sign to better identify the business. She distributed color copies of the proposed sign and said that it will be professionally done in a tasteful manor.

Eric Lundgren, 2965 13th Avenue business address and home address of 4 Red Oak Court in Moline, was sworn in. He said that the previous attached sign was larger and was destroyed by a storm. He added that the proposed sign will be put up at the same location, but will be smaller and not internally lighted.

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

Decision Case #2010-18 – Mr. Wild made a motion to approve the request because:

1. The proposed sign will better identify the commercial use and improve the return on the property.
2. The subject structure is attached to adjacent commercial structures to the west of the proposed sign

location. The site is on a corner property and the proposed sign will better identify the site from 30th Street traffic.

3. The proposed sign will not alter the character of the neighborhood.

Mr. Tschappat seconded the motion.

Ms. Williams said she likes that the sign is more open than the previous sign and is an attractive sign to identify the business.

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

Public Hearing #2010- 19 - Request from Scott Showalter for a variance of two feet of the three foot setback for an accessory structure in a rear yard in a R-2 (one family residence) district at 1601 Big Island Parkway.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a three-foot minimum setback for accessory structures in a rear yard of a residential zoning district (Section 8.5A). The applicant proposes to remove an existing one-car detached garage and construct a new 24' x 30' detached garage in the south rear yard.

The applicant has decided to construct a larger garage than was approved in July (24' x 24' was proposed and approved in July). The new 24' x 30' detached garage will be set one foot from the property line with the six foot wide additional space extending into the subject rear yard.

The existing garage was constructed up to the east property line and the applicant desires to locate the new garage one foot from the east property line. The applicant indicates that he cannot construct the proposed garage any further to the south due to a septic field located on the site. There is only a distance of 15.5 feet from the rear exterior wall of the house to the north wall of the proposed garage. The applicant also indicates that the variance is needed because of the space needed in order to turn a vehicle from the driveway into the westerly bay of the proposed 24' x 30' garage.

Chairman Snyder called for proponents.

Scott Showalter, 1602 Big Island Parkway, was sworn in. He said that it is his fault that he is back before the Board because after talking to his builder he now wants a larger garage than he originally requested.

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

Decision Case #2010-19 – Mr. Tschappat made a motion to approve a request because:

1. The proposed variance for the larger garage will improve the return on the property.
2. There is a septic field to the south of the proposed garage location limiting moving construction any further south on the site.
3. The proposed variance for the larger garage will not alter the character of the neighborhood.

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

Public Hearing #2010-20 - Request from Vernon Soeken for a variance of six feet of the six foot separation between accessory structures in a rear yard in an R-2 (one family residence) district at 2119 29th Street.

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires a six foot separation between accessory structures and a three foot setback from all property lines (Section 8.5A). The applicant

proposes to construct a 20' x 12' (7' high) carport adjacent to an existing tool shed in the east rear yard. The applicant has a two-car detached garage that has doors facing to the north. There is a curved driveway from the alley into the garage. The applicant needs the carport for an additional vehicle and a boat that is located in the rear yard. Due to the curve of the driveway he needs to locate the carport right up to an existing tool shed. The proposed carport will meet the required six-foot separation from the detached garage and the setback from the north property line.

Chairman Snyder called for proponents.

Kevin Soeken, 1118 25th Avenue Court in Moline, was sworn in. He said that he is the applicant's son and that the new carport is needed because his father's pickup truck is too large for the existing garage on the property. He added that if approved he hopes to have the new carport constructed in time for his dad's birthday in November.

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

Decision Case #2010-20 – Mr. McAdam made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The driveway access to the carport and an adjacent two-car detached garage is located just to the east of the proposed location for the carport
3. The proposed variance will not alter the character of the neighborhood.

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

Other Business-

Mr. Carmen advised the Board that the industrial fence erected at 320 31st Avenue (Board Case #2010-13) is not an electric fence as decided by the Board at it's August meeting, but the applicant has located signs on the fence to identify it as an "electric fence" in an effort to deter any potential criminal activity.

Chairman Snyder adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Alan M. Carmen, Secretary
Rock Island Board of Zoning Appeals