

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

Regular Meeting

7:00 p.m.

March 11, 2015

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
(x) Kevin Day		<input type="checkbox"/> Karen Williams
(x) Dave McAdam		<input type="checkbox"/> Larry Tschappat
(x) Gary Snyder		<input checked="" type="checkbox"/> Robert Wild
(x) Faye Jalloh		

Staff Present: Magda Dziembowski and Alan Fries.

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

Approval of Minutes – Mr. Wild made a motion to approve the Minutes of the January 9, 2015 and February 11, 2015 meetings. Ms. Jalloh seconded the motion, and it passed unanimously.

Procedural Explanation – Chairman Snyder explained the procedure to be followed for the public hearing. He indicated that one Interested Party application had been received for Case #2015-3.

Public Hearing #2015-02 - Request from Bethel Church for a variance of two square feet of the 30 square foot maximum sign area and a variance of two feet of the six foot sign height requirement for a church sign in an R-1 (one family residence) district at 3535 38th Avenue.

Mr. Fries presented the staff report. He explained that the sign ordinance requires that the maximum sign area for a church sign is 30 square feet in total area and maximum is six feet (Section 5 [A] [6]). The applicant proposes to erect a new freestanding sign 32 square feet in total area and eight (8) feet in height in the east front yard.

Currently, there is a lighted freestanding sign off of 38th Street (approximately 20 square feet in area). The applicant is requesting the variance to replace this sign with a slightly larger lighted sign at the same location (see attached drawing). The proposed sign will be 32 square feet in area (4' x 8') and a total of eight feet in height from grade to top of sign.

The church will also replace a damaged sign off of 38th Avenue with a new lighted sign that is smaller in area and less in height than a previously approved lighted freestanding sign, so no variance is needed for that sign.

Chairman Snyder called for proponents.

Ron Martinez, 550 Oak Lawn Avenue in East Moline and representing the church, was sworn in. He did not give any testimony, but said he was available for questions.

There being no questions and no one else wished to speak, the public hearing was closed.

Decision Case #2015-02 – Mr. Wild made a motion to approve the request because:

1. The proposed sign will help identify the church property.
2. The property has frontage on two public streets.
3. The proposed sign will not alter the character of the neighborhood.

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

Public Hearing #2015-03 - Request from Steve Cinkovich for a variance of 15 feet of the 25 foot front yard setback requirement in an east front yard in an R-3 (one and two family residence) district at 4429 8th Avenue.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a 25 foot front yard setback in an R-3 zoning district (Section 16.5). The applicant proposes to construct a one-story single family residence (34' x 52') on the site. He said the Interested Party submittal is Joy Murphy, 4502 7th Avenue and Alderperson for the 6th Ward.

He said the former house that was located on the property was removed after a fire and the applicant desires to purchase the property and construct a new one-story house on the site. The proposed house will be oriented with the longer end situated north to south. He said the applicant has revised the design of the proposed residence due to the cost of the originally proposed house with a gable roof with window at the top. He said he will likely construct a one story ranch with no gable roof. In order to accommodate the 34 foot wide structure and maintain the six foot west side yard the east front yard setback needs to be ten feet from the east property line.

The public right-of-way of 45th Street is a total of 80 feet in width. The grass boulevard segment of the right-of-way (between the public sidewalk and the curb) is approximately 20 feet in width. The house located to the north of the subject site is a much larger structure on a larger parcel and is oriented towards 7th Avenue. It has a 40 foot east front yard. The house located across 8th Avenue to the south has only a ten foot east front yard. Staff believes that due to the wide boulevard on the east that the proposed residence will not be located too close to other homes in the area and will not alter the character of the neighborhood.

Chairman Snyder called for proponents.

Steve Cinkovich, 226 E. 7th Street in Davenport, was sworn in. He said that the house he will likely build on the site will not have a second floor or porch, but will have similar floor plan and total area. He added the front door would be oriented towards 45th Street.

Mr. McAdam said that as long as he is proposing the same setback and total building size he has no problem with the changes to the exterior design.

Chairman Snyder agreed and said he did not have a problem that there would not be a front porch.

Mr. Cinkovich said he cannot go wider than 34 feet due to the proposed variance, but may even go a little slimmer in total area.

Mr. Day asked if he would be living in the house. Mr. Cinkovich replied that he would be living there.

The Interested Party was not present at the meeting.

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

Decision Case #2015-03 – Mr. McAdam clarified in his motion that the correct address is 4429 8th Avenue, not the 4428 8th Avenue and identified in the report. He then made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The property is a corner lot with two front yards and there is an extra wide public right-of-way boulevard on 45th Street.
3. The proposed variance will not alter the character of the neighborhood.

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

Other Business:

Dan Carothers, 221 34th Avenue, came to the podium to ask the Board about the outside storage and tree debris located at the vacant lot at 11th Street and 6th Avenue.

Chairman Snyder said that issue is not under the authorization of the Board. Mr. Fries said it is the location of a construction site for sewer work being done on 6th Avenue. He said he will pass along the inquiry on the condition of the site to the appropriate City officials.

Adjournment:

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

Respectfully submitted,

Alan Fries, Acting Secretary
Rock Island Board of Zoning Appeals