

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

**Regular Meeting**

**7:00 p.m.**

**January 13, 2016**

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
	<input checked="" type="checkbox"/> Kevin Day	<input checked="" type="checkbox"/> Karen Williams
	<input checked="" type="checkbox"/> Dave McAdam	<input checked="" type="checkbox"/> Larry Tschappat
	<input checked="" type="checkbox"/> Gary Snyder	<input type="checkbox"/> Robert Wild
	<input checked="" type="checkbox"/> 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 a motion to approve the Minutes of the November 11, 2015 meeting. Ms. Jalloh seconded the motion, and it passed unanimously.

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

**Public Hearing #2016-01 - Request from Donald William Johnson for a variance of 2.5 feet of the 3.5-foot maximum height for a fence in a front yard and a variance of 15 feet of the 25-foot setback of point of intersection of a fence in a front yard of a corner lot in and R-6 (multi-family residence) district at 1108 4<sup>th</sup> Avenue.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that fences in a front yard not exceed 3.5 feet in height and that there be a setback of 25 feet from the point of intersection of the two property lines meeting at the corner of the corner lot (Section 8.12). The applicant proposes to construct a six-foot tall privacy fence in the north and west front yards, ten feet from the point of intersection of the north and west property lines.

The applicant indicates that people cut through his corner lot and that he has concerns over the safety of several of his grandchildren that are frequently at the property. He desires the proposed privacy fence to better provide for their safety, security and privacy.

The Assistant City Engineer has reviewed the proposal and determined that the six-foot tall privacy fence located ten feet from the point of intersection at the corner will not be a visibility issue.

Chairman Snyder called for proponents.

Donald William Johnson, 1108 4<sup>th</sup> Avenue was sworn in. He said there are three reasons that he is requesting the fence variance. He said the first reason was for safety of his grandchildren when they are outside playing in the yard as vehicles run through the stop sign on 11<sup>th</sup> Street in particular and many turn the wrong direction on 4<sup>th</sup> Avenue and pull up in to his yard or

driveway to turn around. He said the second and third reasons are connected as people trespass through his yard as they cut the corner and also leave refuse. He added that people in vehicles sometimes throw refuse out of their windows. He thanked Justin Johnson, Assistant City Engineer, for his assistance in the variance request.

Mr. Tschappat asked about the solid fence located on the south side of his property. Mr. Johnson replied that his neighbor erected the fence. He added that he will get a survey prior to locating the fence on his property.

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

**Decision Case #2016-01** – Mr. Tschappat 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.

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

**Other Business:**

Mr. Griffith said there are no cases for the December meeting agenda, so there will be no meeting. He reminded the Board members to be mindful of any *ex parte* communications and to contact the Planning Office with any questions.

**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