

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

Special Meeting

7:00 p.m.

July 5, 2017

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

Staff Present: 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 June 14, 2017 meeting. Ms. Williams seconded the motion, and it passed unanimously.

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

Public Hearing #2017-12: Request from Nino Saldivar for a variance of 24 feet of the 30 foot rear yard setback requirement in an R-2 (one family residence) district at 2801 28th Avenue.

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires a maximum rear yard setback of 30 feet in an R-2 zoning district (Section 15.5). The applicant proposes to construct a new attached garage addition (20' x 24') in the west rear yard.

Several rear yard lot lines come together near the point where the proposed garage addition is proposed. However, there are no adjacent houses within 60 feet of the proposed attached garage addition. Expanding the existing one car garage to the north would also require a variance due to the angle of the north property line and would have an impact to the property owner to the north. The rear yard location is the most feasible location for additional garage space.

Chairman Snyder called for proponents.

Nino Saldivar, 2801 28th Avenue, was sworn in. He said the additional living space is needed and he also needs the garage space. He said it will add value to the house and neighborhood.

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

Decision Case #2017-12 – Mr. Day made a motion to approve the request because:

1. The proposed addition will allow conversion of an existing one car garage into living space and add a two car garage that will improve the return on the property.
2. The odd shaped rear lot has angled property lines that will have the addition six feet from the closest point of the addition, but then angles away from the addition.

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

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

Other Business:

Mr. Fries informed the Board there is are five cases for the regular July 12, 2017 meeting.

Adjournment:

Chairman Snyder adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Alan Fries
Acting Secretary of the Board of Zoning Appeals