

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

Regular Meeting

7:00 p.m.

August 9, 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 July 5, 2017 special meeting and the July 12, 2017 regular 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 #2017-17: Request from Richard Crosby for a variance of 20 feet of the 25 foot front yard setback requirement in an R-2 (one family residence) district at 2510 17th Street.

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires a maximum front yard setback of 25 feet in an R-2 zoning district (Section 15.5). The applicant proposes to construct a new attached open porch with a roof (6' x 24') in the east front yard.

The applicant indicates that there had been a front porch on the house at one time, but it was removed and replaced with the current stairs. Currently, there is an approximate 11 foot front yard depth. The steps will be removed and the proposed porch will extend out six feet and will maintain an approximate five foot front yard setback. See attached drawing of proposed open porch.

Chairman Snyder called for proponents.

Dave Crosby, 2015 43rd Street, was sworn in. He said he is representing his father and that his father has lived at the subject property for 60 years and that he removed the front porch 40 years ago and now wants to replace it. He said his father been doing other remodeling projects in the house to improve its interior.

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

Decision Case #2017-17 – Ms. Williams made a motion to approve the request because:

1. The proposed addition will improve the return on the property.
2. The house already does not meet the 25 foot setback requirement. Other single family homes to the south and on the same side of the block front also do not meet the 25 foot front yard setback

requirement.

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

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

Other Business:

Mr. Fries informed the Board there were three cases for the regular September 13, 2017 meeting.

Adjournment:

Chairman Snyder adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Alan Fries
Acting Secretary, Rock Island Board of Zoning Appeals