

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

**Regular Meeting**

**7:00 p.m.**

**October 11, 2017**

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
<input 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 type="checkbox"/> Faye Jalloh		

Staff Present: Alan Fries.

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

**Approval of Minutes** – Mr. McAdam made a motion to approve the Minutes of the September 13, 2017 meeting. Mr. Tschappat seconded the motion, and it passed unanimously.

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

**Public Hearing #2017-21: The applicant, Tom Unley, has filed a request for a variance to allow an extension to the existing gravel vehicle and boat parking and storage area in an I-1 (light industrial) district at 1825, 1833 and 1835 1<sup>st</sup> Street.**

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires that all vehicle and boat parking/storage areas be improved with either asphalt or concrete (Section 8.14E). The applicant proposes to expand the gravel vehicle and boat storage area to the east property line for each site.

The applicant desires to expand the existing gravel parking/storage areas to the east due to increased business in storing boats on this site. As with the recently approved variance for gravel parking area expansion at 1931 1<sup>st</sup> Street (Case 2017-11 in June) at vehicle the City has some old records that appear to identify that there was some gravel in the subject easterly segment in the historical past, but has been overgrown with grass for many years. Staff believes this is a unique circumstance and that is reasonable to approve the variance for the balance of the property based on the historical use of the site.

Chairman Snyder called for proponents.

Tom Unley, 2912 14<sup>th</sup> Avenue, was sworn in. He said that he wants to expand his business and also improve the condition of his properties in the area.

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

**Decision Case #2017-21** – Ms. Williams made a motion to approve the request because:

1. The proposed parking expansion will improve the return on the property.

2. The site has an existing gravel vehicle storage area on the western segment of the site. Historical land use maps indicate that previous owners had gravel vehicle storage parking in segments of the area proposed for expansion...
3. The proposed variance will not alter the character of the neighborhood.

Mr. Tschappat seconded the motion and it passed unanimously.

**Public Hearing #2017-22 – The applicant, Bruce Downing, has filed a request for a variance to locate an accessory structure in a front yard and a variance of 6 feet of the 25 foot front yard setback requirement in an R-2 (one family residence) district at 4320 42<sup>nd</sup> Avenue Court.**

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires that accessory structures be located in a side or rear yard (Section 8.5A) and that there be a 25 foot minimum front yard setback in an R-2 district (Section 15.5). The applicant proposes to locate an in ground swimming pool (18' x 36') in the east front yard.

The property has frontage on three public streets due to the curve of the Court. The south yard is considered a side yard and is not wide enough for accessory structures including the proposed swimming pool. The east yard is the most private yard as it has considerable landscaping adjacent to 44<sup>th</sup> Street. The in ground pool will line up with the north exterior wall of the residence and extend six feet into the 25 foot east front yard. The applicant will locate a 3.5 foot fence in the north yard for better privacy for the pool. The proposed fence does not require a variance.

Chairman Snyder called for proponents.

Bruce Downing, 4320 42<sup>nd</sup> Avenue Court, was sworn in. He said that visibly the pool will look like it is his back yard, but because he has three front yards it will require the variances. He said there are bushes located on the east side of his property, so the pool will not negatively affect his neighbors.

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

**Decision Case #2017-22** – Mr. McAdam made a motion to approve the request because:

1. The proposed variances will improve the return on the property.
2. The property is a corner lot with three front yards.
3. The proposed variances will not alter the character of the neighborhood.

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

**Other Business:**

Mr. Fries informed the Board there are no cases for November, so the meeting on November 8<sup>th</sup> is cancelled. He also informed the Board of the Planning Commission public hearing on November 1<sup>st</sup> regarding consideration amending the Zoning Ordinance to create a new Planning and Zoning Commission instead of separate Planning Commission and Board of Zoning Appeals.

Karen Williams informed the Board that she has submitted correspondence to the Mayor resigning from

the Board due to work situation considerations.

**Adjournment:**

Chairman Snyder adjourned the meeting at 7:26 p.m.

Respectfully submitted,

Alan Fries, Acting Secretary of the Board of Zoning Appeals