

Rock Island Board of Zoning Appeals Agenda

July 14, 2021

5:30 PM



1. Call to Order and Roll Call

Gary Snyder
Nicole Parker
Kevin Day
Donald Mewes
Bill Sowards
Tanja Whitten
Pandora Lawrence

2. Public Comment

3. Opening Items

- a. Approval of the Written Agenda for July 14, 2021

Recommended Motion: Move to approve the written agenda for July 14, 2021.

- b. Approval of the June 9, 2021 Meeting Minutes

Recommended Motion: Move to approve the meeting minutes for June 9, 2021.

4. Old Business

None.

5. New Business

- a. Public Hearing 2021-08- Danielle Hufford/Amarok, LLC at 1931 1st Street- Variance to allow an electric fence in an I-1 (light industrial) district. *Recommended Motion: Move to approve variance.*

6. Other Business

None.

7. Adjournment

Recommended Motion: Move to adjourn.

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

Regular Meeting

5:30 p.m.

June 9, 2021

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
<input type="checkbox"/> Kevin Day		<input checked="" type="checkbox"/> Pandora Lawrence
<input type="checkbox"/> Donald Mewes		<input type="checkbox"/> Nicole Parker
<input checked="" type="checkbox"/> Gary Snyder		<input checked="" type="checkbox"/> Bill Sowards
<input checked="" type="checkbox"/> Tanja Whitten		

Staff Present: Alan Fries.

Chairman Snyder called the meeting to order at 5:30 p.m.

General Public Comments – There was no one present to make any general public comments. The meeting continued.

Mr. Fries said that Public Hearing 2021-06 from Heart of Hope Ministries for 1714 9th Avenue had been withdrawn by the applicant and will not be on tonight’s agenda.

Approval of Written Agenda – Mr. Sowards made a motion to approve the written agenda for the meeting. Ms. Whitten seconded the motion, and it passed unanimously.

Approval of Minutes – Ms. Whitten made a motion to approve the Minutes of the May 12, 2021 regular meeting. Ms. Lawrence seconded the motion, and it passed unanimously.

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

Public Hearing #2021-04: The applicant, Robert Walker has filed a request for a variance of 5 feet of the 20 foot maximum height for an accessory building (40’ x 102’) in a B-3 (community business) district at 1125 8th Avenue.

Mr. Fries presented the staff report. He said the Zoning Ordinance requires a maximum height of 20 feet for accessory structures (Chapter 11, Section 6). The applicant proposes to construct a detached storage building (40’ x 102’) and 25 feet in height at roof peak on the site.

The proposed structure will be used to store company vehicles and other materials. applicant will combine all the parcels they own on the north side of 8th Avenue into one parcel (Ostrom office is located on the west side of the site and outside storage and parking are located adjacent to the office). The proposed structure will line up with the south front yard setback of the office and will not be located directly adjacent to the house to the east. The proposed accessory structure will meet the three foot setback from the east and north property lines.

Chairman Snyder called for the applicant.

David Ostrom, 1109 8th Avenue, was sworn in. He said he is the Owner of Ostrom Painting and Sandblasting. He said the variance is needed in order to have tall enough doors to park company trucks.

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

Decision Case #2021-04 – Mr. Sowards made a motion to approve the request because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: None.
3. Character Alteration: The variance will not alter the character of neighborhood.

Ms. Whitten seconded the motion, and it passed unanimously (Whitten, Sowards, Lawrence and Snyder).

Public Hearing #2021-05: The applicants, Bonnie and Jason Tanamor, have filed a request for a variance of two feet of the four foot maximum height for a fence in a front yard and a variance of 20 feet of the 20 foot setback from point of intersection of property lines at an intersection of an alley to a street for a proposed six foot privacy fence in the south front yard in an R-1 (one unit residence) district at 1628 22nd Street.

Mr. Fries presented the staff report. He said the Zoning Ordinance requires a maximum height of six (6) feet for a fence in a front yard and a 20 foot setback front point of intersection of two property lines at an intersection of an alley to a street for a fence in a front yard (Chapter 11, Section 13). The applicant proposes to locate a six (6) foot tall privacy fence in the south front yard up to the west and south property lines at the southwest corner of the property.

Chairman Snyder called for the applicant.

Bonnie Tanamor, 1628 22nd Street, was sworn in. She said that the fence will be nice and fit in with the neighborhood. She said they have provided photos of the proposed fence, which will be similar to a neighbor's fence to the north of their property.

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

Decision Case #2021-05 – Ms. Whitten made a motion to approve the request because:

1. Reasonable Return: The proposed variances will improve the return on the property.
2. Unique Circumstances: The property is a corner lot with two front yards.
3. Character Alteration: The variances will not alter the character of neighborhood.

Ms. Lawrence seconded the motion, and it passed unanimously (Whitten, Sowards, Lawrence and Snyder)

Snyder).

Public Hearing #2021-07: The applicant, Alicia Shriner-Hall has filed a request for a variance of 5 feet of the 20 foot average front yard setback in an R-1 (one unit residence) district at 1815 40th Street.

Mr. Fries presented the staff report. He said the Zoning Ordinance allows for an average front yard to be determined by tabulating the existing front yard setback depths for properties within 150 feet from the subject property (Chapter 12, Section 4A). The applicant proposes to construct an attached deck (12' x 9') in the west front yard 15 feet from the west front property line.

The applicant has removed the front steps and proposes to construct the open deck to provide outdoor sitting space in the front yard. The removed steps were oriented to the north and the new steps will be oriented to the west. The open deck will not cause visibility issues up and down the block.

Chairman Snyder called for the applicant.

Alicia Shriner-Hall, 1815 40th Street, was sworn in. She said she hopes to have a nice sitting area to enjoy her front yard more.

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

Decision Case #2021-07 – Ms. Whitten made a motion to approve the request because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: None.
3. Character Alteration: The variance will not alter the character of neighborhood.

Ms. Lawrence seconded the motion, and it passed unanimously (Whitten, Sowards, Lawrence and Snyder).

Other Business-

Mr. Fries said the City is awaiting a determination from the Governor as to when the State will move into Phase Five related to COVID response activities. He said depending on this timing the City will consider when to be able to have in person meetings again. He said he will report to the Board on this schedule.

Adjournment:

Chairman Snyder adjourned the meeting at 5:58 p.m.

Respectfully submitted,

Alan Fries
Acting Secretary, Rock Island Board of Zoning Appeals

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: June 29, 2021

SUBJECT: Case #2021-08- Request for a variance to allow an electric fence in an I-1 (light industrial) district.

Applicant:
Danielle Hufford/Amarok, LLC

Location:
1931 1st Street

Request:
To approve a variance to allow an electric fence in an I-1 (light industrial) district.

Size of Property:
The property measures 351' x 280' x 387' x 360' (approximately 117,914 square feet).

Zoning History:
Board of Zoning Appeals Case #2017-05- Similar electric fence variance for south half of subject property was approved.

Land Use and Zoning:
The site has a total three industrial structures. The subject area is the northerly segment, which is where one of the structures is located. The existing towing business outside vehicle storage and two of the three total structures is located in the southern segment. The surrounding area is primarily industrial uses, zoned I-1.

Topography:
The site is generally flat and slightly above street level.

Affected Requirements:
The zoning ordinance requires that electric fences are not allowed in the city limits. (Chapter 11, Section 13). The applicant proposes to expand an existing 10 foot tall electric fence surrounding an adjacent northerly area of the site.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed fence expansion will improve the return on the property by providing better security.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

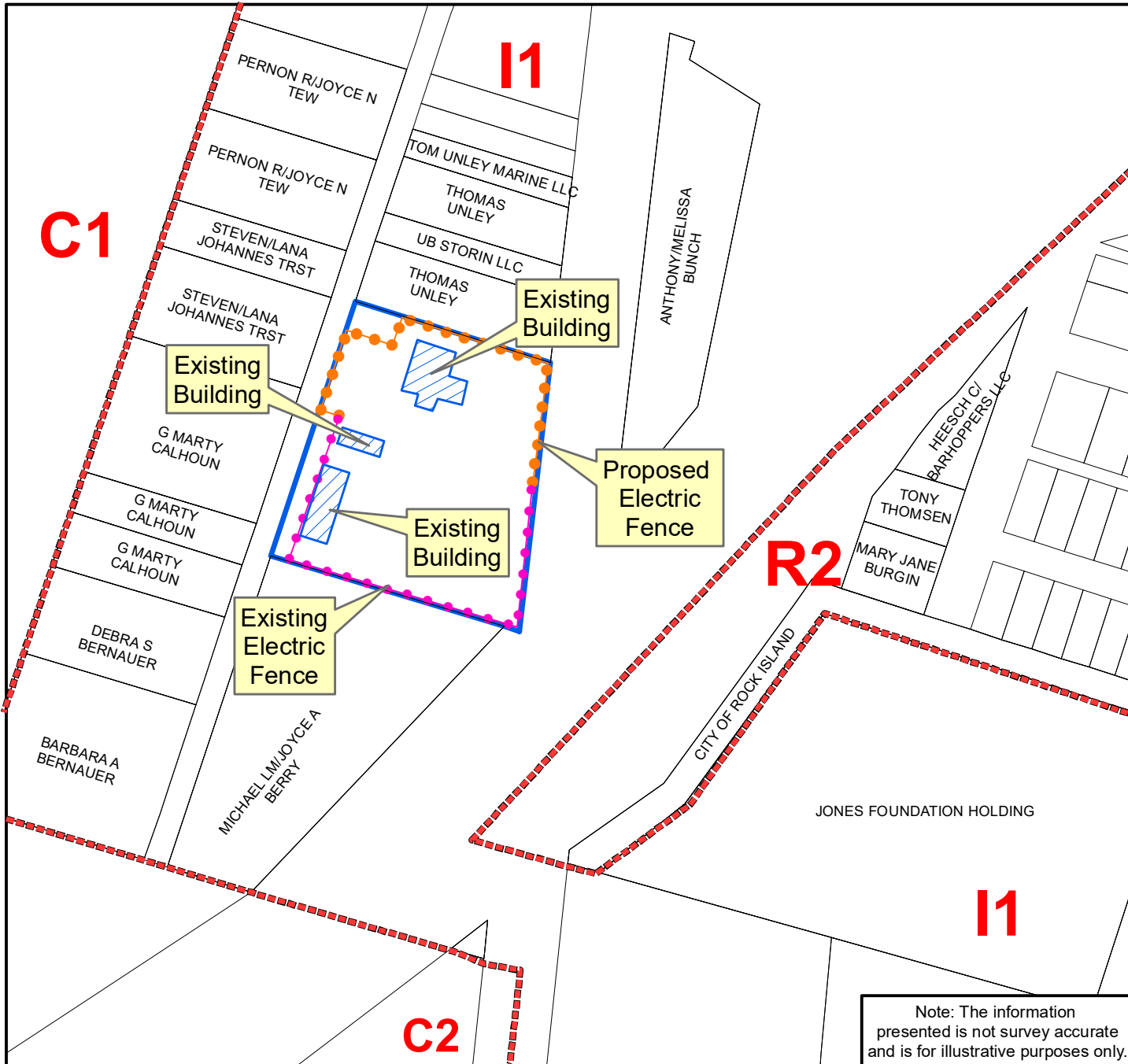
The applicant explains that the electric fence is needed in order to reduce the potential for vehicle equipment theft on the property. The applicant also has a towing storage facility at 2550 5th Street and received a variance there to locate a similar electric fence after experiencing thefts from people scaling a six foot tall privacy fence and stealing car stereos and other electronic equipment from vehicles parked in that outside storage yard. Two other vehicle storage businesses in the Quad City area have erected similar electronic fences at their businesses. Signs are already posted identifying that there is an electric fence surrounding the existing vehicle storage area. Additional signs will be posted on the proposed fencing.

The “voltage” of the fence will be the same as the existing fence and will not exceed 25 milliamperes nor a pulsating current lower than one-tenth second in a one-second cycle. These voltage levels are set for agricultural uses and were identified in the previous Zoning Ordinance regulations. The voltage for the proposed fence will be set much lower (since it will be set to deter, not injure, humans).

Recommendation:




That the variance be approved because it will improve the return on the property by providing better security and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS




BOARD OF ZONING APPEALS 2021-8

Legend

-  Subject Property
-  Parcels
-  Zoning District



0 50 100 200 300 Feet



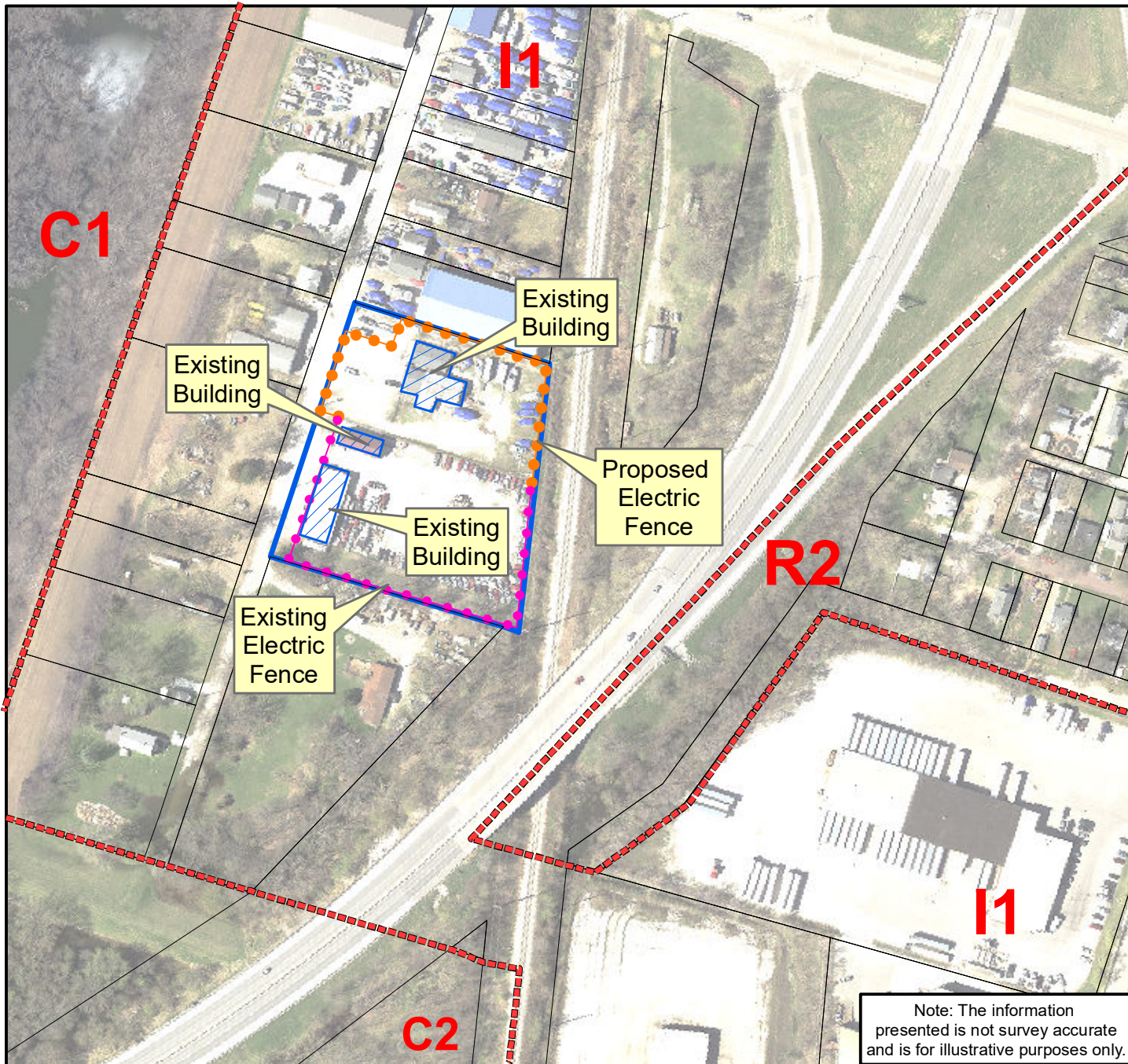
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment






Note: The information presented is not survey accurate and is for illustrative purposes only.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2021-8 Aerial

Legend

-  Subject Property
-  Parcels
-  Zoning District



0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
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