

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

**Regular Meeting**

**5:30 p.m.**

**March 9, 2022**

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

Staff Present: Alan Fries.

Vice Chairman Day 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.

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

**Approval of Minutes** – Ms. Parker made a motion to approve the Minutes of the February 9, 2022 regular meeting. Ms. Whitten seconded the motion, and it passed unanimously.

**Procedural Explanation** – Vice Chairman Day explained the procedure to be followed for the public hearings.

**Public Hearing #2022-03:** The applicant, Andrew Padavich at 1150 45<sup>th</sup> Street, for a variance of 15.10” of the six foot maximum fence height for a fence in a rear yard in a R-1 (one unit residence) district.

Mr. Fries presented the staff report. He said the zoning ordinance requires that a maximum fence height in a side or rear yard be six feet or less (Chapter 18, Section 2). The applicant proposes to construct a wood privacy fence with a top level of decorative lattice work that would make a total of 87.15 inches, or 7 feet 3 ¼ inches in height located in the west rear yard. The applicant will remove the existing six foot tall privacy fence and replace it with the approximate 7 foot 3 ¼ inch privacy fence, including the top decorative partially “see-through” lattice (see attached drawings). The fence is an attractive addition to the property and neighborhood and will also improve the return on the property.

Vice Chairman Day called for the applicant.

Andrew Padavich, 1150 45<sup>th</sup> Street, was sworn in. He said the proposed taller fence will replace an existing privacy fence. He added that the design of the fence will be consistent and fit in well with the Arts and Crafts design of his residence

As there were no other questions and one else wished to speak, the public hearing was closed.

**Decision Case #2022-03** – Ms. Whitten made a motion to approve the request because:

1. Reasonable Return: The proposed variance will improve the return of the property.
2. Character Alteration: The proposed variance will not alter the character of neighborhood.

Mr. Sowards seconded the motion, and it passed unanimously (Whitten, Sowards, Parker and Day).

**Public Hearing #2022-04:** The applicant, Amanda Wood, 1701 4<sup>th</sup> Avenue for a variance of two feet of the six foot maximum fence height and a variance 10.60 of the 1.00 foot-candle level at the north and south property lines for parking lot security fencing and lighting for a new Federal Office Building in a B-2 (downtown business) district.

Mr. Fries gave the staff report and explained the zoning ordinance requires that a maximum fence height of six feet in a business zoning district (Chapter 11, Section 13) and a maximum illumination level of one foot-candle at a property line (Chapter 30, Section 3). The applicant proposes to construct an eight foot tall anti-climb fence in the north rear yard around a secure parking area and two freestanding light poles, ten attached lights on the north side and three attached lights on the south side of a new Federal Office Building on the site.

The Federal Government will be relocating several existing Federal offices and courtrooms to the new office building. The parking lot will have an eight foot tall anti-climb fence and two light poles located in the secure parking lot. There will also ten attached lights on the north side of the structure and three attached lights on the south side of the structure. The proposed improvement standards are required for all Federal facilities of this type.

Vice Chairman Day called for the applicant.

Amanda Wood, 1701 4<sup>th</sup> Avenue, was sworn in. She said the office building will be 100% occupied by Federal Government offices. She said the fence and lighting security measures are required by the Federal Government for facilities such as the one proposed. She said the security measures are intended to protect the tenants, visitors and the community.

Ms. Whitten asked if there were descriptions of the proposed anti climb fence. Ms. Wood replied that they hope to have the schematics for the proposed fence in time for the City Council review of the request.

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

**Decision Case #2022-03** – Ms. Parker made a motion to approve the request because:

1. Reasonable Return: The proposed variances will improve the return of the property.
2. Unique Circumstances: The site will include a Federal Government required security fence and lighting for the site.
3. Character Alteration: The proposed variances will not alter the character of neighborhood.

Ms. Parker seconded the motion and it passed unanimously (Whitten, Sowards, Parker and Day).

**Other Business-**

Mr. Fries informed the Board that Miles Brainard has been chosen by the City as the new Director of the Community and Economic Development Department.

**Adjournment:**

Vice Chairman Day adjourned the meeting at 5:55 p.m.

Respectfully submitted,

Alan Fries  
Acting Secretary, Rock Island Board of Zoning Appeals