

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

Regular Meeting

5:30 p.m.

April 14, 2021

ATTENDANCE:	(x) Present	() Absent
(x) Kevin Day		() Tionn Fambro Carter
() Donald Mewes		(x) Nicole Parker
(x) Gary Snyder		(x) Bill Sowards
(x) 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.

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

Approval of Minutes – Mr. Sowards made a motion to approve the Minutes of the February 10, 2021 regular meeting. Ms. Parker seconded the motion, and it passed unanimously.

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

Public Hearing #2021-02: The applicants, Douglas and Cathy Mason have filed a request for a variance of 18 feet of the 30 foot rear yard setback requirement for a proposed building addition in an R-2 (one and two unit residence) district at 4230 9th Street.

Mr. Fries presented the staff report. He said the Zoning Ordinance requires a 30 foot rear yard setback in an R-2 district (Chapter 14, Section 6. The applicant proposes to construct an attached building addition (23' x 22') in the west rear yard.

The proposed addition will “square -off” the rear yard with the previously approved addition to provide more living space (bedroom and bathroom space) for the dwelling. The addition will extend a few feet further into the west rear yard than the existing addition (approximately 12 feet rear yard setback will result with the variance). The location of the addition will be adjacent to the neighbor’s detached garage to the south and a large open back yard for the neighbor on the west.

Chairman Snyder called for proponents.

Cathy Mason, 4230 9th Street, was sworn in. She said the two story addition will provide extra living and working space for her family as she is working remotely from their home. She added that she loves their home and wants to remain living Rock Island.

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

Decision Case #2021-02 – 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: The property is a triangular shaped lot with a smaller rear yard.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

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

Other Business-

Mr. Fries said he had talked to Ms. Fambro Carter today and she informed him that she has moved out of Rock Island, so she will need to resign her position on the Board. He informed her that the Mayor, City Council and staff all thank her for her service to the City. He then asked Board members to contact the City if they have any suggestions for potential Board members that would be passed along to the Mayor.

Adjournment:

Chairman Snyder adjourned the meeting at 5:52 p.m.

Respectfully submitted,

Alan Fries
Acting Secretary, Rock Island Board of Zoning Appeals