

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

Regular Meeting

5:30 p.m.

August 10, 2022

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

Staff Present: Alan Fries.

Chair 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. Sowards made a motion to approve the written agenda for the meeting. Mr. Day seconded the motion, and it passed unanimously.

Approval of Minutes – Mr. Day made a motion to approve the minutes of the July 13, 2022 regular meeting. Mr. Sowards seconded the motion, and it passed unanimously.

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

Public Hearing #2022-11: The applicant, Megan Dalton, 1332 44th Street for a variance of two feet of. The four foot maximum fence height in a front yard in an R-2 (one to two unit residence) district

Mr. Fries presented the staff report. He said the zoning ordinance requires that a maximum fence height of four feet in a front yard (Chapter 18, Section 2). The applicant proposes to maintain a six foot tall wood privacy fence located in the south front yard.

The applicant indicates that she has children and a pet dog and wants to maintain the fence for additional privacy and security to her residentially zoned property. The corner is a busy intersection because of nearby commercial uses and Alleman High School.

Chairman Snyder called for the applicant.

Megan Dalton, 1332 44th Street, was sworn in.

She apologized for not knowing that her property was a corner lot that has two front yards. She said the taller fence is needed because she has a two year old child and a dog that she wants to protect from traffic. She added that other neighbors have fences and there also are cameras at the corner that look into her yard and she would like more privacy.

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

Decision Case #2022-11 – Mr. Sowards made a motion to approve the request for variance because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The rear yard is determined to be the yard to the west since the Zoning Ordinance identifies the rear yard in relation to a public street to the east. This yard is smaller than the other yards on the property.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

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

Other Business-

None.

Adjournment:

Chair Snyder adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Alan Fries
Acting Secretary, Rock Island Board of Zoning Appeals