

# September 10

**Rock Island Board of Zoning Appeals  
Council Chambers—Third Floor—City Hall  
1528 – 3<sup>rd</sup> Avenue  
Regular Meeting Agenda  
September 10, 2014  
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the minutes of the regular meeting of August 13, 2014
3. Approval of the written agenda
4. Procedural Explanation
5. Public Hearing #2014-23: The applicant, Rock Island Milan School District 41, have filed a request for variances to locate a lighted freestanding sign on the school campus in an R-2 (one family residence) district at 1400 25<sup>th</sup> Avenue.
6. Public Hearing#2014-24: The applicants, Steve and Lisa Shippey, have filed a request for a variance to locate an accessory garage structure in a front yard in an R-2 (one family residence) district at 3207 14<sup>th</sup> Street.
7. Public Hearing#2014-25: The applicants, Shawn Boyd and the Rock Island Economic Growth Corporation, have filed a request for a variance from the front yard setback requirement in an R-3 (one and two family residence) district at 605 10<sup>th</sup> Street.
8. Public Hearing#2014-26: The applicant, Elizabeth Narske, has filed a request for variances from the separation requirement between a proposed animal clinic and residential zoning and building setback requirements in the east, south and west yards in a B-3 (community commercial) district at 2324 7<sup>th</sup> Avenue.
9. Other Business
10. Adjournment

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

**Regular Meeting**

**7:00 p.m.**

**August 13, 2014**

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
(x) Kevin Day		(x) Karen Williams
(x) Dave McAdam		(x) Larry Tschappat
( ) Gary Snyder		(x) Robert Wild
(x) Faye Jalloh		

Staff Present: Ben Griffith and Alan Fries

Vice-Chairman McAdam called the meeting to order at 7:00 p.m.

**Approval of Minutes** – Mr. Wild made the motion to approve the Minutes of the July 9, 2014 meeting. Mr. Day seconded the motion, and it passed unanimously.

**Procedural Explanation** – Vice-Chairman McAdam explained the procedure to be followed for the public hearing. He said there is one Interested Party for case #2014-22.

**Public Hearing #2014-18 - Request from Thomas and Karen Long for a variance two feet of the three-foot side setback requirement for an accessory structure in a rear yard in an R-2 (one family residence) district at 3204 25<sup>th</sup> Street.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that there be a three-foot setback for an accessory structure in a rear yard (Section 8.5A). The applicant proposes to construct a detached garage (14' x 20') in the west rear yard.

The applicant has removed a previous detached garage from this same approximate location and proposes to construct a new garage at approximately the same location (one foot from the south property line). The rear yard has an angled configuration making it difficult to move the proposed garage any further into the west rear yard. The setback variance is needed to make it easier to make the curve into the proposed garage from the driveway (see applicants attached drawing). An existing storage building located in the rear yard will be removed from the property.

Vice-Chairman McAdam called for proponents.

Thomas and Karen Long, 3204 25<sup>th</sup> Street, were sworn in. Ms. Long said that if they would have to move the proposed garage further from the property line it would make it difficult to pull into the driveway and they would probably move. She said they have talked to their neighborS and they have no problem with the variance.

Mr. Tschappat asked if the variance was approved to one foot from the property line, how they would maintain that side of the garage wall without going on their neighbor's property. Ms Long replied that it would be sided so there would not be much, if any, maintenance. She added that there was a similar garage there before, that it was not a problem and she hoped it would not be a problem in the future.

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

**Decision Case #2014-18** – Ms. Williams made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The proposed variance will not alter the character of the neighborhood.

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

**Public Hearing #2014-19 - Request from Clifford and Lottie Carey for a variance of 23.5 feet of the 25-foot front yard setback requirement in an R-3 (one and two family residence) district at 723 18<sup>th</sup> Avenue.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a 25-foot front yard setback requirement in an R-3 zoning district (Section 15.5). The applicant proposes to construct an attached open deck (10' x 16') in the east front yard.

The open deck will be approximately one step in height and provide an outside sitting area on the east side of the residence (adjacent to an existing door). Currently, the applicant has a BBQ and outside eating area at this location. Due to the open deck having a low height, it would not have a negative impact on visibility up and down the block for neighbors.

Vice-Chairman McAdam called for proponents.

Clifford and Lottie Carey, 723 18<sup>th</sup> Avenue, were sworn in. Mr. Carey said the deck would only be one foot in height and come out ten feet from the east side of the residence. He said there would be a step up from their eastern door and the deck would have a rail around it.

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

**Decision Case #2014-19** – Mr. Wild made a motion to approve the request because:

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

Ms. Jalloh seconded the motion, and it passed unanimously.

**Public Hearing #2014-20 - Request from Robert Bisland for a variance of 100 feet of the 300-foot separation requirement between an existing unrelated group family use and a proposed unrelated group family use in an R-3 (one and two family residence) district at 3406 6<sup>th</sup> Avenue.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that there be a 300-foot separation standard between Unrelated Group Family Uses (Section 4.6). The applicant proposes to establish an Unrelated Group Family Use within 200 feet from an approved Unrelated Group Family Use at 3430 6<sup>th</sup> Avenue.

The applicant seeks to lease to four unrelated individuals for the single family dwelling. The Zoning Ordinance requires that Unrelated Group Family Uses not be within 300 feet from an existing similar use. The identified existing Unrelated Group Family Use on this block is located at 3430 6<sup>th</sup> Avenue (see case map). The applicant is also seeking a separation variance from the existing use for 3414 6<sup>th</sup> Avenue, which is located 80 feet to the east of the subject site.

The subject property meets the off-street parking requirement because there are four spaces within a concrete parking area located adjacent to the alley in the south rear yard. The Zoning Ordinance only requires two off-street parking spaces for any Unrelated Group Family Use.

Vice-Chairman McAdam called for proponents.

Robert Bisland, 14509 85<sup>th</sup> Avenue West in Taylor Ridge, Illinois, was sworn in. He said that it is a four bedroom house, that it is well kept and he keeps it a quiet house since he screens his tenants. He said having four girls in the house will not have a negative effect on the neighborhood and that he does not allow big parties, or tenants in fraternities. He says he has not had complaints from neighbors about any of his properties.

Vice-Chairman McAdam said during the first years after the ordinance passed there were not many separation variances approved, but now there is less opposition and more variances have been approved. He asked what the applicant does to help keep the property in shape. Mr. Bisland replied that having four tenants helps supply enough rent to keep the property up and that he does not allow parties of 20 people or more. He said he charges the tenants if he has to clean up the yard after parties and does rent to guys in fraternities. He said he does not put up with noise complaints or other trouble from bad tenants. He said he is the first to come down on the college student tenants calling the police or the Inspection Division.

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

**Decision Case #2014-20** – Ms. Jalloh made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The proposed variance will not alter the character of the neighborhood.

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

**Public Hearing #2014-21 - Request from Robert Bisland for a variance of 250 feet of the 300-foot separation requirement between an existing unrelated group family use and a proposed unrelated group family use in an R-3 (one and two family residence) district at 3414 6<sup>th</sup> Avenue.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that there be a 300-foot separation standard between Unrelated Group Family Uses (Section 4.6). The applicant proposes to establish an Unrelated Group Family Use within 50 feet from an approved Unrelated Group Family Use at 3430 6<sup>th</sup> Avenue.

The applicant seeks to lease the single family residence to four unrelated individuals. The Zoning Ordinance requires that Unrelated Group Family Uses not be within 300 feet from an existing similar use. The identified existing Unrelated Group Family Use on this block is located at 3430 6th Avenue (see case map). The applicant is also seeking a separation variance from the existing use for 3406 6<sup>th</sup> Avenue, which is located 80 feet to the west of the subject site.

The subject property meets the off-street parking requirement because there are two spaces within a concrete parking area located adjacent to the alley in the south rear yard. The Zoning Ordinance only requires two off-street parking spaces for any Unrelated Group Family Use.

Vice-Chairman McAdam called for proponents.

Robert Bisland, 14509 85<sup>th</sup> Avenue West in Taylor Ridge, Illinois, was sworn in. He said that this property is three doors away from his other house and that he keeps up this and all of his other properties.

Mr. Wild wondered if a stipulation of four, but not more than five tenants, should be allowed on the property.

Mr. Fries explained that an unrelated group family use is defined of four to five unrelated individuals. He said Housing Code regulations determines how many can be located in each bedroom in the house. There cannot be more than a total of five residents of the house.

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

**Decision Case #2014-21** – Ms. Williams made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The proposed variance will not alter the character of the neighborhood.

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

**Public Hearing #2014-22 - Request from Andy Klockau and Jessica Jackson for a variance of 1.5 feet of the 3.5-foot maximum height for a fence in a front yard and a variance of 19 feet of the 25-foot setback from point of intersection requirement for a fence at an intersection of two streets in an R-3 (one and two family residence) district at 544 23<sup>rd</sup> Street.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a maximum fence height of 3.5 feet in a front yard and a 25-foot setback along property lines at point of intersection of two property lines at an intersection of two streets (Section 8.12). The applicant proposes to erect a 5-foot tall wrought iron fence in the east and south front yards.

The applicant desires the 5-foot tall fence on the double front yard property because they have a dog that could get out over a shorter fence. The setback variance from the point of intersection at the southeast corner of the lot is also being requested to provide a larger fenced-in area for the property owners. The proposed fence will have approximately 5 inches between the posts and will be located up to the property line along the south and east front yards (except in the case of the 6-foot setback from point of intersection). The City Engineer has looked at the site for visibility issues and has no objection to the request as submitted.

The subject property is a local landmark as is the property located to the north (536 23<sup>rd</sup> Street). The Preservation Commission has the authority under the Preservation Ordinance to comment on the proposed variance request to the Board. At its July meeting, the Commission voted to pass along the comment to support only a 3.5-foot tall fence rather than the proposed 5-foot tall fence because a “five-foot tall fence would look disproportionate and out of sync with others in the area” (there is a 3-foot, 3-inch tall fence located in the east front yard of 536 23<sup>rd</sup> Street). Staff also believes that approving a variance to allow a five foot tall fence just to the south of this neighboring property and at this small lot at a visible intersection alters the character of the neighborhood. Staff recommends that a variance of 6 inches of the 3.5-foot tall fence height requirement (allowing a 4-foot tall fence and the proposed variance from point of intersection (19 feet of the 25-foot setback) be approved because it will improve the return on the property, the lot is a corner lot with two front yards and it will not alter the character of the neighborhood.

Vice-Chairman McAdam called for proponents.

Andy Klockau and Jessica Jackson, 544 23<sup>rd</sup> Street, were sworn in. Mr. Klockau said they have revised their request to only request a height variance of 6 inches to allow a 4-foot tall wrought iron fence only in the south front yard. He explained the fence company they are considering does not manufacture a 3.5-foot all fence and they believe a 4-foot tall fence will accommodate their dog better.

Vice-Chairman McAdam called for the Interested Party.

William and Wendy Rowan, 556 23<sup>rd</sup> Street, were sworn in. Mr. Rowan said they have just come back from being out of town and have not had the opportunity to talk with the applicants. He said they would like to have the fence be only 3.5 feet in maximum height, but the applicant's proposal for a 4-foot tall fence is better than their proposal for a 5-foot tall fence. He added that they are pleased it will only be located in the south front yard and not adjacent to their property.

Vice-Chairman McAdam asked for a rebuttal.

Mr. Klockau again said the company that makes the fence they want does not manufacture a 3.5-foot tall fence in the design they want. He said they want to maintain having a 4-foot tall fence in their request.

Mr. Rowan said he can live with a 4-foot tall fence because he has three large dogs himself and understands the need for a taller fence in the south front yard.

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

**Decision Case #2014-22** – Ms. Williams made a motion to approve the revised request for a 4-foot tall fence only to be located only in the south front yard with a variance of 5 feet of the 25-foot setback from point of intersection of the south and east property lines because:

1. The revised variance will improve the return on the property.
2. The lot is a corner lot with two front yards.
3. The revised variance will not alter the character of the neighborhood.

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

**Other Business:**

Mr. Griffith informed the Board that there are four cases on the agenda for the regular September meeting. He reminded the Board members to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

**Adjournment:**

Vice-Chairman McAdam adjourned the meeting at 8:12 p.m.

Respectfully submitted,



Ben Griffith, AICP, Secretary  
Rock Island Board of Zoning Appeals

## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: August 29, 2014

SUBJECT: Case #2014-23- Request for variances to locate a lighted digital identification and message board freestanding sign in the south front yard for Rock Island high school in an R-3 (one and two family residence) district.

Applicant:  
Rock Island Milan School District 41

Location:  
1400 25<sup>th</sup> Avenue

Request:  
To allow a variance of 8'9" of the six-foot maximum height for a sign, a variance of 20 square feet of the 30 square-foot maximum sign area and a variance to allow a lighted sign in a residential zoning district in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 1,599' x 305' x 298' x 425' x 187' x 392' x 1028' x 540' (1,540,218 square feet, or 35 acres).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by Rock Island High School. To the south is a school parking lot and single family residences, zoned R-3 and multi-family residences, zoned R-6. To the north, east and west are primarily single family residences, zoned R-3 and R-2.

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

Affected Requirements:  
The zoning ordinance requires a 25-foot front yard setback requirement in an R-3 zoning district (Section 15.5). The applicant proposes to erect a lighted identification sign with a digital information board (9' x 9' 11" in area and 14' 9" in height) in the south front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance will improve communication on relaying information to students and parents.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variances will not alter the character of the neighborhood.

Comments:

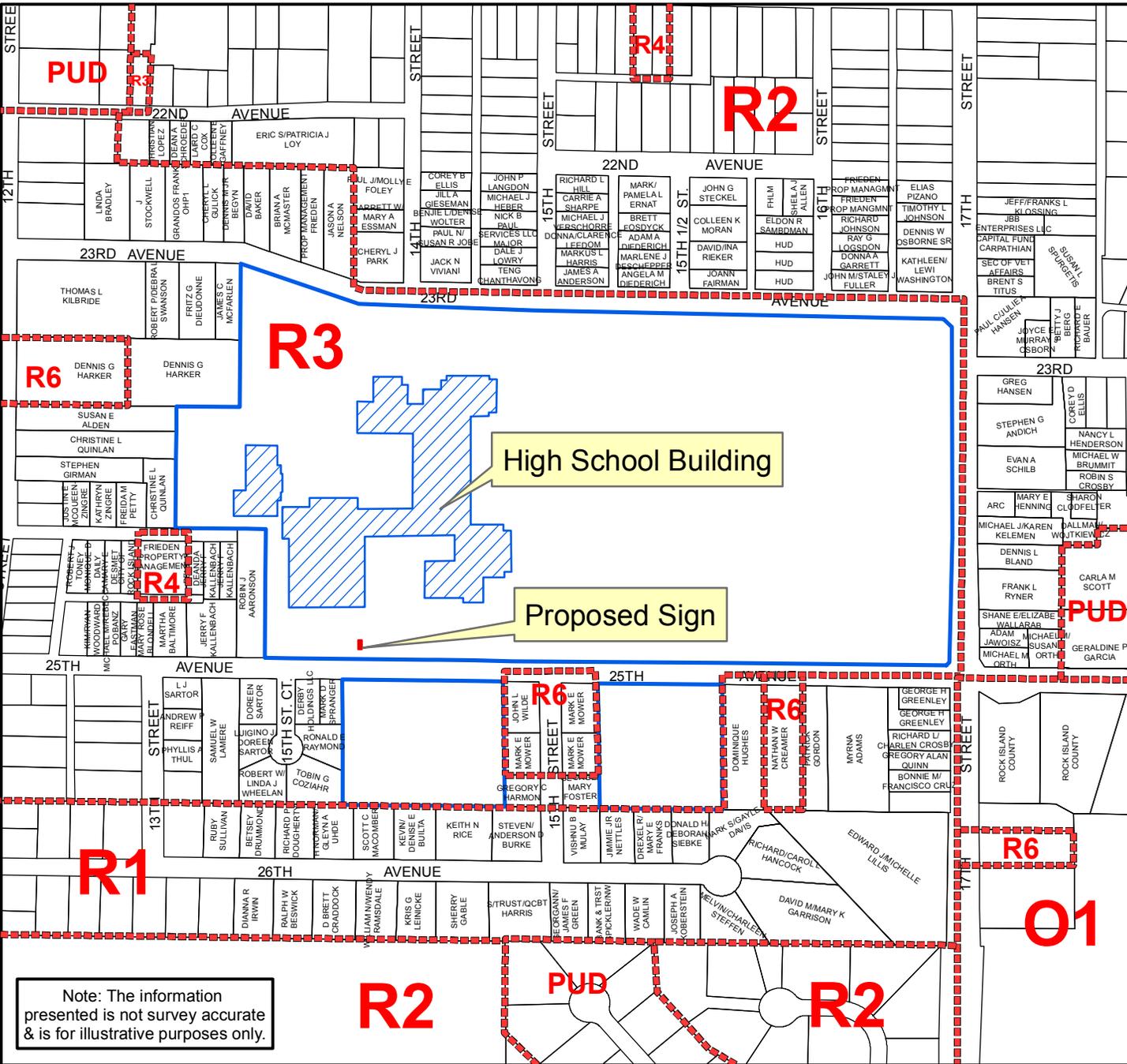
The proposed freestanding sign will be located approximately ten feet from the south property line adjacent to 25<sup>th</sup> Avenue by the Field House. The lighted freestanding sign will have an identification sign and digital information board to highlight school information. The digital information board will meet Sign Ordinance requirements of a message being on display for five seconds before changing to another message. Staff recommends that a stipulation be attached to approval of the request to have the lighting for the sign be set on a timer to turn off at 10:30 p.m.

Recommendation:

That the variances be approved because it will improve communication on relaying information to students and parents and it will not alter the character of the neighborhood.

Staff also recommends that a stipulation to have the lighting for the sign be set on a timer to turn off at 10:30 p.m.

# BOARD OF ZONING APPEALS



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

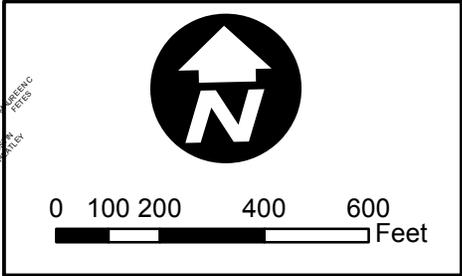
## BOARD OF ZONING APPEALS 2014-23

**Legend**

- Parcels
- Subject Property

DR. BY:           K.G.D.          

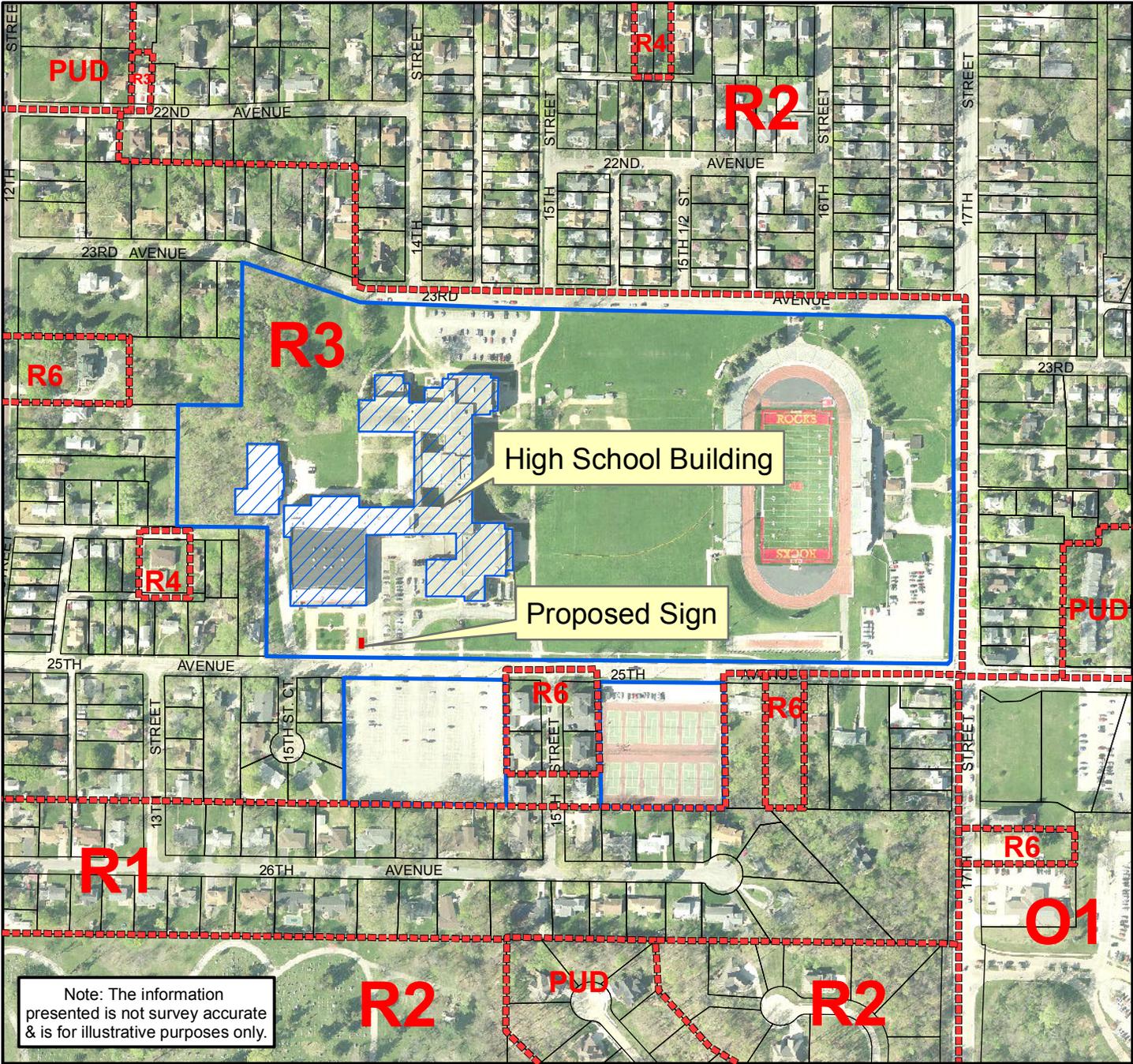
APPR. BY:           B.G./A.F.          



## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

# BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS  
2014-23 Aerial**

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



0 100 200 400 600 Feet



**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment





ROCK ISLAND HIGH SCHOOL

Welcomes You



**THIS WEEK**

Tue - Girls BB Game at 7:00  
Thu - Boys BB Game at 7:00  
Fri - **NO SCHOOL**

\* Overall Dimensions  
14'9" high x 9'11" wide

- Identification Panel (Backlit)  
2'0" high x 9'11" wide  
(above Message Display)
- Daktronics Message Display  
AF-3550-32x144-20-RGB-2V  
2'9" high x 9'11" wide



## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: August 29, 2014

SUBJECT: Case #2014-24- Request for a variance to locate an accessory structure in a front yard in an R-2 (one family residence) district.

Applicant:  
Steve and Lisa Shippey

Location:  
3207 14<sup>th</sup> Street

Request:  
To allow a variance to locate an accessory structure in a front yard in R-2 (one family residence) district.

Size of Property:  
The property measures 95.6' x 95' (9,082 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by single family residence. The neighborhood is primarily a single family residential area, zoned R-2.

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

Affected Requirements:  
The zoning ordinance requires that all accessory structures be located in a side or rear yard (Section 8.5A). The applicant proposes to construct a detached garage (20' x 20') in the west front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: It is not feasible to locate any accessory structure in the rear yard

due to its small size and setback.

3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

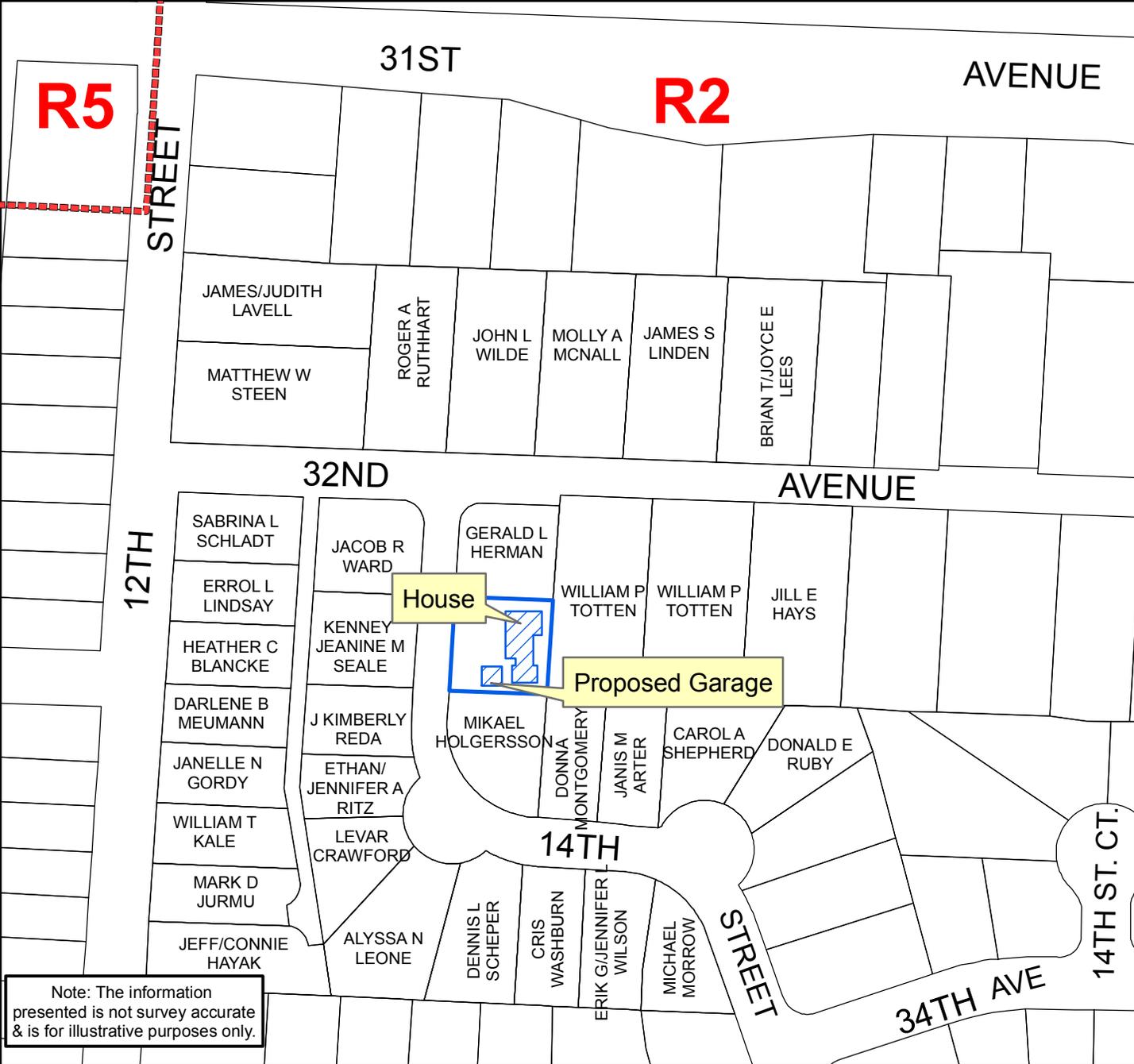
Comments:

The applicant has a one car attached garage that he is using more as a workshop. As a result they have to park their several vehicles outside on the driveway. They desire the two car garage to park at least two of their vehicles. The rear yard is very small and not feasible for locating any type of accessory structure.

Recommendation:

That the variance be approved because it will improve the return on the property, the lot has a small rear yard and it will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



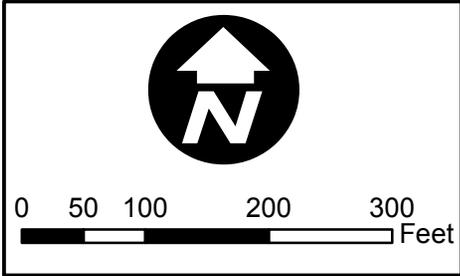
**BOARD OF ZONING APPEALS**  
**2014-24**

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    

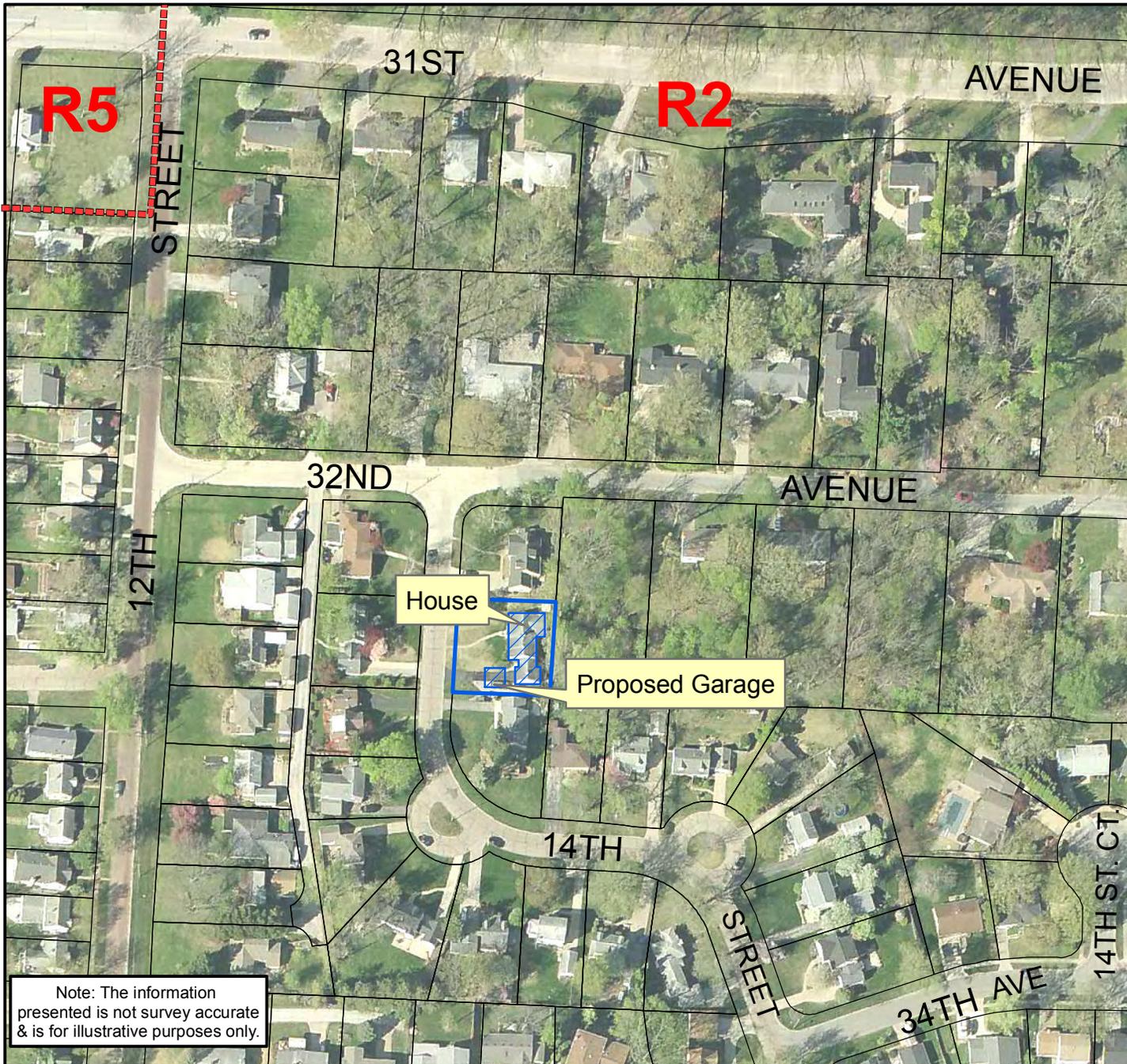


**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

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

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2014-24 Aerial

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



0 50 100 200 300 Feet



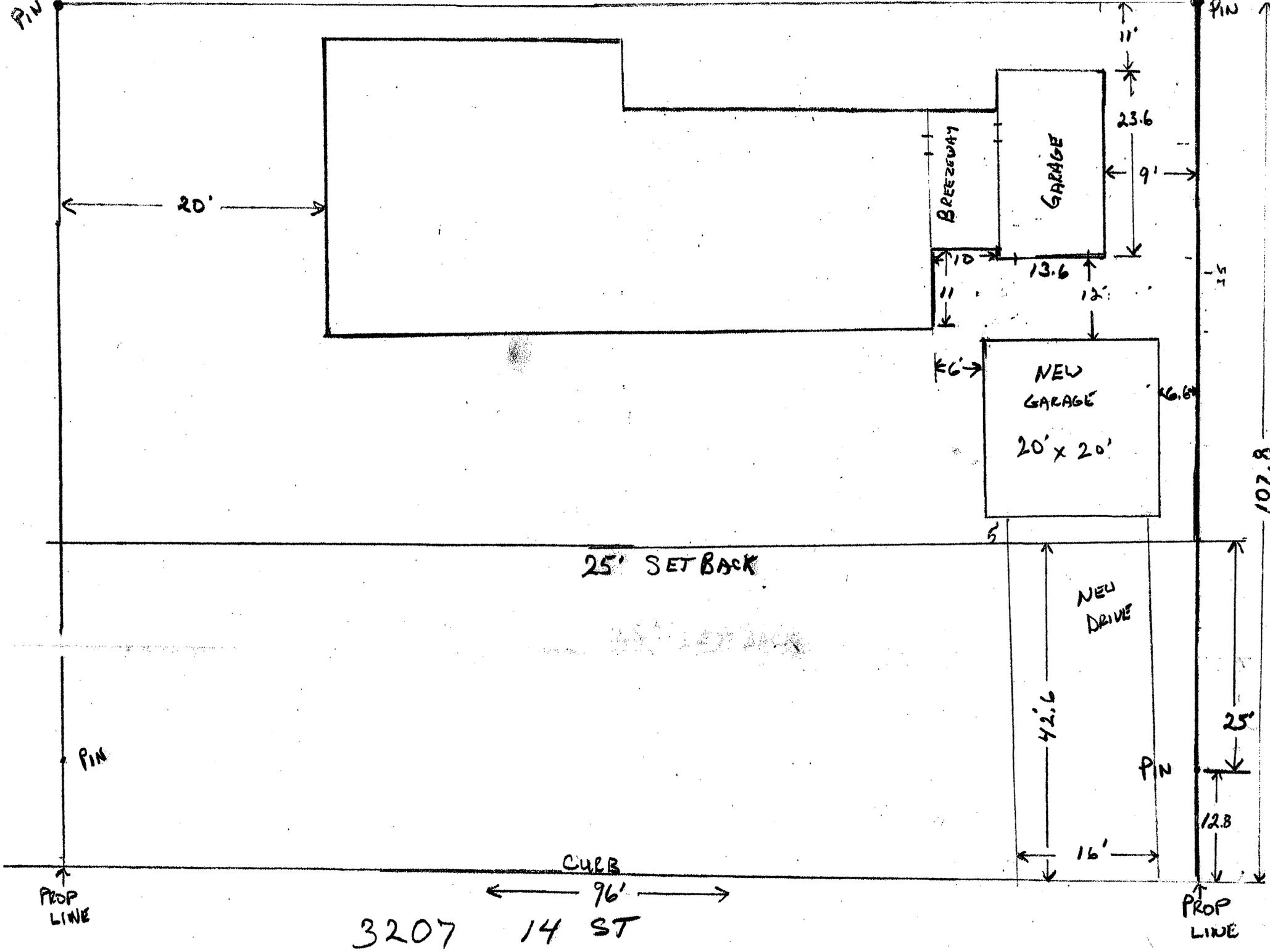
A horizontal scale bar with markings at 0, 50, 100, 200, and 300 feet.

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment







## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: August 29, 2014

SUBJECT: Case #2014-25- Request for a variance from the front yard setback requirement in an (one and two family residence) district.

Applicant:  
Shawn Boyd/Rock Island Economic Growth Corporation

Location:  
605 10<sup>th</sup> Street

Request:  
To allow a variance of 8 feet of the 25-foot front yard setback requirement in R-3 (one and two family residence) district.

Size of Property:  
The property measures 80' x 110' (8,800 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by a vacant single family residence. To the north are undeveloped parcels and a church, zoned R-3. To the east is an undeveloped parcel, zoned B-3. To the west and south are single family residences, zoned R-3.

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

Affected Requirements:  
The zoning ordinance requires a 25-foot front yard setback requirement in an R-3 zoning district (Section 15.5). The applicant proposes to construct an attached covered porch (5' 4" x 25') in the west front yard.

Conditions to Authorize Variances:

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

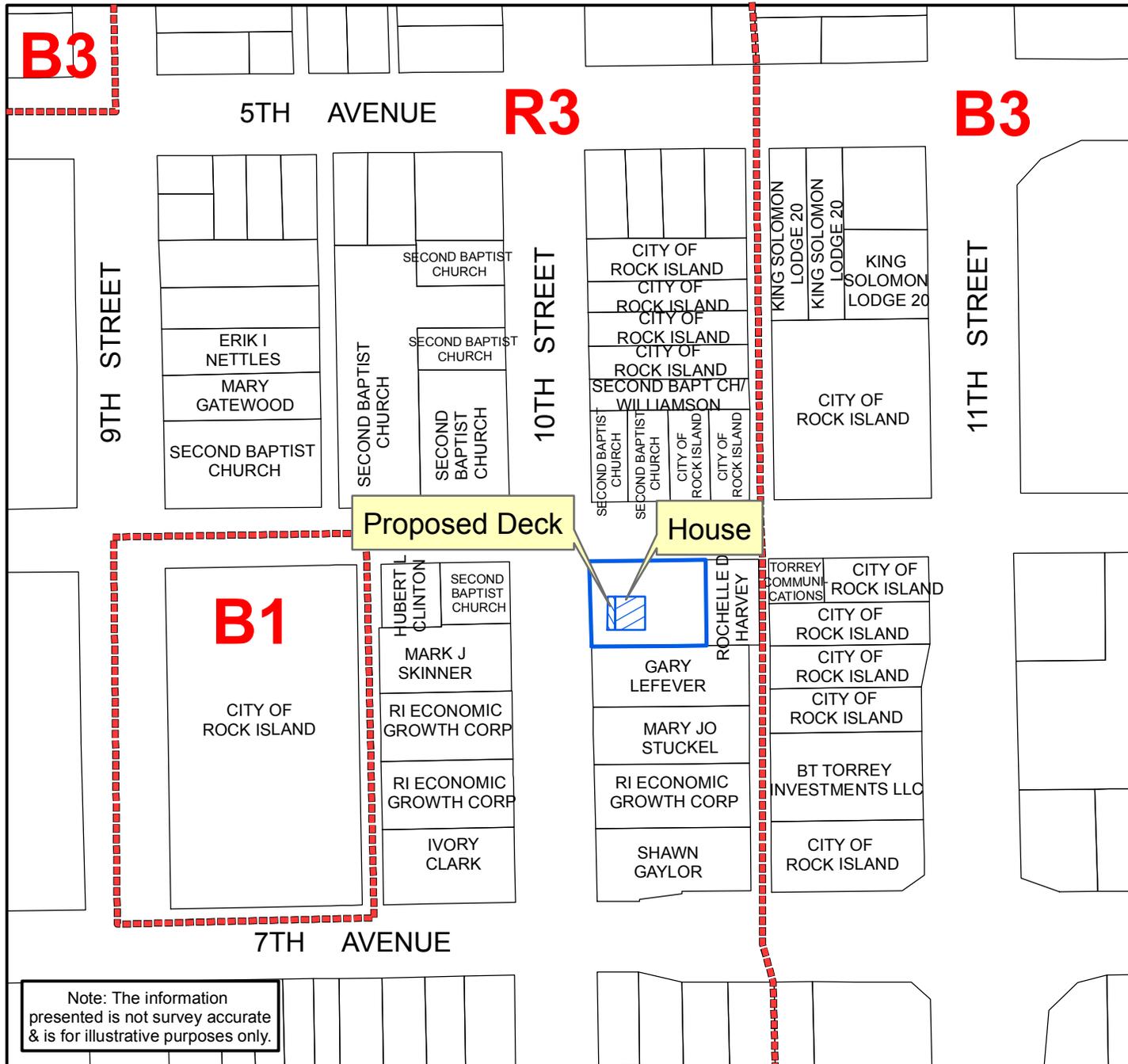
Comments:

The vacant house is located in line with the new houses constructed to the south. It appears that previously there was some type of roofed over covering by the door, or a larger porch on the house, but it has since been removed. The proposed porch will be similar to the porch on the house to the south, but will not “wrap-around” the subject residence. There will be a remaining 17-foot front yard if the variance is approved for the porch.

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is a corner lot with two front yards and it will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



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

**BOARD OF ZONING APPEALS  
2014-25**

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



0 25 50 100 150 200 Feet



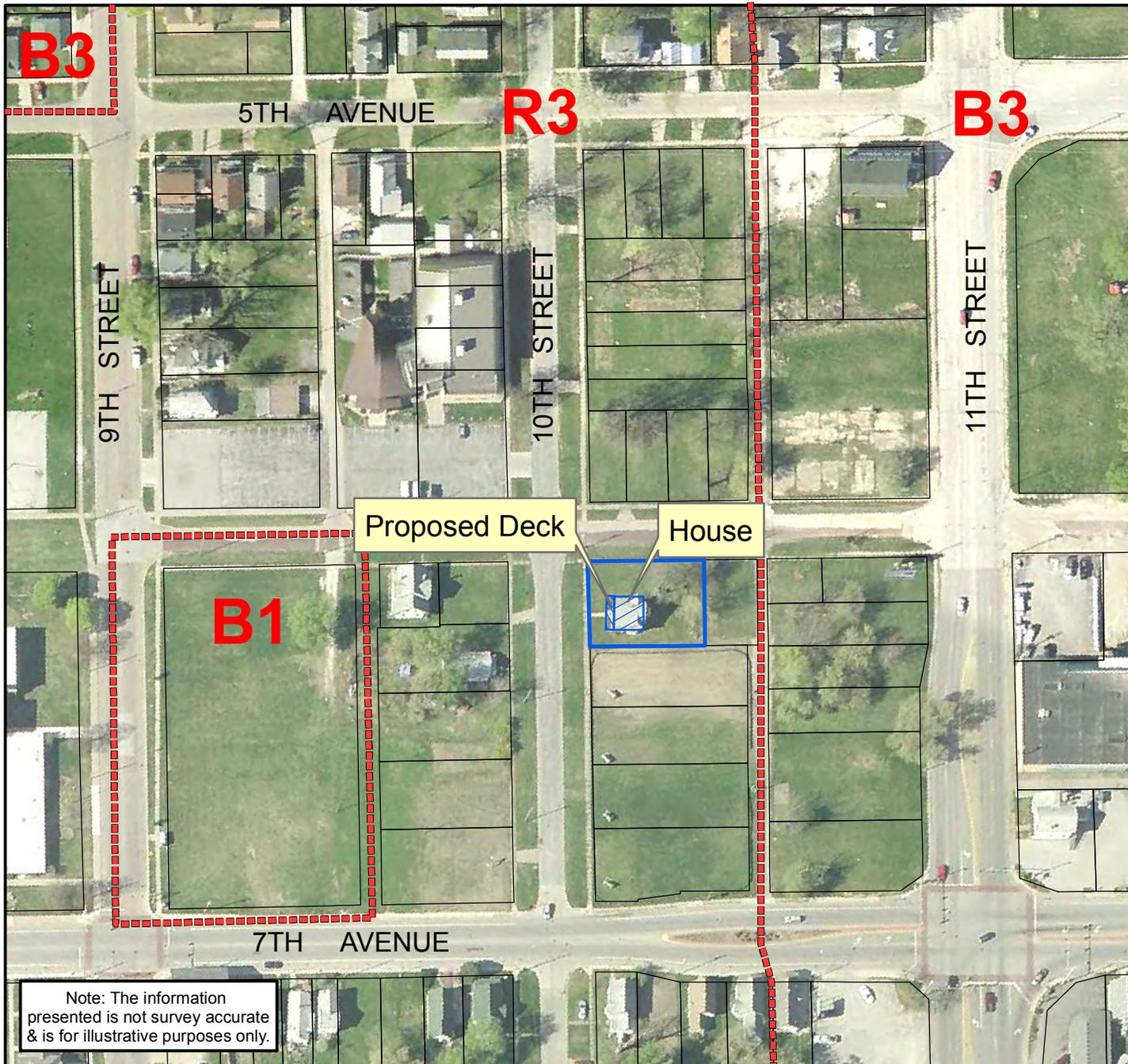
**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2014-25 Aerial

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



0 25 50 100 150 200 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment





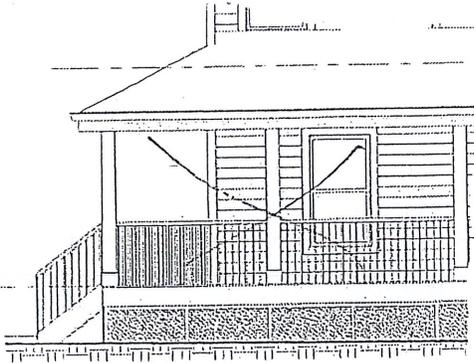
NEW FRONT PORCH IS  
 BASED ON DESIGN OF  
 NEW PORCH NEXT DOOR  
 (613 10TH STREET).

ASPHALT SHINGLES CN  
 1/8" FELT UNDERLAYMENT CN  
 5/8" OSB SHEATHING CN  
 PRE-ENGINEERED ROOF TRUSSES  
 @ 24" O.C. TO MATCH EXISTING

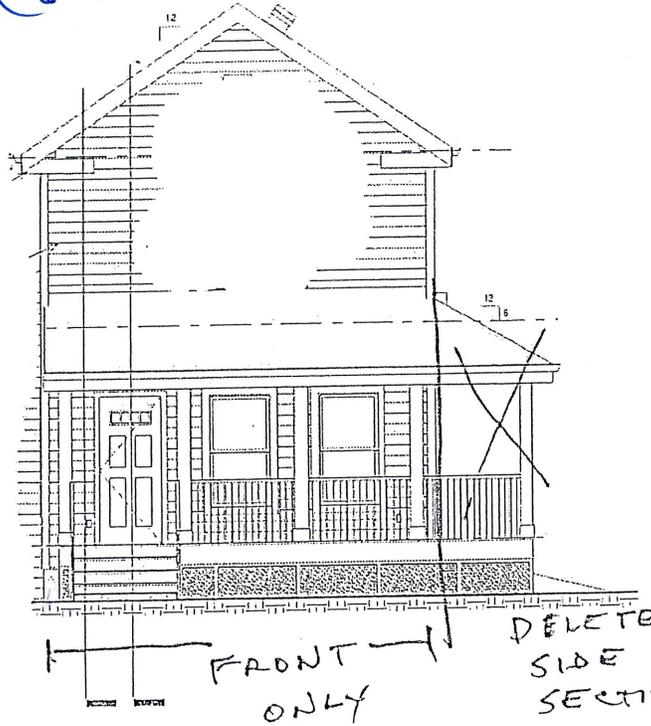
PRE-FINISHED METAL  
 GUTTER & DOWNSPOUTS

WRAP FASCIA BOARD  
 IN VINYL (TYP)

VENTED SOFFITS (TYP)

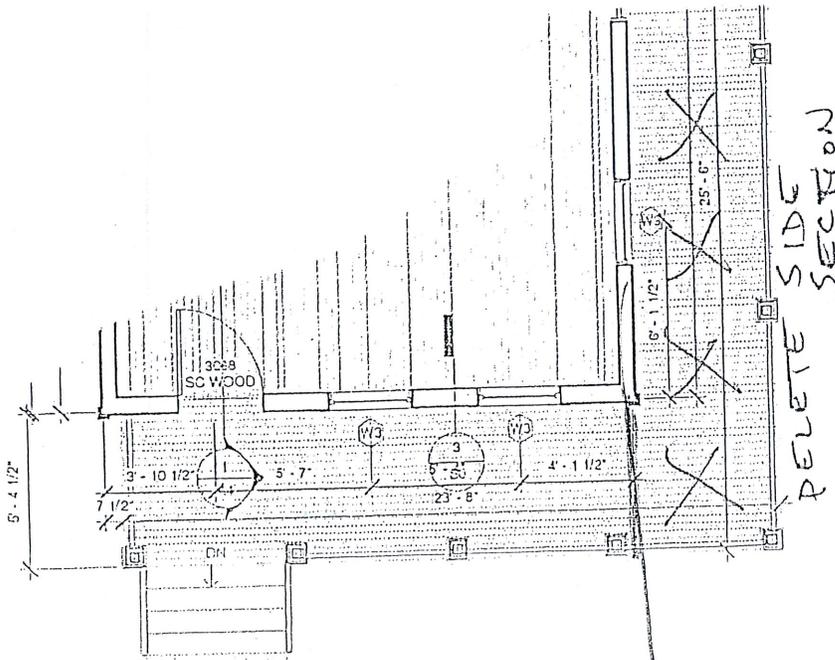


DELETE SIDE  
 SECTION

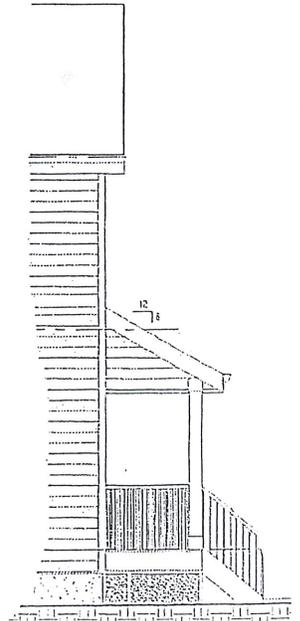


FRONT  
 ONLY

DELETE  
 SIDE  
 SECTION



ACROSS FRONT  
 PORCH



DELETE  
 SIDE  
 SECTION

## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: August 29, 2014

SUBJECT: Case #2014-26- Request for separation and building setback variances to locate an animal clinic adjacent to residential zoning in a B-3 (community business) district.

Applicant:  
Elizabeth Narske

Location:  
2324 7<sup>th</sup> Avenue

Request:  
To allow a variance of 100 feet of the 100-foot separation requirement between an animal clinic and residential zoning, a variance of 25 feet of the 30-foot south rear yard setback requirement, a variance of 5 feet of the 15-foot west side yard setback and a variance of 10 feet of the 20-foot east front yard setback to locate an animal clinic in a B-3 (general business) district.

Size of Property:  
The property measures 109.8' x 135' (14,823 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is undeveloped. To the south is a commercial use, zoned R-4. To the east is a convenient store, zoned B-1. To the west is a church parking lot and structure, zoned R-3. To the north is a single family residence and vacant lot, zoned R-4.

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

Affected Requirements:  
The zoning ordinance requires a 100-foot separation between an animal clinic and residential zoning (Section 27.2), a 30-foot rear yard setback, a 15-foot west side yard bufferyard setback and a 20-foot east front yard setback (Section 27.6 7 36.10). The applicant proposes to construct a 4,743 square-foot animal clinic structure on the site.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The lot is a corner lot with two front yards and a non-conforming commercial use to the south.
3. Character Alteration: The proposed variances will not alter the character of the neighborhood.

Comments:

The undeveloped lot formerly had a gas station located on it. The applicant currently has her animal clinic located at 2312 5<sup>th</sup> Avenue, but desires to relocate and construct a larger facility on the subject site. The one-story structure will be situated on the southern segment of the parcel with a 5-foot “rear” yard setback from the south property lined. There is a non-conforming commercial use to the south, zoned R-4. The east front yard setback will be 10 feet and will be landscaped with bushes and canopy trees (see applicants attached site plan). The west setback will be 10 feet and will have several trees located in this landscaped area. There is a church owned structure and parking lot adjacent on the west side of the site.

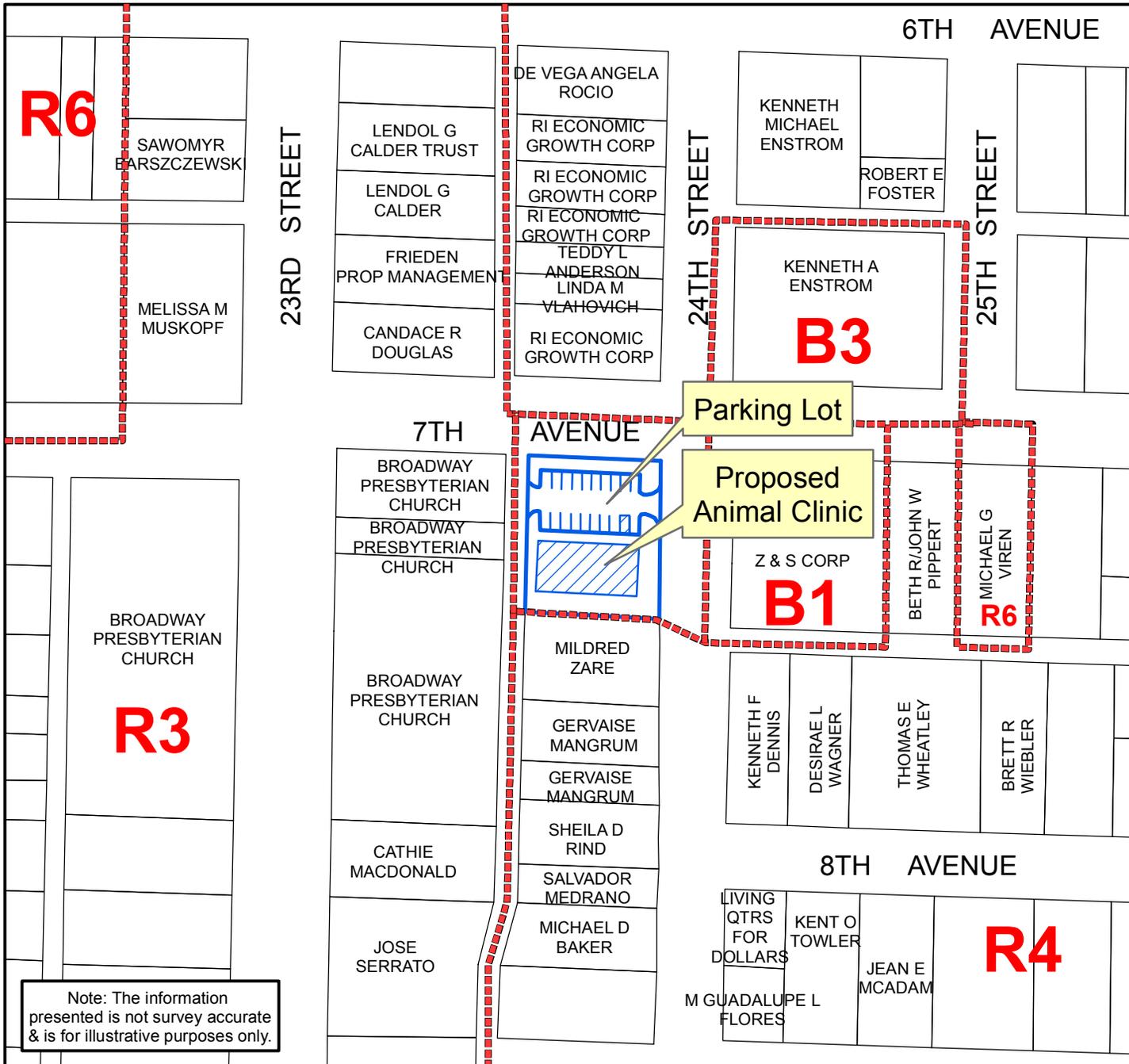
A 19-space parking lot will be located on the north segment of the site. Access to this lot will be from 24<sup>th</sup> Street and the alley to the west. According to Zoning Ordinance parking requirements a total of 12 parking spaces should be provided based on the three proposed exam rooms and six employees. The site plan identifies a 19-space parking lot on the site. There will be a flood-lit monument sign located in the northeast corner of the site and a refuse area adjacent to the alley on the west.

The facility will not have a kennel. The only animals that would be kept overnight would be cats that have been declawed. No dogs are expected to be kept overnight (rarely there might be a rescue situation, but this is not expected to be very often).

Recommendation:

That the variances be approved because it will improve the return on the property, the lot is a corner lot with two front yards located adjacent to a nonconforming commercial use to the south and it will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



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

## BOARD OF ZONING APPEALS 2014-26

### Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



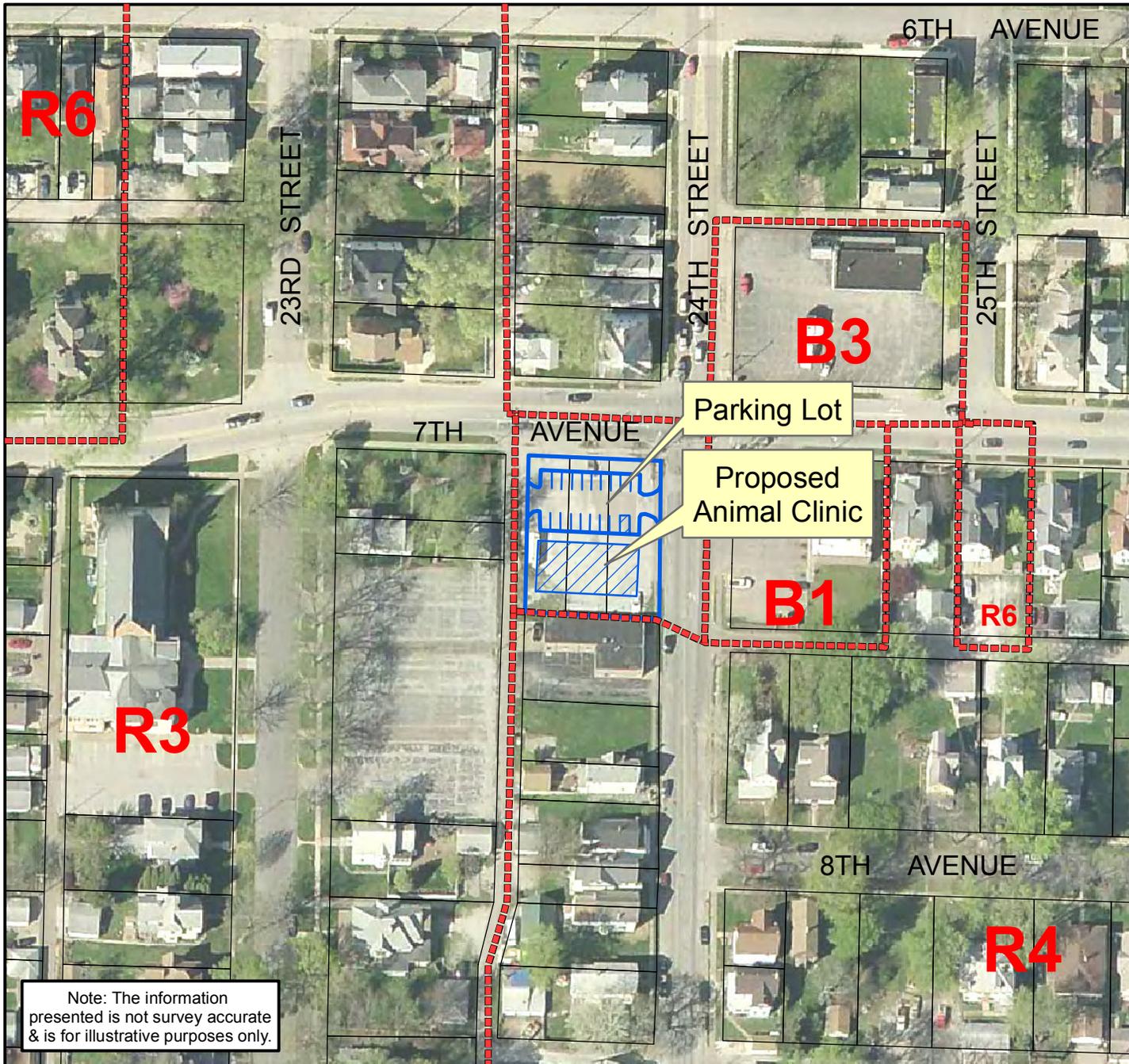
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## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# BOARD OF ZONING APPEALS



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

## BOARD OF ZONING APPEALS 2014-26 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.  
 APPR. BY: B.G./A.F.



0 25 50 100 150 200 Feet

### City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



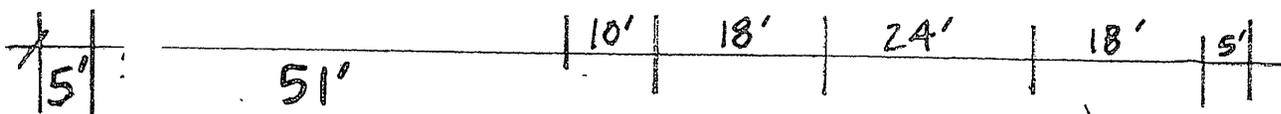


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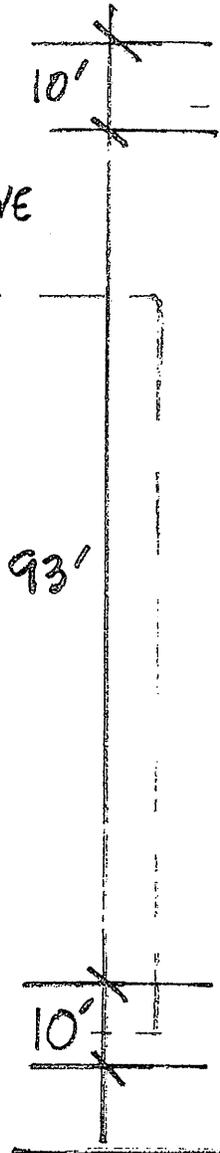
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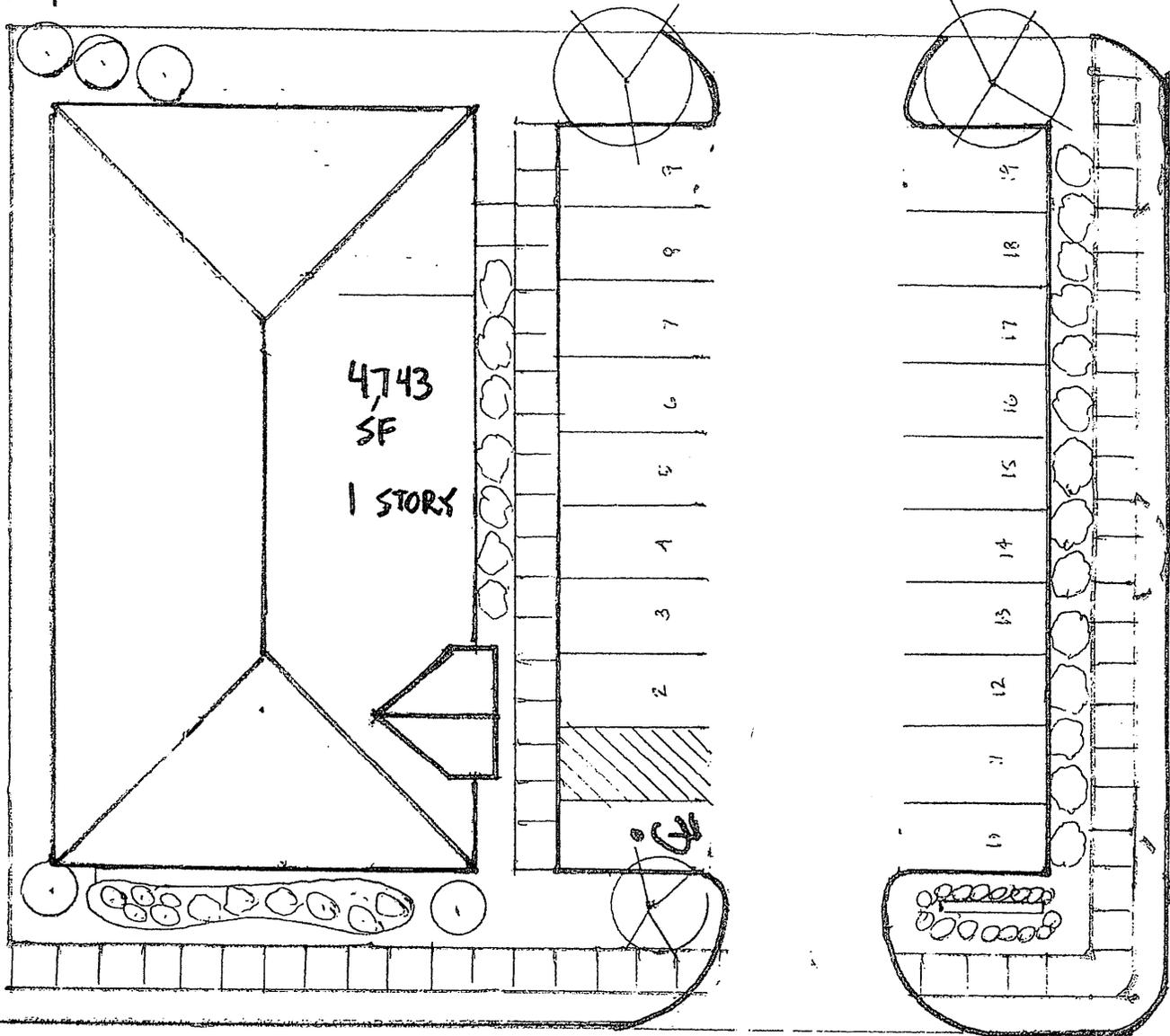
ZONED B-3 (CBD)



2324 7<sup>th</sup> AVE

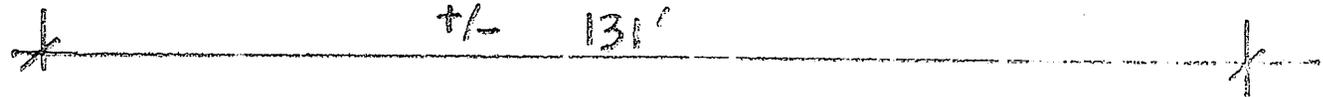


R-4



7<sup>th</sup> AVE

24<sup>th</sup> STREET



OPTION "A"