

September 9, 2015

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue
Regular Meeting Agenda
September 9, 2015
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the Minutes of the regular meeting of August 12, 2015
3. Approval of the written Agenda
4. Procedural Explanation
5. Public Hearing #2015-11: The applicant, Rafferty Funeral Home, has filed a request for a special exception to expand a non-conforming use in an R-2 (one family residence) district at 4205 30th Street (Memorial Park Cemetery), to allow a crematory structure. *
6. Public Hearing #2015-13: The applicant, Michael Lenger, has filed a request for a variance to locate an accessory structure in a front yard in an R-2 (one family residence) district at 3627 24th Avenue, to maintain an already constructed pergola (16' x 20') in the south front yard.
7. Public Hearing #2015-14: The applicant, John Mahlo, has filed a request for a variance of 12 feet of the 25-foot front yard setback requirements in an R-2 (one family residence) district at 3016 43rd Street, to construct an open deck (8' x 22') in the east front yard.
8. Public Hearing #2015-15: The applicants, Gary & Melody Amundson, have filed a request for a variance of 7 feet of the 25-foot front yard setback requirement in an R-3 (one and two family residence) district at 1521 24 ½ Street, to construct an open deck (6' x 25') in the west front yard.
9. Public Hearing #2015-16: The applicant, St. Pius Catholic Church, has filed a request for a special exception to expand an authorized use in an R-2 (one family residence) district at 2502 29th Avenue, to construct a one-story approximate 4,600 square-foot building addition to the north side of the existing church structure.
10. Public Hearing #2015-10: The applicant, Rodney Link, has filed a request for a special exception in an R-3 (one and two family residence) district at 1715 28th Street, to approve a one-year temporary use for a gravel parking area in the rear yard. *
11. Other Business
12. Adjournment

***these items were continued from the August 12, 2015 meeting**

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

Regular Meeting

7:00 p.m.

August 12, 2015

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

Staff Present: Ben Griffith and Alan Fries.

Chairman Snyder called the meeting to order at 7:00 p.m.

Approval of Minutes – Mr. Tschappat made a motion to approve the Minutes of the July 8, 2015 meeting. Ms. Jalloh seconded the motion, and it passed unanimously.

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

Public Hearing #2015-10 - Request from Rodney Link for a special exception to approve a one-year temporary use for a gravel parking area in a rear yard of an R-3 (one and two family residence) district at 1715 28th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires Board Authorization for a temporary use, which can be up to one year in duration (Section 5.13). The applicant proposes to construct a two-vehicle gravel parking area for up to one year, to allow the ground to compact after removing a large tree from the site. He intends to pave the parking area with asphalt or concrete.

Chairman Snyder called for proponents.

No one was present to represent the request.

Mr. Tschappat made a motion to continue the request until the regular September meeting.

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

Public Hearing #2015-11 - Request from Rafferty Funeral Home for a special exception to expand a non-conforming use in an R-2 (one family residence) district at 4205 30th Street.

Mr. Fries stated that the applicant has requested a continuance to a future meeting in order to revise the request.

Mr. Day made a motion to continue the request until a future meeting so the applicant can revise the request.

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

Public Hearing #2015-12 - Request from Veronica Johnnie and Jim Steib for a variance of 10 inches of the 3½-foot maximum height for a fence in a front side yard in an R-2 (one family residence) district at 3200 38th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that fences in a front yard of a residential zoned area not exceed 3½ feet in height (Section 8.12). The applicants propose to maintain a 4'4" tall vinyl privacy fence in the east front yard.

Staff received a complaint regarding the fence height in the front yard and informed the applicants that they would either need to bring it into conformance with codes, or apply for a variance. The applicants have chosen to apply for a variance because they believe it reduces garbage from blowing onto their property from the south.

Staff believes that the fence is an attractive addition to the neighborhood and improves the return on the property.

Chairman Snyder called for proponents.

Veronica Johnnie, 3200 38th Street, was sworn in. She said she put up the fence because she likes her privacy along that side of her house.

Chairman Snyder asked if it was a maintenance-free fence. Ms. Johnnie replied it was, that she had Scott County Fence Company put it up, and that she was not aware of the fence height requirement.

Joy Murphy, 4502 7th Avenue, was sworn in. She said her sister has owned the house for many years and made many improvements to it. She said the fence adds a little bit of privacy and adds a lot to the property that her sister takes a lot of pride in.

Chairman Snyder called for opponents.

Steve DeProne, 3833 26th Street, was sworn in. He said he owns the property to the north of the subject site and has made many improvements to that property also. He said a nice young lady intends to purchase his property. He said that the maximum height allowed by the ordinance should be maintained for the site. He submitted three letters from neighbors in objection to the fence and supporting that the ordinance fence height be maintained for the site. The letters were from Richard Shuda, 1300 18th Avenue; John and Nanette Bruckman, 3326 38th Street and Drew Otten 3121 37th Street. He said the Bruckman's indicated in their letter that since there was no other front yard fences on the block, the subject fence was an eyesore.

Michael Gelberstoll, 3204 38th Street, was sworn in. He said he has no objection to the fence itself, but would like to see the ordinance height upheld. He said Mr. Steib makes everyone else in the neighborhood stick to standards, so he should do the same.

Chairman Snyder called for a rebuttal.

Ms. Murphy said the fence is not an eyesore, but a very beautiful fence. She said that the fence is only ten-inches taller than the ordinance requirements and this should not be about neighbors who don't like other neighbors.

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

Decision Case #2015-12 – Mr. McAdam 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.

No one seconded, so the motion failed due to lack of a second.

Mr. Tschappat made a motion to deny the request because:

1. The proposed variance does not conform to the zoning ordinance front yard height requirements.
2. The proposed fence variance alters the character of the neighborhood by disrupting the continuity of the front yard appearance in the neighborhood.

Ms. Williams seconded the motion. She said the fence height in the front yard breaks the rhythm of the street, whether it beautifies the subject site or not.

Chairman Snyder said the fence is not like the chain link fence at the Shuda property and that he believes it is a nice fence that adds class to the neighborhood. He said it is a big front yard and the fence does not go all the way out to the street.

Mr. Day said there is a chain link fence in the back yard, which does not provide much privacy. He said if the property owners of the subject site wanted more privacy they should have put a privacy fence in their back yard also.

Mr. Tschappat said he supports what Ms. Williams said about the fence disrupting the continuity of the front yards on the block.

Mr. McAdam said he is staying with his opinion that the fence is attractive and supports granting a variance.

Ms. Jalloh said the fence is attractive, but the height is also an issue.

Chairman Snyder called for a vote on the motion to deny the request and it passed (4-2) with Mr. Day, Ms. Jalloh, Mr. Tschappat and Ms. Williams voting aye and Mr. McAdam and Chairman Snyder voting nay.

Other Business:

Mr. Griffith said there will be a total of six cases for the September regular meeting agenda. 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:

Chairman Snyder adjourned the meeting at 7:39 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive style with a large, prominent initial "B".

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 27, 2015

SUBJECT: Case #2015-11- Request for a special exception to expand a non-conforming use in an R-2 (one family residence) district.

Applicants:
Rafferty Funeral Home

Location:
4205 30th Street

Request:
To allow a special exception to expand a non-conforming use in an R-2 (one family residence) district.

Size of Property:
The property measures 36' x 99' x 309' x 229' x 112' x 56' x 44' x 198' (53,579 square feet, or 1.23 acres).

Zoning History:
None.

Existing Land Use and Zoning:
The site is currently part of Memorial Park Cemetery. The applicant will be subdividing and purchasing a segment of the Cemetery in order to create the subject site. The neighborhood is a single family residential area, zoned R-2.

Topography:
The site slopes up five to six feet from 30th Street.

Affected Requirements:
The Zoning Ordinance requires Board authorization to expand a non-conforming use (Section 5.12). The applicant proposes to construct a one-story crematory structure and parking area on the site.

Conditions to Authorize Request:

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

Comments:

As previously indicated the subject lot will be created by a subdivision with access off of 30th Street. Currently, there is a drive access, which may be able to be used for access to the site. Board action will be subject to the City Council approving a minor plat of subdivision for the new lot. Council is expected to consider the plat at its September 14th meeting.

The proposed structure will be 60' x 40' (2,400 square feet) and will be located approximately 150 feet from the west front property line (see site plan). It will also be located approximately 30 feet from the north side property line and approximately 130 feet from the east rear property line. To the south of the structure there will be a nine space parking lot.

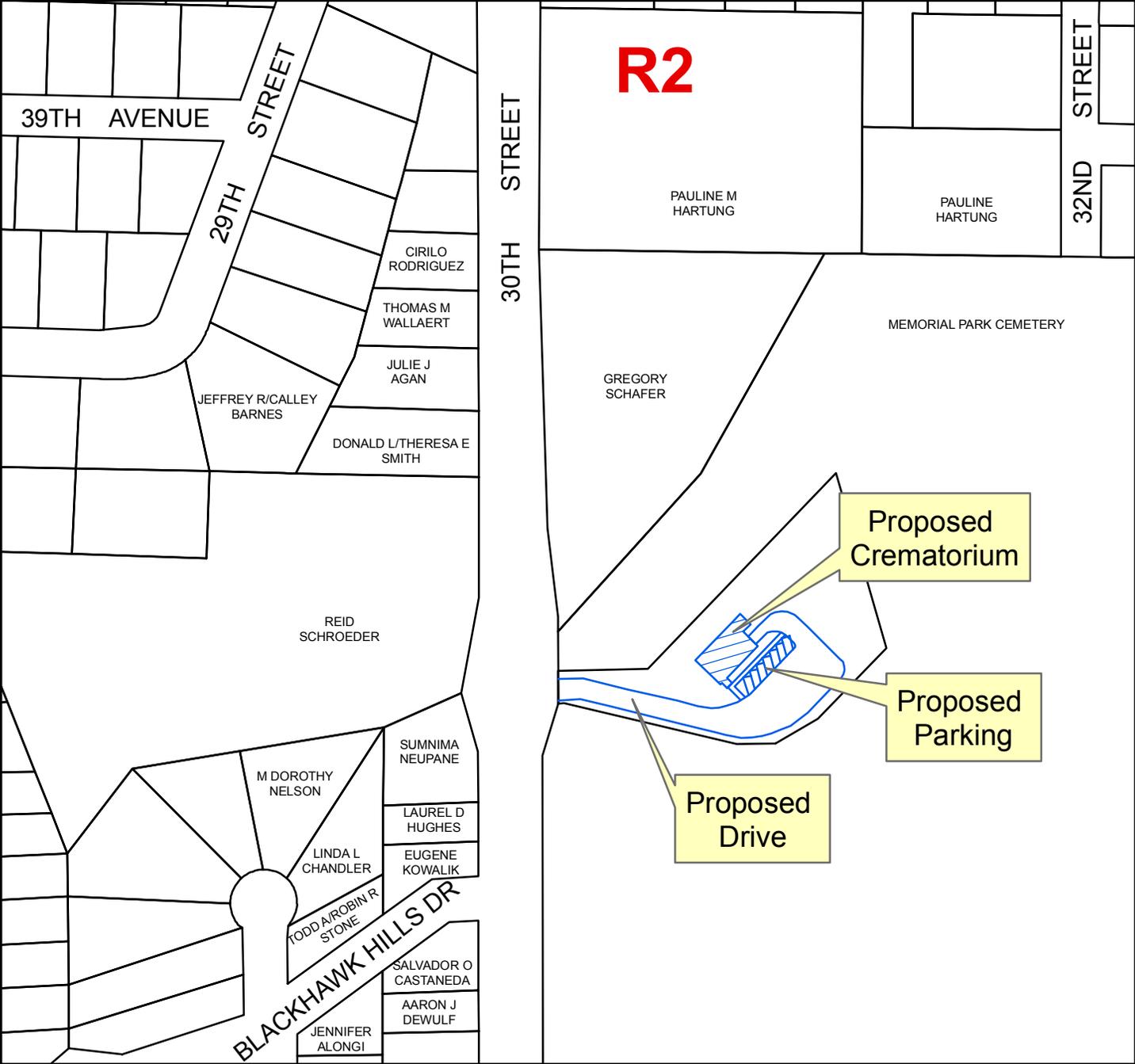
There will be two employees working out of the site (same employees that currently work at Memorial Park Cemetery). There will not be a public service area proposed at this time (a chapel on the west side of the structure is proposed in the future). There will be a small viewing area for those who are having pets cremated. The applicant anticipates approximately 28 human cremations per month. He does not have an estimate for the number of pet cremations.

The applicant will provide information to the Board at the public hearing explaining that the cremator will not emit visible smoke and will not produce an odor.

Recommendation:

That the special exception be approved because it will improve the return on the property and will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



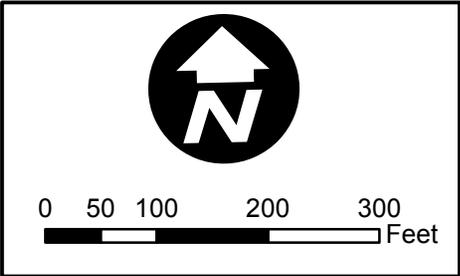
**BOARD OF ZONING APPEALS
2015-11**

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


ROCK ISLAND
 ILLINOIS

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2015-11 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



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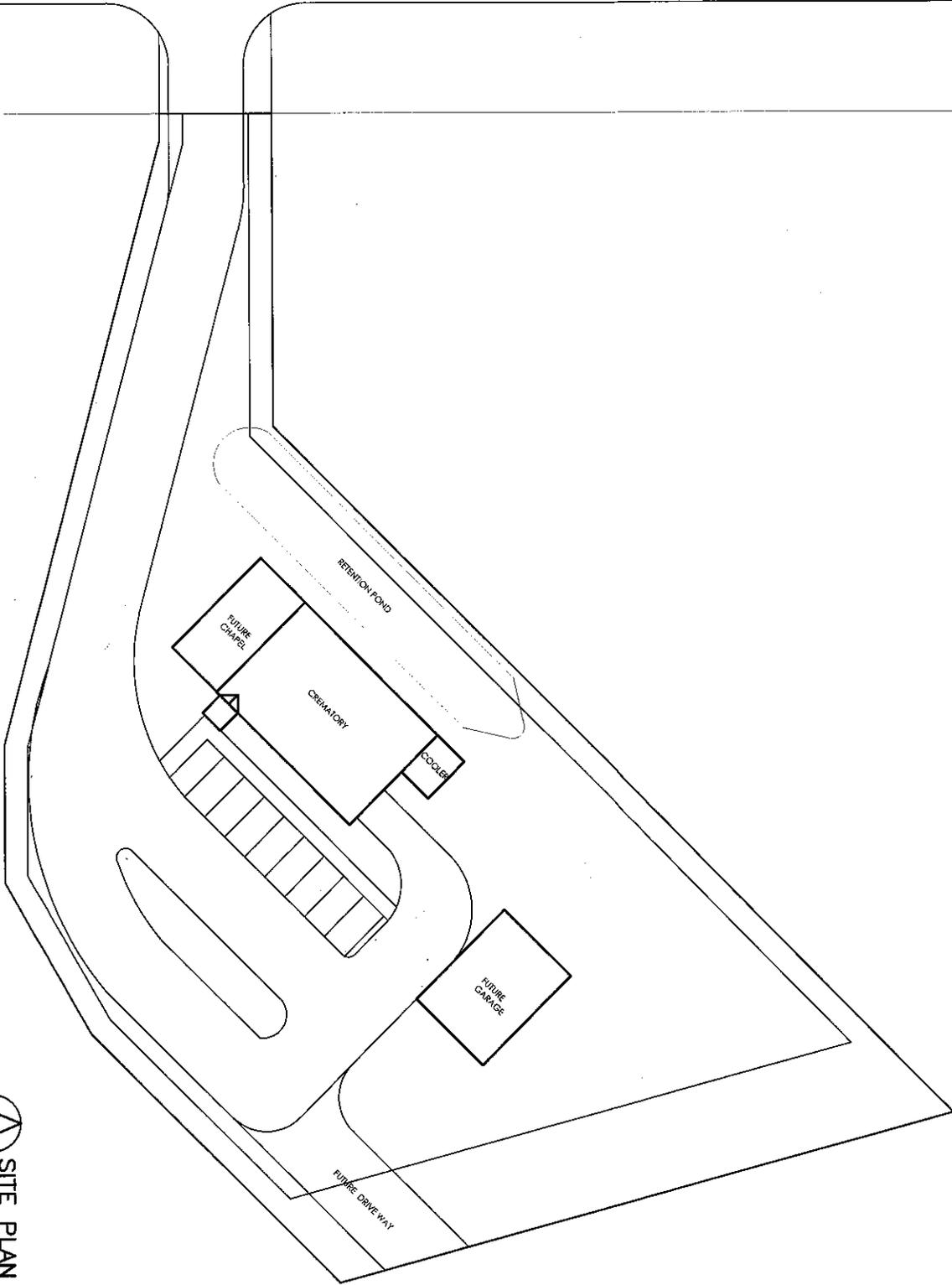
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



30TH STREET

PRELIMINARY - NOT FOR CONSTRUCTION



SITE PLAN
 Scale: 3/16" = 1'-0"

PROJECT NUMBER
 2015-52

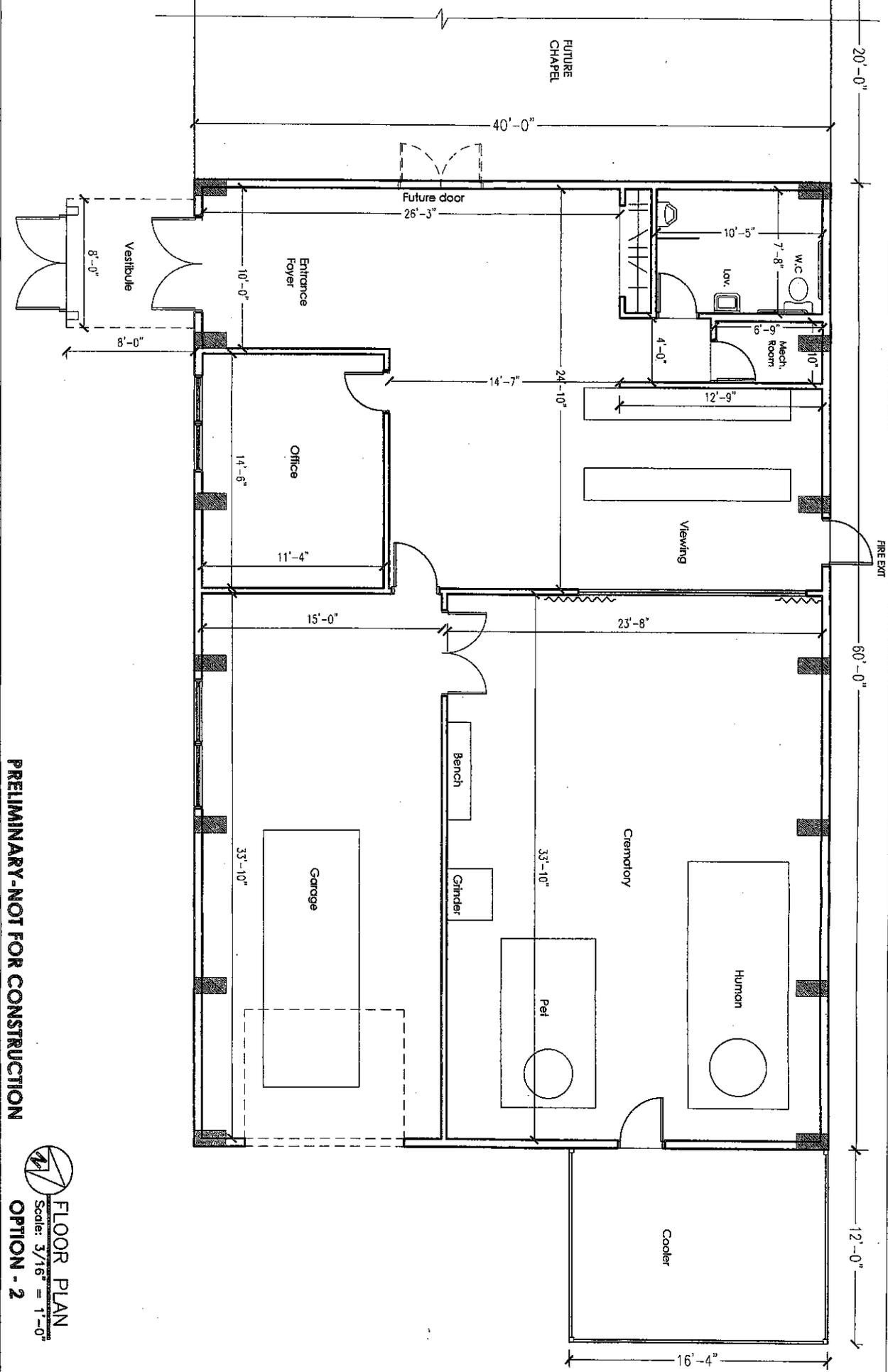
SHEET NUMBER
 A-1

DATE
 08/07/15

REVISIONS

BLACK HAWK CREMATORIUM
 4285 30TH STREET
 ROCK ISLAND, IL

ITALO MILANI
 ARCHITECT P.C., AIA
 2401 12TH AVE, ROCK ISLAND, IL
 PH. (309) 788-6304 FAX (309) 788-6100



PRELIMINARY-NOT FOR CONSTRUCTION

FLOOR PLAN
 Scale: 3/16" = 1'-0"
OPTION - 2

PROJECT NUMBER	2015-S2
SHEET NUMBER	A-2

DATE	08/11/15
REVISIONS	-

NOT TO BE USED FOR PERMITS OR CONSTRUCTION WITHOUT THE ARCHITECT'S SIGNATURE AND SEAL.

BLACK HAWK CREMATORIUM
 4205 30TH STREET
 ROCK ISLAND, IL

ITALO MILANI
 ARCHITECT, P.C., AIA
 1201 12TH AVE, ROCK ISLAND, IL
 TEL (309) 785-6344 FAX (309) 785-6100



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: August 24, 2015

SUBJECT: Case #2015-13- Request for a variance to locate an accessory structure in a front yard in an R-2 (one family residence) district.

Applicants:
Michael Lenger

Location:
3627 24th Avenue

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

Size of Property:
The property measures 160' x 144' (23,040 square feet).

Zoning History:
None.

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

Topography:
The site slopes up three to four feet from street level.

Affected Requirements:
The Zoning Ordinance requires that accessory structures be located in either a side or rear yard (Section 8.5A). The applicant proposes to maintain an already constructed pergola (16' x 20') in the south front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: None.

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

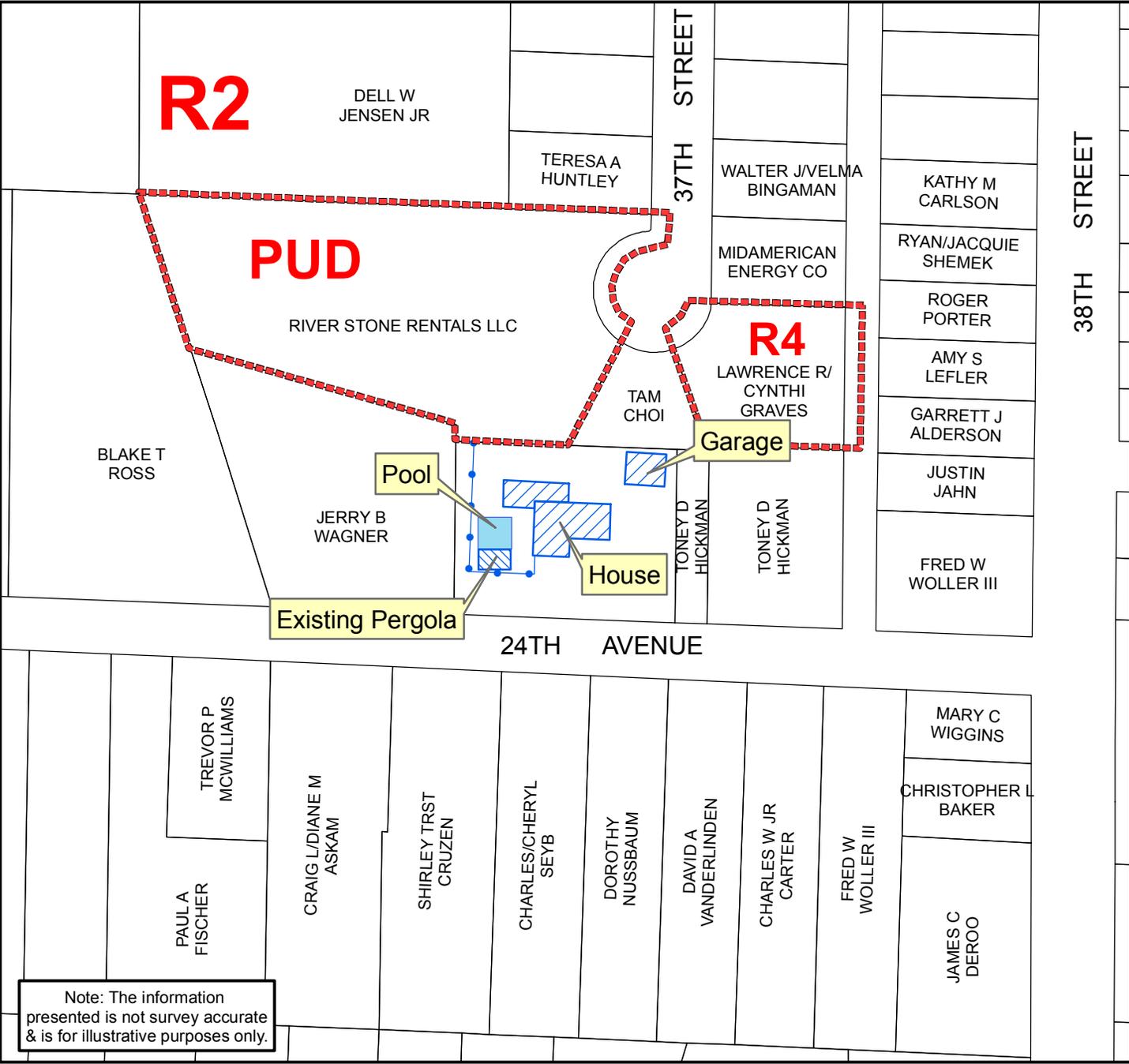
Comments:

The applicant has an existing fenced in area that provides safety and security for an in-ground swimming pool. He recently constructed the pergola in this area touching the south side of the privacy fence (fence extends out approximately 15 feet from the house line). The house is set back approximately 60 feet from the south front property line, so the pergola is approximately 45 feet from this same front property line. Staff does not believe the open-sided pergola will alter the character of the neighborhood.

Recommendation:

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

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2015-13

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



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City of Rock Island

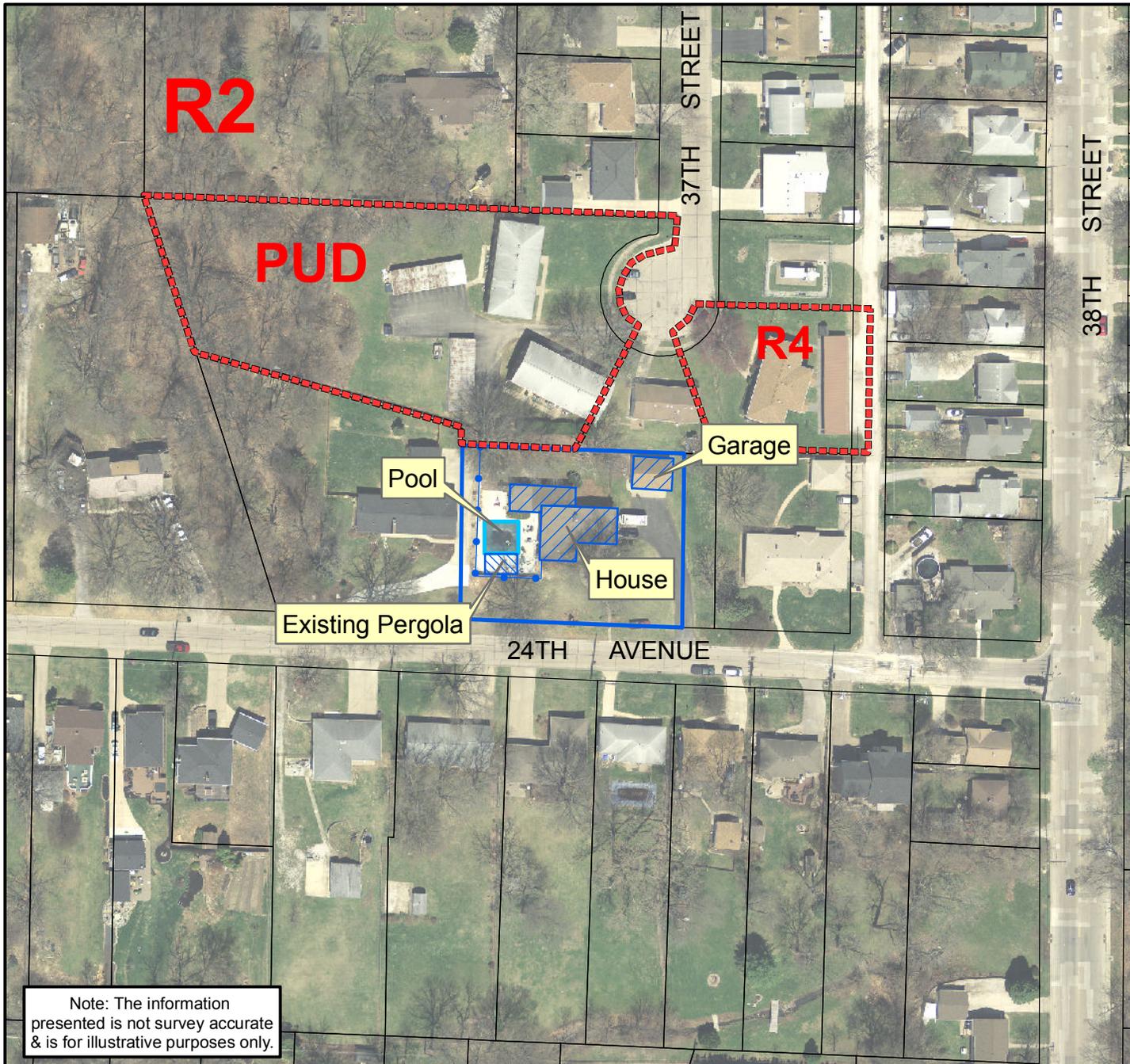
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

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

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2015-13 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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07.24.2015 11:03



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: August 24, 2015

SUBJECT: Case #2015-14- Request for a variance from the front yard setback requirements in an R-2 (one family residence) district.

Applicants:
John Mahlo

Location:
3016 43rd Street

Request:
To allow a variance of 12 feet of the 25-foot front yard setback requirement in an R-2 (one family residence) district.

Size of Property:
The property measures 64' x 142.5' (9,120 square feet).

Zoning History:
None.

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

Topography:
The site slopes up one foot from street level.

Affected Requirements:
The Zoning Ordinance requires a 25-foot front yard in an R-2 zoning district (Section 15.5). The applicant proposes to construct an open deck (8' x 22') in the east front yard.

Conditions to Authorize Variance:

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

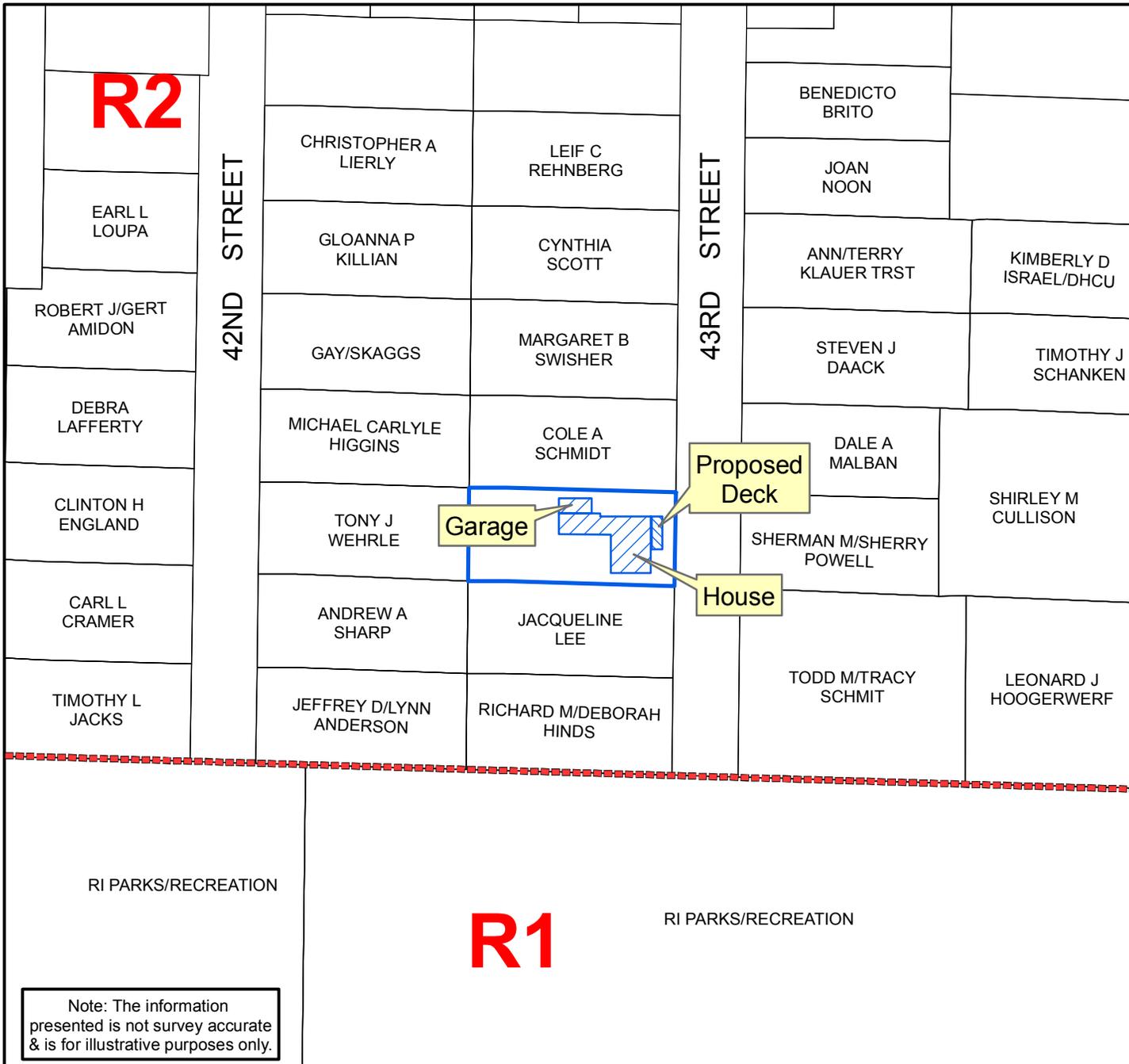
Comments:

The applicant has removed the existing steps from the front of the house and desires to locate the proposed open deck and new steps (deck will extend eight feet into the east front yard). There will be a 13 foot remaining front yard setback on the site. The Board approved a similar front yard deck extension variance at 2912 43rd Street in 2009 (five properties to the north of the subject site).

Recommendation:

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

BOARD OF ZONING APPEALS



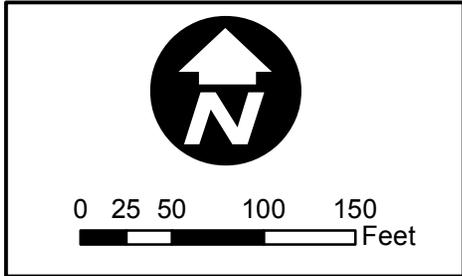
**BOARD OF ZONING APPEALS
2015-14**

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

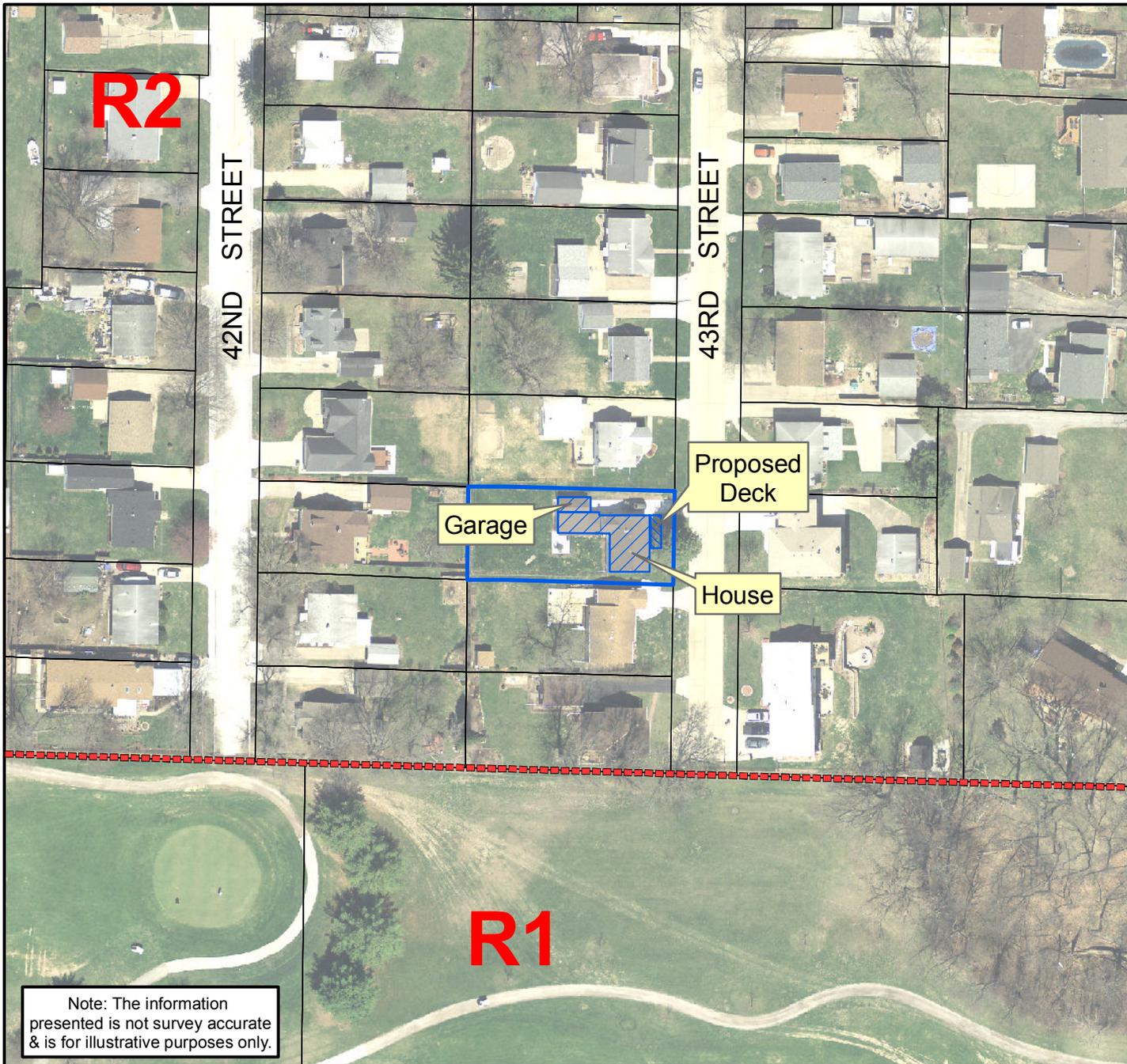


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2015-14 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 25 50 100 150 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 24, 2015

SUBJECT: Case #2015-15- Request for a variance from the front yard setback requirements in an R-3 (one and two family residence) district.

Applicants:

Gary and Melody Amundson

Location:

1521 24 1/2 Street

Request:

To allow a variance of 7 feet of the 25-foot front yard setback requirement in an R-3 (one and two family residence) district.

Size of Property:

The property measures 40' x 121.5' (4,860 square feet).

Zoning History:

None.

Existing Land Use and Zoning:

The site is occupied by a single family residence. The neighborhood is a single family residential area, zoned R-3.

Topography:

The site is flat and slightly above street level.

Affected Requirements:

The Zoning Ordinance requires a 25-foot front yard in an R-3 zoning district (Section 16.5). The applicant proposes to construct an open deck (6' x 25') in the west front yard.

Conditions to Authorize Variance:

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

Comments:

Currently, there is a five foot extension for a landing and stairs. The proposed open deck will extend one foot more into the west front yard and will also extend most of the width of the house. The deck will have railings similar to those in the attached photo. There will be an 18 foot remaining front yard setback.

Recommendation:

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

BOARD OF ZONING APPEALS

R3

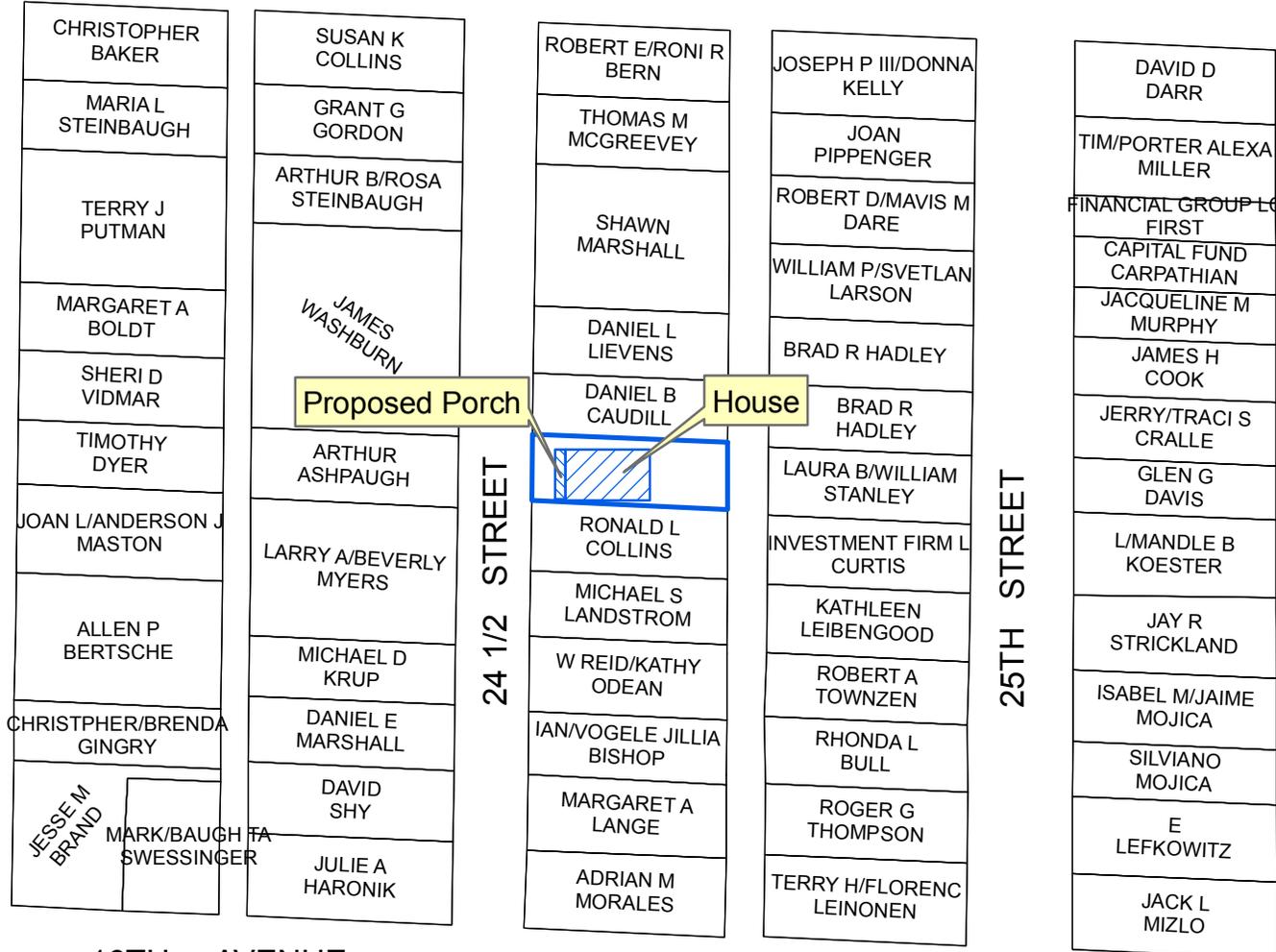
15TH AVENUE

16TH AVENUE

24TH STREET

24 1/2 STREET

25TH STREET



BOARD OF ZONING APPEALS 2015-15

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



City of Rock Island

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DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2015-15 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

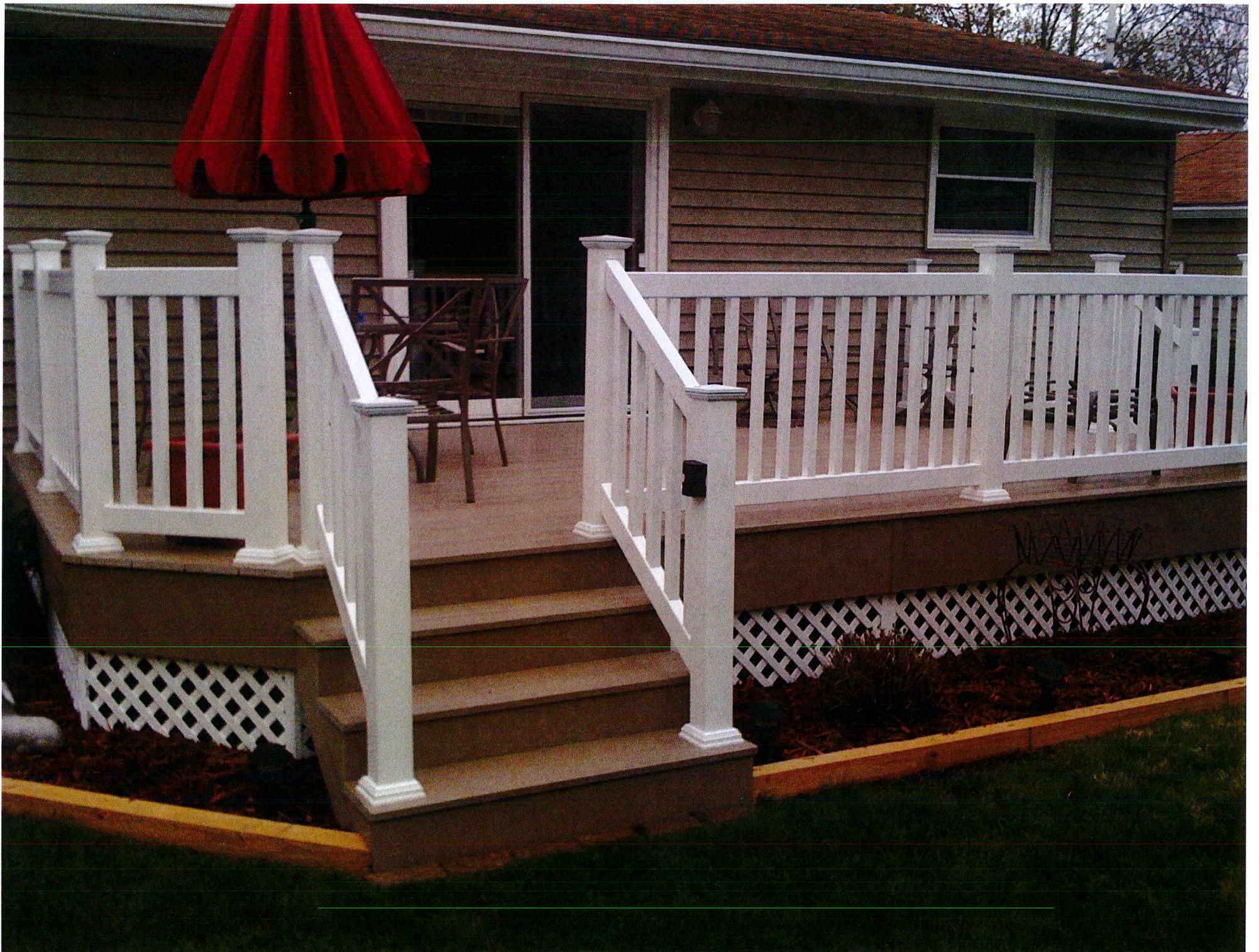


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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment







RESERVED PARKING
8337 E

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: August 24, 2015

SUBJECT: Case #2015-16- Request for a special exception to expand an authorized use in an R-2 (one family residence) district.

Applicants:

St. Pius Catholic Church

Location:

2502 29th Avenue

Request:

To allow a special exception to expand an authorized use in an R-2 (one family residence) district.

Size of Property:

The property measures 417' x 150' x 134' x 60' x 162' x 158' x 330' x 152' x 190' x 281' x 700' (approximately 434,184 square feet in area).

Zoning History:

Board of Zoning Appeals Case #2011-13-Request to expand an authorized use with a detached maintenance garage/food pantry building and parking lot was approved.

Board of Zoning Appeals Case #2009-44- Request to expand an authorized use with an addition in the north front yard was approved.

Board of Zoning Appeals Case #2005-07- Request for variance to allow a second freestanding sign for school was approved.

Board of Zoning Appeals Case #97-20- Request for variances from area and height requirements for freestanding sign were approved.

Existing Land Use and Zoning:

The site is occupied by a church and private elementary school, zoned R-2. To the north, south and east are predominately single-family residences, zoned R-2. To the west are several multi-family and single-family uses, zoned R-2, R-4 and R-6.

Topography:

The site slopes up approximately four to five feet from 24th Street and is slightly above street level from 29th Avenue.

Affected Requirements:

The Zoning Ordinance requires Board authorization to expand an authorized use in an R-2 zoning district (Section 15.3). The applicant proposes to construct a one-story approximate 4,600 square foot building addition on the north side of the existing church structure.

Conditions to Authorize Request:

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

Comments:

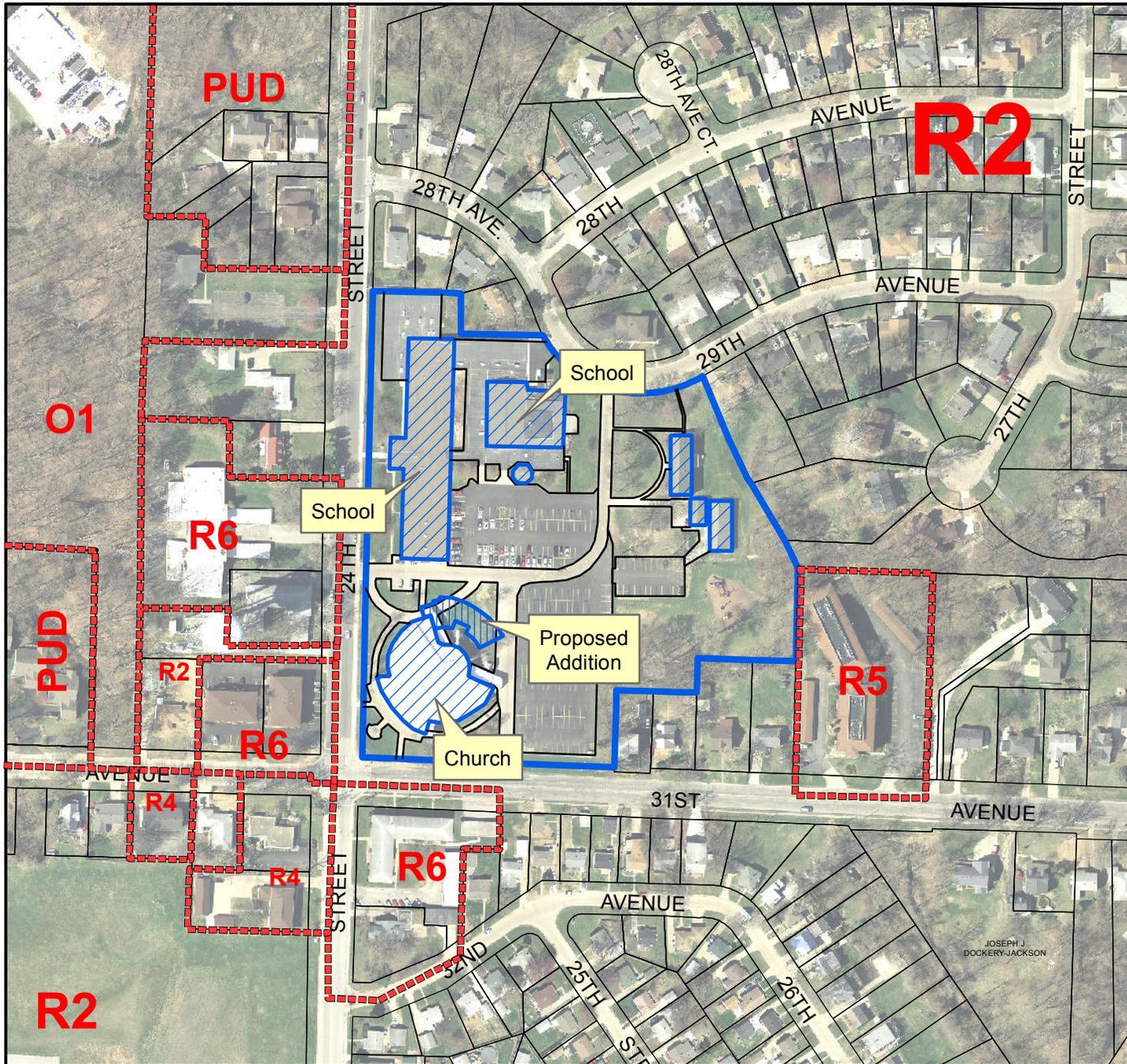
The addition will add all purpose meeting space, but will not be adding seats to the sanctuary. The addition will not trigger additional parking requirements for the site. The addition will be extending north from the church structure between it and the school parking lot to the north.

The Chief Building Official has allowed the applicant, at their own risk, to proceed with some foundation and utility work, due to their time schedule and the end of the construction year schedule.

Recommendation:

That the special exception be approved because it will improve the use on the property and will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2015-16 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K. G. D.

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

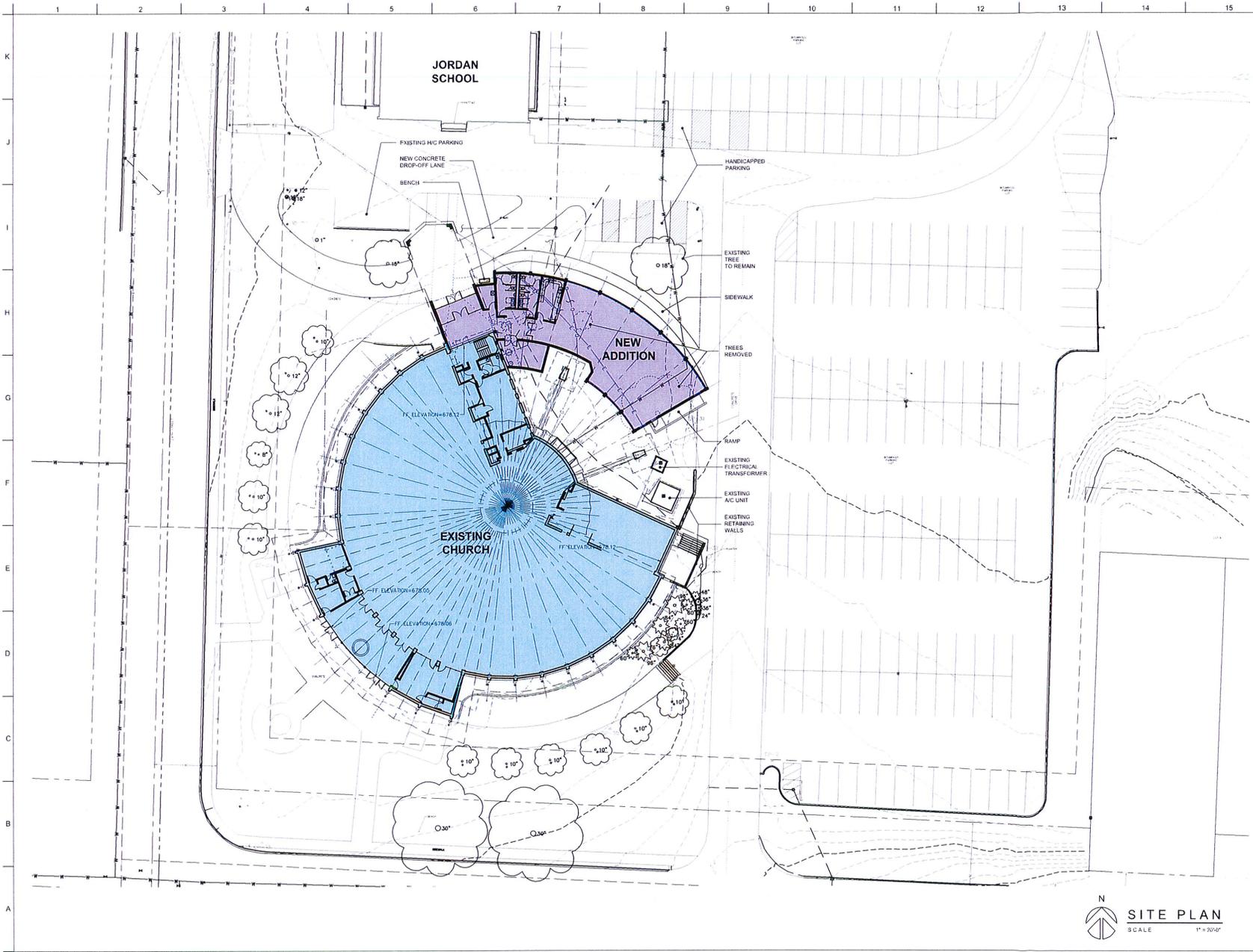


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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





ILLINOIS
 121 King Ave.
 Rock Island, Illinois 61201
 308.786.9910
 IOWA
 2115 Emerson Place
 Suite 707
 Davenport, Iowa 52801
 319.251.9815
 www.greidsmir.com

PROJECT# 2015-010

ADDITION / RENOVATION
**ST. PIUS X
 CATHOLIC CHURCH**
 31TH. AVE. & 24TH. STREET
 ROCK ISLAND, ILLINOIS

SCHEMATIC DESIGN
 27 MARCH 2015

SITE PLAN

N

SITE PLAN
 SCALE 1" = 20'-0"

REVISIONS
 NO. DESCRIPTION
 DATE
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DANGER
CONSTRUCTION AREA
KEEP OUT

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: July 28, 2015

SUBJECT: Case #2015-10- Request for a special exception to approve a one-year temporary use for a gravel parking area in the rear yard of an R-3 (one and two family residence) district.

Applicants:
Rodney Link

Location:
1715 28th Street

Request:
To allow a special exception to approve a one-year temporary use for a gravel parking area in the rear yard of an R-3 (one and two family residence) district.

Size of Property:
The property measures 42' x 123.5' (5,187 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. The neighborhood is a single family residential area, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires Board Authorization for a temporary use, which can be up to one year in duration (Section 5.13). The applicant proposes to construct a two-vehicle gravel parking area for up to one year, to allow the ground to compact after removing a large tree from the site.

Conditions to Authorize Special Exception:

1. Reasonable Return: The proposed temporary use will improve the return on the property.
2. Unique Circumstances: The proposed temporary use will allow for the area to settle following excavation of a large tree from the location.
3. Character Alteration: The proposed temporary use will not alter the character of the neighborhood.

Comments:

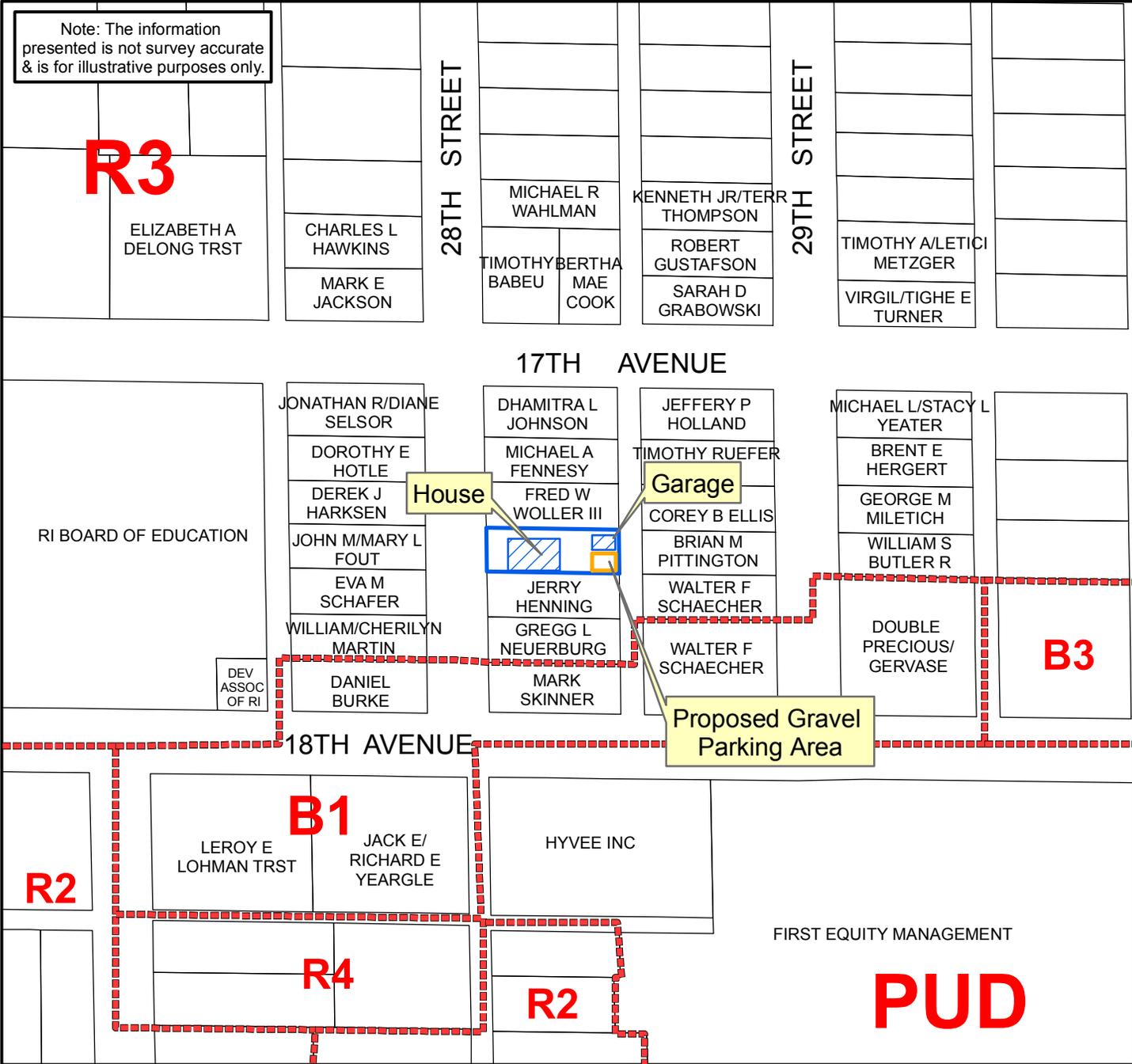
The applicant removed a large tree from this location and desires the one year time period for the area to settle before he improves the parking area with asphalt or concrete.

Recommendation:

That the special exception be approved because it will improve the return on the property, the temporary use will allow for the area to settle following excavation of a large tree from the location and 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.



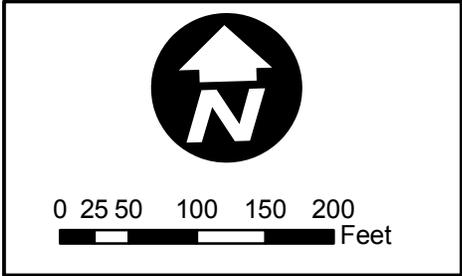
BOARD OF ZONING APPEALS 2015-10

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

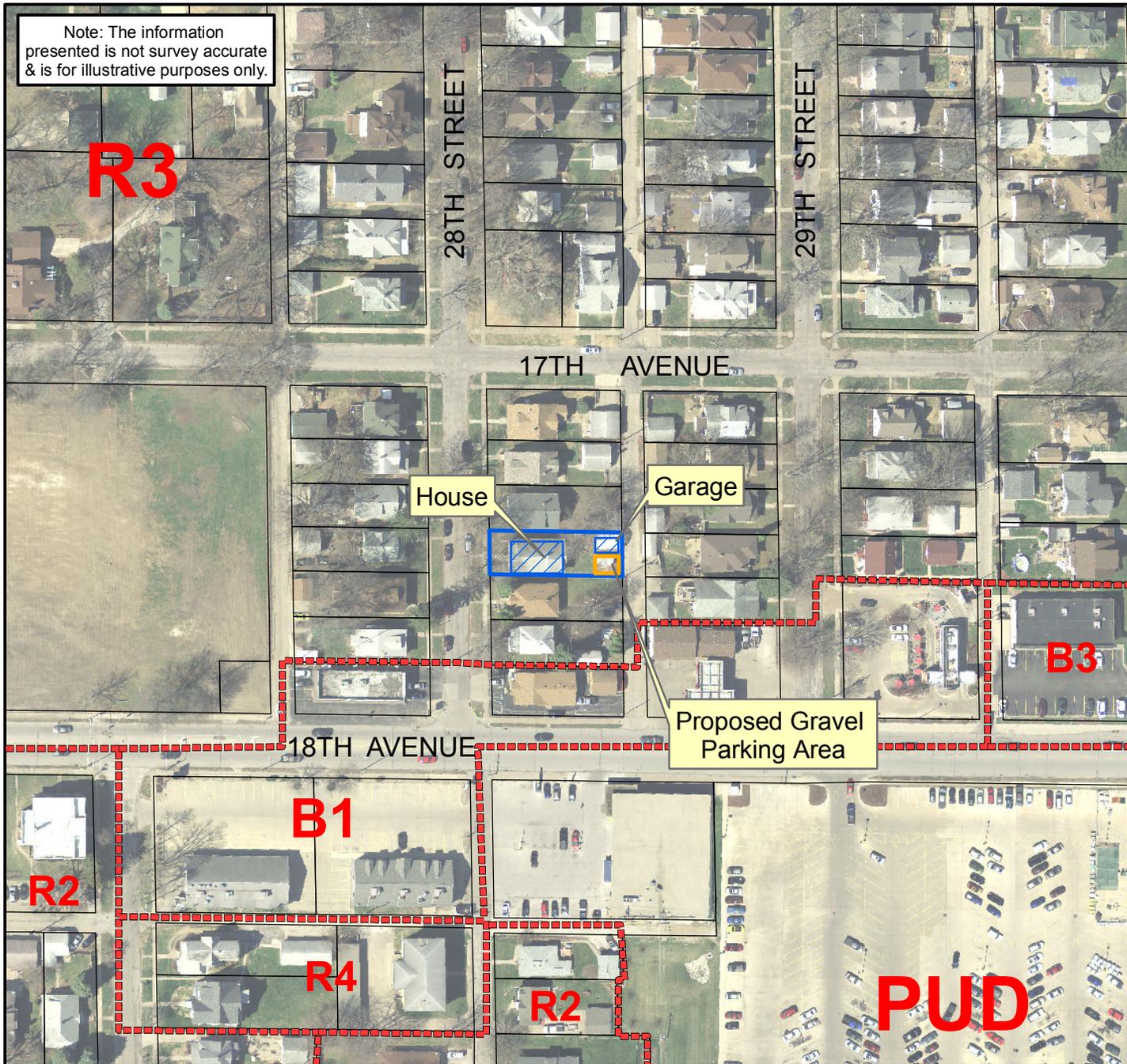


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

BOARD OF ZONING APPEALS

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BOARD OF ZONING APPEALS 2015-10 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



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City of Rock Island

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DEVELOPMENT DEPARTMENT
Planning and Redevelopment



