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ZBA STAFF REPORT

Application/Case Number: VZ-23-004

Meeting Date: Wednesday, July 19, 2023 @ 9:00 a.m.

From: Kelly Humphrey, Zoning Investigator

Petitioner(s): Bonnie Guapi

Owner: Bonnie Guapi

Location: The property address is 15509 34th Ave, East Moline, IL 61244 and is legally described as PIN 18.08.200.028, SA Lot 224, Sheet 16B, supplemental for 2018, Section 8, T17N R1E 4th PM, Hampton Township, Rock Island County, Illinois, containing approximately .22 acres.

Property Description: The petitioner owns .22 acres along 34th Ave, a township road in an existing subdivision. There was a house that was damaged during a storm. The lot contains a garage and a shed. The property is flat.

Request: The petitioner is requesting a variance of section 3-2-14.1.A of the Rock Island County Code of Ordinances for a 180 square foot variance of a 900 square foot required minimum footprint to rebuild after a storm as allowed in Section 3-2-6.0.G.7.

Proposal Summary: The petitioner wishes to construct a 720 square foot home in replacement of the previous 640 square foot home due to severe storm damage. However, it is still less than 900 square feet minimum requirement. They are requesting a variance that would allow the home to be built even though it wouldn't meet the minimum footprint requirements.

*******PLANNING CONSIDERATIONS*******

Surrounding Zoning & Land Use: All of the surrounding lots are zoned R-1, Single Family Dwelling District. The predominant use in the area is residential. All of the homes are less than 900 square feet also.

Land Use Plan: The Rock Island County Future Land Use Map designates this area in the Mixed Use setting. The Mixed Use setting is can be characterized by its general development pattern multiple types of uses intermingled and adjacent, but retain a sense of neighborhood.

Suitability: Constructing a new home on this property would be suitable with the surrounding area. They ae all of similar size and setbacks. The previous home was 640 square feet and the property is large enough to allow the construction of the new 720 square foot home.

OFFICE OF ZONING & BUILDING SAFETY

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Environmental Impacts: The environmental impacts will be minimal as the use of the property will not change or intensify. The area where the home will be built is flat.

Transportation Impacts: Access/Egress is off 34th Avenue, a township road. The IDOT does not have a traffic count for this road. The impact of this request will be minimal to traffic. There are no known short or long-range transportation projects scheduled in the vicinity of the parcel. The pool does not obstruct traffic views.

*******STANDARDS*******

Rock Island County Code of Ordinances Section 3-2-6.0.F.1:

- a. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out; There are no limitations that would apply to the request.*
- b. *The conditions, upon which a petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification; In this area all of the homes are on small lots and are are smaller than 900 square feet*
- c. *The purpose of the variance is not based exclusively upon a desire to make money out of the property; The use is for personal use.*
- d. *The alleged difficulty or hardship is caused by this Resolution and has not been created by any persons presently having an interest in the property; the size, shape and topography of this lot pre-existed zoning regulations.*
- e. *The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; the use will be similar to the existing use.*
- f. *The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of the public streets increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood; The proposal does not appear to adversely affect the adjoining properties*
- g. *The purpose of the variance shall not be to establish a use otherwise excluded from the particular district in which it is requested; This type of use is allowed in this area.*
- h. *The Zoning Board of Appeals may impose such conditions and restrictions upon the premises benefitted by a variance as may be necessary to comply with the standards established in this Section.*