



**ZONING BOARD OF APPEALS**  
**Tuesday, December 19, 2017**  
**5:30 P.M. – City Council Chambers**  
**Rockford City Hall, 425 East State Street**

**Present:**

**ZBA Members:** Thomas Fabiano  
Kim Johnsen  
Maurice Redd  
Dan Roszkowski  
Craig Sockwell  
Jennifer Smith

**Absent:** Alicia Neubauer

**Staff:** Todd Cagnoni - City Administrator/Community & Economic Dev. Director  
Scott Capovilla – Zoning and Land Use Administrator  
Lafakeria Vaughn - City Attorney  
Matthew Flores, Assistant City Attorney  
Nicholas Meyer - City Attorney  
Kelly Knokes - Operations Manager, Public Works  
Sandra Hawthorne - Administrative Assistant

**Others:** Alderman Tuffy Quinonez  
Alderman Chad Tuneberg  
Kathy Berg - Court Stenographer  
Applicants and Interested Parties

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Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

- The Chairman will call the address of the application.
- The Applicant or Representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Liquor & Tobacco Advisory Board secretary and the stenographer

- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Tuesday, January 2, 2018, at 5:30 PM in City Council Chambers in this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. This information was also presented in written form attached to the agendas.

The meeting was called to order at 5:30 PM. A **MOTION** was made by Kim Johnsen to **APPROVE** the minutes from the November, 2017 meeting as written. The Motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 5-0 with Alicia Neubauer absent and Maurice Redd abstaining.

**ZBA 026-17**

Applicant  
Ward 03

**325 Walnut Street**

Thomas A. Ricotta

**Special Use Permit** for motor vehicle repair of autos, light trucks, and vintage vehicle restorations and accessory parking in a C-3, General Commercial Zoning District and R-2, Two-family Residential Zoning District

The subject property is located on the southwest corner of the Walnut Street and 1<sup>st</sup> Street intersection. Thomas Ricotta, Applicant, reviewed his request for Special Use Permit. Mr. Ricotta has owned this property for over 40 years, beginning in 1975. He is applying for a Special Use Permit to re-establish his motor vehicle repair and vintage vehicle restoration business that was at this location previously. Mr. Ricotta explained that for a few years he had also owned and operated the same type of business in Loves Park and has since closed this business because of his desire, as well as that of his customers, to return to the Walnut Street location.

This location is within the Haight Village historic district. The Applicant has come before the Historic Preservation Commission and received a Certificate of Appropriateness to repave the parking lot with blacktop rather than the existing concrete.

Part of Staff Condition (4) requested the Applicant provide landscaping in the 15' by 15' area on the northeast side of the building on the Walnut Street side. Mr. Ricotta explained the bay in that location is the one with the easiest access for tow trucks due to their 30' length when a vehicle is hooked up. Landscaping at this corner would make it very difficult for them to maneuver into the bay. Snow plowing is an additional concern. Mr. Ricotta stated he has worked with Gary Anderson, Architect, regarding a landscaping and parking plan. Mr. Capovilla stated Staff would be willing to let the decision on landscaping in that area up to the Board. He would like to see some landscaping which would still allow maneuvering of vehicles. The Board asked Mr. Ricotta if a smaller landscape area at the same location would be feasible. He responded that this would allow some ease in maneuvering; however, this may still interfere with the snow removal of the lot. He suggested temporary planters that could be moved in

the winter and when a tow truck needed access as an alternative to permanent landscaping. This would provide a landscape effect and could be easily moved during tow truck activity as well as snow removal. Mr. Capovilla stated there have been a cases at other locations where planters were allowed, with permission from the P.W. Department.

Staff Recommendation is for Approval with (8) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Kim Johnsen to **APPROVE** the Special Use Permit for motor vehicle repair of autos, light trucks, and vintage vehicle restorations and accessory parking in a C-3, General Commercial Zoning District and R-2, Two-family Residential Zoning District at 325 Walnut Street with amended condition (4). The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Meet all Building and Fire Codes.
2. Submittal of Building Permits for Staff review and approval.
3. Submittal of a revised site plan that includes the striping of parking spaces for the subject properties.
4. Submittal of a revised landscaping plan that shows the proposed landscaping out of the right-of-way, 3-5 planters, minimum of 3' high and 4' wide in the northeast area, a 10 feet by 18 feet landscaped area for the south parking lot, and plant species for Staff's review and approval.
5. Submittal of an interior floor plan for Staff review and approval.
6. Submittal of a business plan for Staff review and approval.
7. No outside storage of any auto parts, equipment, materials, or inoperable/operable vehicles on the property.
8. All conditions must be met prior to the establishment of the use.

**ZBA 026-17**  
**Findings of Fact for Approval of a Special Use Permit**  
**For Motor Vehicle Repair of Autos, Light Trucks, and Vintage Vehicle Restorations**  
**And Accessory Parking**  
**In a C-3, General Commercial Zoning District and**  
**R-2, Two-Family Residential Zoning District at**  
**325 Walnut Street and 207 South 1<sup>st</sup> Street**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.

5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the C-3 and R-2 Zoning Districts in which it is located.

**ZBA 020-17**  
Applicant  
Ward 04

**8201 East Riverside Boulevard**  
Randy Benish / Mercy Health Corporation

**AMENDED APPLICATION AS FOLLOWS:**

1. **Variation** to increase the sign height from 8 feet to 37.5 feet for a free-standing landmark style sign along Interstate 90
2. **Variation** to increase the maximum square footage permitted for a landmark style sign from 64 square feet to 497.5 sign area / 618.75 overall square footage for the freestanding sign along Interstate 90
3. **Variation** to increase the sign height from 8 feet to 20 feet in height for a free-standing landmark style sign along Riverside Boulevard
4. **Variation** to increase the maximum square footage permitted for a landmark style sign from 64 square feet to 183.4 sign area and 231.67 square feet overall
5. **Variation** to increase the height of three directional signs from 6 feet to 8 feet in height
6. **Variation** to increase the square footage of three directional signs from the maximum permitted 10 square feet to 29.66 square feet
7. **Variation** to increase the square footage of 4 directional signs from the maximum permitted 10 square feet to 27.78 square feet
8. **Variation** to increase the maximum permitted wall signs from 2 to 8 wall signs
9. **Variation** to increase the maximum permitted square footage per wall sign from 240 square feet to a total not to exceed of 5,700 square foot per the submitted elevation plans in a C-3, General Commercial Zoning District

This application was referred back to the Zoning Board of Appeals by the City Council at the request of the Applicant and staff for reconsideration. A memorandum from Scott Capovilla, Zoning & Land Use Administrator, was presented to the Board prior to the meeting with the amended requests as listed above, along with Staff's recommendation.

Todd Cagnoni, City Administrator / Community & Economic Development Director, presented an overview of the memorandum to the Board. City staff and representatives of Mercyhealth recently met to discuss the proposed sign Variations. Mr. Cagnoni explained that the amended application takes into consideration the existing ordinance, past practices in the area, and the scale and size of the project and property. The City understands the tremendous investment Mercyhealth is making in our community and felt this compromise provides a more palatable approach to the signage Variations while still upholding many of the design guidelines of our ordinance and needs of the Applicant. As a result of these discussions, staff and Mercyhealth agreed on an amended proposal that both addresses Mercyhealth's need to advertise their services for this development and those standards of the City. Therefore, the proposal will now be amended as listed above, per Mr. Cagnoni.

Based on the information presented, the Board felt the amended proposal met the needs and requirements of both the City and the Applicant and were in agreement with staff recommendations.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Variation to increase the sign height from 8 feet to 37.5 feet for a free-standing landmark style sign along Interstate 90, **APPROVE** a Variation to increase the maximum square footage permitted for a landmark style sign from 64 square feet to 497.5 sign area / 618.75 overall square footage for the freestanding sign along Interstate 90, **APPROVE** a Variation to increase the sign height from 8 feet to 20 feet in height for a free-standing landmark style sign along Riverside Boulevard, **APPROVE** a Variation to increase the maximum square footage permitted for a landmark style sign from 64 square feet to 183.4 sign area and 231.67 square feet overall, **APPROVE** a Variation to increase the height of three directional signs from 6 feet to 8 feet in height, **APPROVE** a Variation to increase the square footage of three directional signs from the maximum permitted 10 square feet to 29.66 square feet, **APPROVE** a Variation to increase the square footage of 4 directional signs from the maximum permitted 10 square feet to 27.78 square feet, **APPROVE** a Variation to increase the maximum permitted wall signs from 2 to 8 wall signs, and to **APPROVE** a Variation to increase the maximum permitted square footage per wall sign from 240 square feet to a total not to exceed of 5,700 square foot per the submitted elevation plans in a C-3, General Commercial Zoning District at 8201 East Riverside Boulevard. The **MOTION** was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

- 1) Submittal of individual sign permit application for each wall sign, directional sign and free standing landmark style sign for staff review and approval.
- 2) The number of business identification wall signs is limited to seven (7) signs plus one additional wall sign indicating "Emergency" on the building façade per the amended application and submitted elevations.
- 3) The square footage of business wall signs shall be consistent with the submitted elevations; Mercyhealth branding, naming and descriptive elements may be modified subject to approved square footage and number of signs with the submittal of a sign permit for staff review and approval.
- 4) The total number of non-directional freestanding monument signs is limited to two signs; the monument sign along Interstate 90 shall not exceed 37.5 feet in height and 20 feet in width and the monument sign along East Riverside Boulevard shall not exceed 20 feet in height and 11 feet, 7 inches in width.
- 5) The total number of directional signs shall not exceed seven (7) total signs; the number of directional signs at eight (8) feet in height shall not exceed three (3) signs and are limited to four (4) feet, seven (7) inches in width; and the number of directional signs at six (6) feet in height shall not exceed four (4) signs and are limited to three (3) feet, six (6) inches in width.
- 6) All freestanding monument and directional signs shall have stone bases consistent with the submitted elevations.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION**  
**TO INCREASE THE SIGN HEIGHT FROM 8' TO 37.5' FOR A FREE-STANDING LANDMARK**  
**STYLE SIGN ALONG INTERSTATE 90 IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT AT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO INCREASE THE MAXIMUM SQUARE**  
**FOOTAGE PERMITTED FOR A LANDMARK STYLE SIGN FROM 64 SQUARE FEET TO 497.5 SIGN**  
**AREA / 618.75 OVERALL SQUARE FOOTAGE FOR THE FREESTANDING LANDMARK STYLE**  
**SIGN ALONG INTERSTATE 90**  
**IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT AT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.

3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION**  
**TO INCREASE THE SIGN HEIGHT FROM 8' TO 20'**  
**FOR A FREE-STANDING LANDMARK STYLE SIGN ALONG RIVERSIDE BOULEVARD**  
**IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO INCREASE THE MAXIMUM SQUARE FOOTAGE PERMITTED FOR A LANDMARK STYLE SIGN FROM 64 SQUARE FEET TO 183.4 SIGN AREA / 231.67 OVERALL SQUARE FOOTAGE FOR THE FREESTANDING LANDMARK STYLE SIGN ALONG RIVERSIDE BOULEVARD**  
**IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT AT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION**  
**TO INCREASE THE MAXIMUM HEIGHT OF THREE DIRECTIONAL SIGNS FROM 6 FEET TO 8 FEET IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT AT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.

4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION**  
**TO INCREASE THE SQUARE FOOTAGE OF THREE DIRECTIONAL SIGNS FROM THE MAXIMUM**  
**PERMITTED 10 SQUARE FEET TO 29.66 SQUARE FEET**  
**IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT AT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION**  
**TO INCREASE THE SQUARE FOOTAGE OF FOUR DIRECTIONAL SIGNS FROM THE MAXIMUM**  
**PERMITTED 10 SQUARE FEET TO 27.78 SQUARE FEET**  
**IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT AT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION**  
**TO INCREASE THE MAXIMUM PERMITTED WALL SIGNS FROM 2 TO 8 WALL SIGNS**  
**IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT AT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.

3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 020-17**  
**FINDINGS OF FACT FOR APPROVAL OF A VARIATION**  
**TO INCREASE THE MAXIMUM PERMITTED SQUARE FOOTAGE PER WALL SIGN FROM 240**  
**SQUARE FEET TO TOTAL NOT TO EXCEED OF 5,700 SQUARE FOOT PER THE SUBMITTED**  
**ELEVATION PLANS IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT AT**  
**8201 EAST RIVERSIDE BLVD.**

**Approval** of this Variation is based upon the following findings:

1. 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.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**OTHER BUSINESS**

**2018 Schedule**

The 2018 Zoning Board of Appeals Schedule was presented for vote as follows:

<b>FILING DEADLINE:</b> (Thursday, 5:00 P.M.)	<b>MEETING DATE:</b> (Third Tuesday of the Month)
December 14, 2017	January 17, 2018-Wed
January 18, 2018	February 21, 2018-Wed
February 15, 2018	March 20, 2018
March 15, 2018	April 17, 2018
April 12, 2018	May 15, 2018
May 17, 2018	June 19, 2018
June 14, 2018	July 17, 2018
July 19, 2018	August 21, 2018
August 16, 2018	September 18, 2018
September 13, 2018	October 16, 2018
October 18, 2018	November 20, 2018
November 15, 2018	December 18, 2018
December 13, 2018	January 15, 2019

A **MOTION** was made by Jennifer Smith to **APPROVE** the 2018 Zoning Board of Appeals schedule as presented. The Motion was **SECONDED** by Kim Johnsen and **CARRIED** by a vote of 6-0.

With no further business to come before the Board, the meeting was adjourned at 6:06 PM

Respectfully submitted,  
Sandra A. Hawthorne, Administrative Assistant  
Zoning Board of Appeals