

**COMMITTEE REPORT**

**TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:**

**The Committee on** Code and Regulation, to whom was referred a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District for the property described as:

**A/K/A: 2520 Driftwood Lane  
PIN: 12-18-230-006**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District at 2520 Driftwood Lane.

Approval is based on the following conditions:

- 1. Must meet all applicable Building and Fire codes.
- 2. Submittal of an updated floor plan and elevation plan reflecting the change to the two (2) car garage.
- 3. Must construct according to the revised building elevation and floor plan based on Exhibit E.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

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Jonathan Logemann, Chairman

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Aprel Prunty , Vice Chairman

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Gabrielle Torina

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Mark Bonne

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Tamir Bell

Meeting of June 16, 2026  
ZBA 013-26

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO  
REDUCE THE REQUIRED FRONT YARD SETBACK FROM  
30 FEET TO 20 FEET, 5 INCHES  
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT  
LOCATED AT 2520 DRIFTWOOD LANE**

**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 is 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 not caused by this Ordinance and has 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.