

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 side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single family Residential Zoning District for the property described as:

A/K/A: 1232 Soper Avenue
PIN: 11-16-252-008

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **DENY** a Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single family Residential Zoning District at 1232 Soper Avenue.

Denial is based on the attached Findings of Fact.

Committee Action Taken:

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

Meeting of July 21, 2026
ZBA 020-26

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

**FINDINGS OF FACT FOR DENIAL OF A VARIATION TO
REDUCE THE SIDE YARD SETBACK FOR A COVERED PATIO
FROM SIX (6) FEET TO ZERO (0) FEET
IN AN R1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 1232 SOPER AVENUE**

Denial 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 not 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 not unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is 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 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 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 not comply with the spirit and intent of restrictions imposed by this Ordinance.