

MINUTES OF THE ZONING BOARD OF APPEALS
March 14, 2016

The regular meeting of the Zoning Board of Appeals was called to order by Chairman William Cotey at 7:00 p.m. at the Village Hall.

Members present: Chairman William Cotey, Amy Flores, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Matthew Krummick and Mark Moore.

Village Staff present: David Smith, Senior Planner.

Board Member Oakley moved, seconded by Board Member Schultz, to approve the February 8, 2016, Zoning Board of Appeals meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 16-03 Zach and Shannah Howell, Applicants
545 Carter Street

Request is for a variation to reduce the minimum required corner side yard setback from 30 feet to approximately 18'4" in order to complete a front porch renovation for property located in an R-6, Single Family Residential District.

Mr. David Smith, Senior Planner, introduce the variation request to the Zoning Board of Appeals. Mr. Smith stated that the petitioner, Zach Howell, is seeking approval for a variation to reduce the minimum required corner side yard setback in order to complete a front porch renovation for property located in an R-6, Single Family Residential District located at 545 Carter Street. He stated that the encroachment into the corner side yard includes roof eave support columns and concrete/paver step.

Mr. Zach Howell, 545 Carter Street, stated that they had to remove their damaged planter box by their front door which is where they want to expand their front stoop. He stated that the variation request is also triggered by the proposed new columns that are intended to support their sagging roof overhang. He stated that the extended step will also encroach into the corner side yard which is where the measurement for the setback is taken from. He stated that other improvements include a seat wall.

Mr. Howell stated that there is no public sidewalk along their corner side yard property line, but the parkway is at least 16 feet wide thus providing additional green space between their house and the street curb.

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Board Member Schultz stated that he doesn't have a problem with the variation request.

Board Member Semmelman stated that he doesn't have a problem with the variation request.

Chairman Cotey asked the petitioner what he would like for the Zoning Board of Appeals to do tonight. Mr. Howell stated that he would like the Zoning Board of Appeals to make a positive recommendation to the Village Board for their variation request.

In the matter of ZBA 16-03, Board Member Oakley moved, seconded by Board Member Semmelman, to recommend the Village Board of Trustees approve a variation to reduce the minimum required corner side yard setback from 30 feet to approximately 18'4" in order to complete a front porch renovation for property located in an R-6, Single Family Residential District, in accordance with the plans submitted.

Motion carried 5 - 0.

Ayes: Cotey, Flores, Oakley, Schultz, Semmelman
Nays: None
Absent: Krummick, Moore

COMMUNICATIONS AND DISCUSSION:

Board Member Schultz moved, seconded by Board Member Oakley, to adjourn the Zoning Board of Appeals meeting.

Motion carried 5 - 0.

Meeting adjourned at 7:10 p.m.