

MINUTES OF THE ZONING BOARD OF APPEALS
April 11, 2016

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

Members present: Vice Chairman Mark Moore, Amy Flores, Walter Oakley, and Kurt Schultz.

Members absent: Chairman William Cotey, Matthew Krummick, and David Semmelman.

Village Staff present: David Smith, Senior Planner.

Board Member Oakley moved, seconded by Board Member Schultz, to approve the March 14, 2016, Zoning Board of Appeals meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 16-04 Nick Lazzaretto, Applicant
232 Sunset Drive

Request is for a variation to reduce the minimum required front yard setback from 30 feet to approximately 21.2 feet in order to construct a front porch and steps in an R-6, Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the variation request. He stated that the petitioner is requesting a variation to reduce the minimum required front yard setback in order to construct a front porch and steps in an R-6, Single Family Residential District at 232 Sunset Drive. He stated that the petitioner is proposing to relocate an existing porch and steps that currently encroach onto the property's driveway. He stated that the new porch location will improve vehicular access to the detached garage and will encroach into the front yard with a setback of approximately 21.2 feet.

Mr. Nick Lazzaretto, petitioner, stated that another reason for the renovation is to create a wider opening for the front door. He stated that the existing door makes it impossible to move new larger appliances into the house. He stated that the new stoop will be a minimum of three (3) feet deep.

Board Member Schultz stated that the proposed door should have a similar architecture and position as other front entrances along the street.

Chairman Cotey asked the petitioner what he would like for Zoning Board of Appeals to do this evening. Mr. Lazzaretto stated that he would like for the Zoning Board of Appeals to give a positive recommendation for the variation request to the Village Board of Trustees.

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In the matter of ZBA 16-04, Board Member Oakley moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to reduce the minimum required front yard setback from 30 feet to approximately 21.2 feet in order to construct a front porch and steps in an R-6, Single Family Residential District, in accordance with the plans submitted.

Motion carried 4 - 0.

Ayes: Moore, Flores, Oakley, Schultz

Nays: None

Absent: Cotey, Krummick, Semmelman

ZBA 16-05 Thomas and Jeanne Wilkinson, Applicants
204 Broadway

Request is for a variation to allow a fence to be constructed in the corner side yard where the corner side yard abuts the front yard of the abutting property in an R-7, Single Family Attached Residential District.

Mr. David Smith, Senior Planner, introduced the variation request. He stated that the applicants, Thomas and Jeanne Wilkinson, are requesting a variation to allow a fence to be constructed in the corner side yard in an R-7, Single Family Attached Residential District located at 204 Broadway Street. He stated that the applicants are proposing to construct a bronze four (4) foot aluminum fence to in their corner side yard adjacent to the North First Street right-of-way.

Mr. Tom Wilkinson, petitioner, described the fence and its proposed location.

Board Member Schultz stated that house's setback from the corner side property line appears close.

Mr. Wilkinson stated that it is a new house still under construction, but almost complete. He stated that the house was recently granted a variation for its setback from the corner side property line.

Board Member Moore asked if the proposed fence line encroaches into the Site Distance Triangle. Mr. Smith stated that the fence is not opaque and has a height not exceeding four (4) feet. He stated that it should not be an issue for the Site Distance Triangle.

Chairman Cotey asked the petitioner what he would like for Zoning Board of Appeals to do this evening. Mr. Wilkinson stated that he would like for the Zoning Board of Appeals to give a positive recommendation for the variation request to the Village Board of Trustees.

In the matter of ZBA 16-05, Board Member Schultz moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to allow a fence to be constructed in the corner side yard where the corner side yard abuts the front yard of the

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abutting property in an R-7, Single Family Attached Residential District, in accordance with the plans submitted.

Motion carried 4 - 0.

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

ZBA 16-06 The DeBruler Co., Applicant
332 Jackson Avenue

Request is for a variation to reduce the minimum required front yard setback in order to construct a single family residence in an R-7, Single Family Attached Residential District.

Mr. David Smith, Senior Planner, stated that Staff is waiting for additional materials from the applicant and therefore should be continued to the May 9, 2016 Zoning Board of Appeals meeting.

In the matter of ZBA 16-06, Board Member Flores moved, seconded by Board Member Schultz, to continue this item to the May 9, 2016, Zoning Board of Appeals meeting.

Motion carried 4 - 0.

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

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 4 - 0.

Meeting adjourned at 7:11 p.m.