

MINUTES OF THE ZONING BOARD OF APPEALS
May 9, 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, Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, David Semmelman, and Kurt Schultz.

Members absent: None.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Fred Chung, Senior Project Engineer.

Board Member Oakley moved, seconded by Board Member Schultz, to approve the April 11, 2016, Zoning Board of Appeals meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS:

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

Request is for a variation to reduce the minimum required front yard setback from 26.2 feet to approximately 22 feet in order to construct a new Single Family Detached Dwelling Unit in an R-7, Single Family Attached Residential District.

Mr. David Smith, Senior Planner, stated that the petitioner is requesting a variation to reduce the minimum required front yard setback in order to construct a new single family residence with detached garage in an R-7, Single Family Attached Residential District at 332 Jackson Avenue. The subject lot is approximately 5,806 square feet in area. He stated that the petitioner is proposing to construct a new single family detached home with an existing garage. He stated that the new front covered porch will be setback from the front property line approximately 22 feet thus requiring the variation. Mr. Smith stated that that the two homes on either side of the subject lot have setbacks of approximately 19.5 feet and 22.4 feet respectively, however the lot to the west is a corner lot and the corner side yard setback cannot be used to calculate the setback. He stated that the Code allows the petitioner to average the 22.4 foot setback of the house to the east with the required zoning setback of 30 feet and that this will allow a setback by Code of 26.2 feet.

Mr. Tim DeBruler, petitioner, stated that it is a small lot of 5,800 square feet. He stated that the proposed home's architectural design will be in line with the character of the neighborhood.

Board Member Moore asked where he will locate the air conditioning unit on the site. Mr. DeBruler stated that he will locate it on the west side.

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Board Member Moore asked why the petitioner is proposing the garage with an angled orientation. Mr. DeBruler stated that this was a recommendation by his surveyor.

Chairman Cotey asked if he is in agreement with the Staff review comments in the DRC Staff Report. Mr. DeBruler stated that he will comply with all of the Staff review comments.

Chairman Cotey asked the petitioner if the future home occupant wants to widen the driveway which would cause them to come back for a lot coverage variation request. Mr. DeBruler stated that he believes that the driveway as proposed will be sufficient.

Chairman Cotey stated that the detached garage elevations were not in the plans.

Mr. DeBruler stated that the detached garage will be a standard 20' by 20' structure with upscale wooden door with nice finishes.

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

In the matter of ZBA 16-06, 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 26.2 feet to approximately 22 feet in order to construct a new Single Family Detached Dwelling Unit in an R-7, Single Family Attached Residential District, in accordance with the plans submitted.

Motion carried 7 - 0.

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

NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 7 - 0.

Meeting adjourned at 7:10 p.m.