

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, September 16, 2020

Call to Order: Chairman Zinni called the meeting to order virtually over Zoom at 5:31 p.m.

Roll Call:

Present: Members Chichirillo, Eichholz, Hendle, Priestley, and Zinni

Absent: Member Eckert

Staff: Caron Bricks, Village Planner

Approval of the Agenda: Member Hendle moved to approve the agenda as presented. Member Eichholz seconded the motion and the motion carried (5-0) by roll call vote.

Approval of the Minutes: Member Hendle moved to approve the minutes, seconded by Member Chichirillo. The motion carried 5-0 by roll call vote.

Consideration of Petitions:

A. ZBA 20-457: Estes, 420 W. Ardmore Avenue: Corner side yard setback – 4'6" 50% open fence

Member Hendle made a motion to open public hearing for ZBA 20-457, seconded by Member Eichholz. The motion carried (5-0).

Chairman Zinni stated that the proper notice had been served. Planner Bricks presented the staff report. The property owner is requesting a variation to construct a 4'6" metal picket fence in his corner side yard in lieu of the 3' 70% open fence permitted.

Chairman Zinni and Member Hendle asked for clarification of how wide the fence would be at the house. There were concerns that dimensions marked on the plat would place the fence in the right-of-way.

Chairman Zinni asked if there were any comments from the members and there were none.

Chairman Zinni swore in Megan & David Estes, 420 W. Ardmore Avenue. Ms. Estes clarified that if the measurements are incorrect on the plat, that she would only construct the fence within her property lines. She stated that they do not want to extend the fence all the way to the rear property line in order to avoid placing the fence in the easement.

Member Hendle made a motion to close the public hearing, seconded by Member Eichholz. The motion carried (5-0).

Member Eichholz made a motion to approve the findings of fact, seconded by Member Hendle, subject to the fence along West End Road being at least 6 inches within the property line. The motion carried (5-0).

Member Hendle made a motion to approve the subject to the fence along West End Road being at least 6 inches within the property line, seconded by Member Chichirillo. The motion carried (5-0).

B. ZBA 20-458: Sheeks, 375 Stonehurst Lane: driveway width variation

Member Hendle made a motion to open public hearing for ZBA 20-458, seconded by Member Eichholz. The motion carried (5-0).

Chairman Zinni stated that proper notice had been served. Planner Bricks presented the staff report. Mr. Sheeks applied for a permit to extend his driveway an additional 12 feet for a total width of 28 feet. The code allows for a maximum of 24 feet. Therefore, Mr. Sheeks applied for a variation to extend his driveway farther than what was permitted by code. The driveway would meet the 2' setback as required.

Member Hendle stated that the drawing is not to scale and although it looks like the driveway will be far from the easement, it will be a foot or two within the existing 5 foot easement. Planner Bricks stated that engineering already reviewed the application and approved the encroachment into the setback.

Chairman Zinni swore in Scott Sheeks, 375 Stonehurst Lane. Mr. Sheeks had nothing further to add.

Member Hendle stated that he was in favor of the request as long as the driveway will be replaced while also being extended so it will look uniform. Mr. Sheeks confirmed that is the case.

Chairman Zinni asked for comments from the public and there were none. Chairman Zinni asked if there were any questions from the ZBA members. There were none. Member Hendle made a motion to close the public hearing, seconded by Member Eichholz. The motion carried (5-0).

Member Hendle made a motion to approve the findings of fact, seconded by Member Eichholz. The motion carried (5-0).

Member Eichholz made a motion to approve the variation, seconded by Member Hendle. The motion carried (5-0).

Old Business: There was no old business.

New Business: There was no new business.

Adjournment: The meeting concluded at 6:00 p.m.