

ZONING BOARD OF APPEALS
MEETING MINUTES
December 12, 2012

Call to Order: Chairman Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:05 p.m.

Roll Call:

Present: Members Josh Bickford, Cliff Lewis, Tom Piorkowski, Richard Rhode, and Terry Walloch as well as Chairman Bob Stare

Absent: Member Jamie Lombardi

Staff: Bob Zimmerer (Planner)

Approval of the Agenda: Member Rhode moved to approve the agenda for the meeting as presented. Member Walloch seconded the motion and the motion carried (6-0) by a voice vote.

Approval of Minutes: Member Rhode moved to approve the minutes for the meeting of July 18, 2012 as presented. Member Bickford seconded the motion and the motion carried (6-0) by a voice vote.

Consideration of Petitions:

A. ZBA 12-425 – Goodman @ 30 Meadowlark Court – FAR + Rear Yard Setback

Chairman Stare asked for a motion to open the public hearing for ZBA 12-425. Such a motion was made by Member Rhode and seconded by Member Walloch. The motion carried (6-0) by a voice vote.

Planner Zimmerer provided an overview of the petition. The highlights from Mr. Zimmerer's overview are as follows:

- The homeowners would like to construct a sunroom addition to the rear of their residence; however, the addition would reduce the rear yard setback, as well as increase the floor area, on the property to an amount not meeting the requirements of the Zoning Ordinance.
- The request for a smaller rear yard setback amounts to a 7% decrease.
- The request for additional floor area amounts to a 1% increase.

- The property meets lot coverage requirements both at present and with the sunroom addition.
- Given the minor (i.e. relatively small magnitude) of the requests, before the petitioner applied for a variance, Staff asked the petitioner to consider reducing the depth of the sunroom by two feet. (Such a scenario would have negated the need for any variances.)
- However, the petitioner feels that the sunroom is as small as practical, since a bay window occupies 2 ft. of the sunroom

Chairman Stare then asked whether there were any questions.

Member Walloch asked for confirmation as to whether the proposed sunroom addition was going to be located within the limits of the existing deck abutting the rear of the residence. Planner Zimmerer responded that such was the case.

Member Rhode expressed his desire to Planner Zimmerer that, when possible, it would be nice if petitioners submitted colored building elevations. He also expressed his support for the petition – particularly due to the fact that the sunroom would allow the petitioners to enjoy their rear yard without being bitten by mosquitoes.

Josh Delpierre, of Champion, the architect/contractor for the petitioner, reminded the board that only a portion of the proposed sunroom addition encroached into the rear yard setback.

Chairman Stare then asked if there was anyone in the audience that wanted to speak for or against the petitioner or if they had any questions about the petition. There was none.

Chairman Stare asked for a motion to close the public hearing for ZBA 12-425. Such a motion was made by Member Rhode and seconded by Member Bickford. The motion carried (6-0) by a voice vote.

Chairman Stare then asked for a motion to find the findings of fact in favor of the petitioner for the variation requests associated with ZBA 12-425. Such a motion was made by Member Rhode and seconded by Member Walloch. The motion carried (6-0).

Chairman Stare then asked for a motion to approve the variation requests associated with ZBA 12-425. Such a motion was made by Member Rhode and seconded by Member Walloch. The motion carried (6-0).

Old Business: Various Members made a few comments/recommendations regarding the new format of Staff Reports and possible improvements.

New Business: Planner Zimmerer provided an overview/update of various developments/projects going on in the Village.

Adjournment: Chairman Stare then called for a motion to adjourn. Member Rhode made such a motion, and Member Walloch seconded the motion. The motion carried (6-0) by a voice vote, and the meeting concluded at 7:33pm.