

ZONING BOARD OF APPEALS
MEETING MINUTES
Village of Roselle
January 16, 2008

Chairman Stare called the January 16, 2008 Zoning Board of Appeals meeting to order at 7:10 p.m. in the Village Hall Council Chamber.

Present: Members; Clifford Lewis, Bruce Berkshire, Terry Walloch and Chairman Stare

Absent: Members; Paul Zinni, Jamie Lombardi, Hiren Patel

Staff: Planner - Derek Rockwell
Planner - Robert Zimmerer
Secretary - Debbie Pisano

Also Present: Trustee Terrance Wittman – Community Development Department Liaison

November 28, 2007 Meeting Minutes Approval:

Motion: *Member Berkshire made a motion to approve the November 28, 2007 meeting minutes with a correction on page one (1). Member Lewis seconded the motion.*

AYES: Members Berkshire, Lewis and Chairman Stare

NAYS: None

ABSTAIN: Member Walloch

Motion Carried

Before Chairman Stare called for a motion to open, the public hearing ZBA 08-395 he stated to the petitioner due to the absent members they could only hear and discuss testimony from staff and the petitioner. The hearing would continue to the next board meeting and members would vote at that time on the variances. Petitioner agreed to this. Chairman Stare called for a motion to open the public hearing.

Motion: *Member Berkshire made a motion to open the public hearing for consideration of ZBA 08-395. Member Walloch seconded the motion. The Board approved the motion with a unanimous (4-0) voice vote.*

Consideration of Petitions:

ZBA08-395 Jeff Michael 615 Waterford Ct – Front Yard/Rear Yard Setback, Floor area ratio Variations

Planner Rockwell stated the petitioner requests a public hearing to consider his petition for front yard setback, rear yard setback and Floor Area Ratio variations in order to construct a two-story room addition onto the rear of the existing house as well as to construct a two-story garage and porch addition that would extend 2.5 feet into the required front yard onto the front of the existing house. The maximum allowable Floor Area Ratio for the property is 32.5% (3123.25 square feet). The petitioner's plan would call for 4,085 square feet of FAR. This is a 31% variation. This is largely because of the amount of two-story space (both the garage/porch addition as well as the rear room addition) that the petitioner is currently requesting. The existing house is currently under the allowable FAR by approximately 1,000 square feet. The proposed addition would place it over FAR by approximately 1,000 square feet.

Members had some questions for staff about the definition of floor area ratio.

Petitioner Jeff Michael 615 Waterford Ct. testified his family is running out of storage space due to the fact their home does not have a basement. They are currently utilizing their garage as a storage area for things they do not want to take a chance with and put into their crawl space. They will have two (2) children entering into Lake Park High School soon and they now feel they have planned enough space for their changing needs with this addition.

Audience Participation: None

Trustee Wittman feels the Village Board along with the Community Development Department in his opinion needs to rethink the Floor Area Ratio requirement. "Sometimes it is too rigid," he stated.

Motion: *Member Lewis made a motion to recommend the Public Hearing ZBA 08-395 be continued to the next ZBA meeting, seconded by Member Berkshire.*

AYES: Members; Lewis, Berkshire, Walloch and Chairman Stare

NAYS: None

ABSTAIN: None

Motion Carried

Old Business: Planner Rockwell presented a letter from Dumitru Lupou 411 Springhill Dr. ZBA 07-394 to withdraw his variance request.

New Business: None

Adjournment: meeting adjourned at 7:40 p.m.