

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, January 17, 2018

Call to Order: Chairman Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:01 p.m.

Roll Call:

Present: Members Wolloch, Boos, Rhode, Eckert & Chairman Bob Stare

Absent: Member Eichholz

Staff: Caron Bricks, Planner

Approval of the Agenda: Ms. Eckert moved to approve the agenda for the meeting as presented. Mr. Wolloch seconded the motion and the motion carried (5-0) by a voice vote.

Approval of Minutes: Mr. Rhode moved to approve the minutes from July 6, 2017. Mr. Wolloch seconded the motion and the motion carried (5-0) by a voice vote.

Mr. Rhode moved to approve the minutes from September 20, 2017. Members Wolloch and Boos abstained from the vote. Ms. Eckert seconded the motion and the motion carried (3-0) by a voice vote.

Consideration of Petitions:

A. ZBA 17-441, Soni, 323 Eden Court – front yard setback variation and rear yard setback variation

Ms. Eckert made a motion to open the public hearing for ZBA 17-441, seconded by Mr. Rhode. The motion carried (5-0).

Planner Bricks provided an overview of the petition. The petitioner desires to construct three (3) additions to the existing house on the property. The first is an addition to extend the front (east) wall of the garage by eight (8) feet. This addition requires a front yard setback variation as the existing wall of the house is built to the required front yard setback. The petitioner would also like to construct a third garage bay on the south side of the garage. This addition would extend twelve (23) feet into the rear yard setback as the current wall of the garage is built to the required rear yard setback. The petitioner would also like to add an addition the existing dining room which also encroaches into the required rear yard by five (5) feet as the existing wall is built to the required rear yard setback. Planner Bricks stated that staff is in favor of the front yard setback variation and the rear yard setback variation for the dining room but not in

favor of the rear yard setback variation for the third garage bay. Staff feels that the mass of a third garage bay that close to the property line is intrusive to neighbors.

Chairman Stare invited the petitioner to speak on behalf of his request. Chairman Stare swore in Viren Soni, 323 Eden Court. Mr. Soni stated that he wants to make his garage bigger. He submitted photographs to the ZBA members showing how small the garage is when his cars are parked. He stated that he is the only home in the neighborhood without a three-car garage. His house is isolated from the rest of the neighborhood so he believes no one will be impacted by his request.

Chairman Stare asked for comments from the public and there were none. Chairman Stare then asked for questions from the ZBA members. Ms. Eckert asked how the new garage bay would connect to the existing garage. Mr. Soni stated that the existing roofline would not be changed. She stated that she would only support the request if a window and a door is added to the plans. Ms. Eckert asked staff to clarify a portion of the staff report regarding how far neighboring homes are from their rear property lines.

Mr. Rhode stated that he agreed that windows and a door would need to be added. He stated that Mr. Soni should be given allowances as he has a large detention easement on nearly half of his property. He stated that he would also like a condition to be that no shed could ever be constructed on the property if the petitioner is granted the variations for the garage and constructs the addition as approved by the ZBA.

Mr. Walloch summarized the members' comments thus far and stated that he is in agreement with the windows and door condition to an approval of the variations.

Chairman Stare asked staff to clarify how the conditions on the variation requests would work. Ms. Bricks stated that Mr. Soni can change his plans and come back to the ZBA for final approval or the ZBA can grant the variations per the approval of the Zoning Administrator. Mr. Stare also stated that he wants a condition that the proposed garage bay will be constructed of materials that match the rest of the house.

Commissioner Boos stated that it seems the house does not have a third car garage as the house has been built to fill the approved building area on the property. However, he understands the demands of a modern household and was in favor of the variations.

Mr. Rhode made a motion to close the public hearing, seconded by Mr. Walloch; the motion carried (5-0).

Mr. Walloch made a motion to approve the findings of fact, seconded by Mr. Rhode; the motion carried (5-0).

Mr. Boos made a motion to approve the variation subject to the condition that a window is included on the south wall of the new garage bay, an exterior door will be required on the west elevation of the new garage bay, the new garage bay must match the exterior of the existing garage and house, and no shed permit shall be granted for this

property, seconded by Mr. Rhode; the motion carried (5-0).

Old Business: Ms. Bricks stated that there was no old business.

New Business: Ms. Bricks stated that no new ZBA applications have been submitted to date.

Adjournment: Chairman Stare then called for a motion to adjourn. Such a motion was made and seconded. The motion carried (5-0) by a voice vote, and the meeting concluded at 7:32 p.m.