

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

March 19, 2008

Chairman Stare called the March 19, 2008 Zoning Board of Appeals meeting to order at 7:00 p.m. in the Village Hall Council Chamber.

Present: Members; Bruce Berkshire, Terry Walloch, Paul Zinni and Chairman Stare

Absent Members; Jamie Lombardi, Hiren Patel and Cliff Lewis

Staff: Planner - Derek Rockwell
Secretary - Debbie Pisano

Member Patel arrived at 7:11 pm

March 19, 2008 Agenda Approval:

Motion: *Member Walloch made a motion to approve the agenda as presented. Member Zinni seconded the motion. The Board approved the motion with a unanimous (4-0) voice vote.*

February 20, 2008 Meeting Minutes Approval:

Motion: *Member Berkshire made a motion to approve the February 20, 2008 meeting minutes. Member Walloch seconded the motion. The Board approved the motion with a unanimous (4-0) voice vote.*

Consideration of Petitions:

ZBA 08-397 Bill McGuckin 43 Hunter Drive Building Lot Coverage

Planner Rockwell stated the petitioner is requesting a public hearing to consider his petition for a building coverage variation in order to construct a room addition onto the rear of the existing home. The Village of Roselle Zoning Ordinance allows for 25% building coverage in all residential Zoning Districts. The homeowner wishes to construct the room addition to create more space for his growing family by allowing for a kitchen and family room expansion. The proposed addition falls within all setback requirements under the Zoning Ordinance. The subject property is also under the maximum Floor Area Ratio required by the Ordinance.

The subject property currently contains a one (1)-story frame house, 1,892 square feet in size. The proposed room addition is 381 square feet in size. This places building lot coverage at 2,273 square feet, which is 173 square feet larger than the 25% permitted under the Village Zoning Ordinance. This is an 8.2% variation

Petitioner stated Bill McGuckin of 43 Hunter Drive stated he has lived in Roselle for 18 years. He stated he would like to do a home make over with new siding, roof and windows. They would also like to add to the back of the house with a 381 ft. addition to expand the kitchen area and renovate the basement.

Audience Participation: None

Motion: *Member Walloch made a motion to close the Public Hearing ZBA 08-397, seconded by Member Zinni. The Board approved the motion with a unanimous (4-0) voice vote.*

Motion: *Member Walloch made a motion to accept the findings of fact as valid presented by planning staff for ZBA08-397, seconded by Member Berkshire.*

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

NAYS: None

ABSTAIN: None

Motion Carried.

Motion: *Member Zinni made a motion to grant ZBA08-397, Member Walloch seconded the motion.*

AYES: Members: Zinni, Walloch, Berkshire, Zinni and Chairman Stare

NAYS: None

ABSTAIN: None

Motion Carried

Motion: *Member Patel made a motion to close the public hearing ZBA08-396, Member Zinni seconded. The Board approved the motion with a unanimous (6-0) voice vote.*

Motion: *Member Lewis made a motion to accept the findings of fact for ZBA08-396 with the condition the petitioner install a fence coming off backside of house to corner of property and along back of property and to be complete by June 15 2008, seconded by Member Walloch.*

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

NAYS: None

ABSTAIN: None

Motion Carried.

Old Business: None

New Business: None

Adjournment: meeting adjourned at 7:12 p.m.

DRAFT