

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

April 16, 2008

Chairman Stare called the April 16, 2008 Zoning Board of Appeals meeting to order at 7:04 p.m. in the Village Hall Council Chamber.

Present: Members; Cliff Lewis, Terry Walloch, Paul Zinni, Hiren Patel and Chairman Stare

Absent Members; Jamie Lombardi and Bruce Berkshire

Staff: Planner - Derek Rockwell
Secretary - Debbie Pisano

March 19, 2008 Agenda Approval:

Motion: *Member Zinni made a motion to approve the agenda as presented. Member Walloch seconded the motion. The Board approved the motion with a unanimous (5-0) voice vote.*

Motion: *Member Patel made a motion to open the Public Hearing ZBA 08-398, seconded by Member Zinni. The Board approved the motion with a unanimous (5-0) voice vote.*

Consideration of Petitions:

ZBA 08-398 Tomasik Boguslaw 950 Pioneer Court Rear Yard Setback

Planner Rockwell stated the petitioner requests a public hearing to consider his petition for a rear yard setback variation in order to construct a 25' x 20' sunroom addition onto the rear of the existing home. The Village of Roselle Zoning Ordinance allows for a 40-foot rear yard setback for all structures in R-2 Districts. The homeowners wish to construct the proposed sunroom in order to facilitate their gardening hobby as well as to increase their enjoyment of their plants as well as to increase space to entertain their friends and family.

The subject property currently contains a two (2)-story frame house, a pool and a frame shed. The proposed sunroom addition is 500 square feet in size. The proposed sunroom extends 24' into the required 40' rear yard setback. This is a 60% variance.

Members Walloch and Lewis feel that 25 feet is too large of an addition to support. Members concluded that they would support an addition that would maintain the 25-foot setback.

Petitioner was represented by translator named Mary Gomopoulos.

Audience Participation: None

Motion: *Member Lewis made a motion to close the Public Hearing ZBA 08-398, seconded by Member Zinni. The Board approved the motion with a unanimous (5-0) voice vote.*

Motion: *Member Zinni made a motion to accept the findings of fact as valid presented by planning staff for ZBA08-398, seconded by Member Walloch.*

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

NAYS: None

ABSTAIN: None

Motion Carried.

Motion: *Member Patel made a motion to grant a 25-foot setback only for ZBA08-398, Member Lewis seconded the motion.*

AYES: Members: Patel, Lewis, Zinni, Patel and Chairman Stare

NAYS: None

ABSTAIN: None

Motion Carried

Old Business: None

New Business: None

Adjournment: meeting adjourned at 7:23 p.m.