

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

July 16, 2008

Chairman Stare called the July 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, Jamie Lombardi and Bruce Berkshire, Paul Zinni, Hiren Patel and Chairman Stare

Absent None

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

July 16, 2008 Agenda Approval:

Motion: *Member Lewis made a motion to approve the agenda as presented. Member Lombardi seconded the motion The Board approved the motion with a unanimous (7-0) voice vote.*

June 18, 2008 Meeting Minutes Approval:

Motion: *Member Lombardi made a motion to approve the June 18, 2008 meeting minutes .Member Walloch seconded the motion.*

AYES: Members; Lombardi, Walloch, Lewis, Berkshire

NAYS: None

ABSTAIN: Members Zinni, Patel, Stare

Motion Carried

Motion: *Member Walloch made a motion to open the Public Hearing ZBA 08-402, seconded by Member Zinni. The Board approved the motion with a unanimous (7-0) voice vote.*

Consideration of Petitions: ZBA 08-402

Cheri Bellino

654 Lakeview Court

Comprehensive Lot Coverage

Planner Rockwell stated petitioner requests a public hearing to consider her petition for a comprehensive lot coverage variation in order to construct a 288 square foot aboveground swimming pool and 536 square feet of decking in the rear yard of the property. The Village of Roselle Code of Ordinances allows for 35% maximum comprehensive lot coverage in the R-2 District. The petitioner's request would place the lot at 46% comprehensive lot coverage.

The subject property currently contains a brick residence and concrete patio in the rear yard. The existing rear patio would be removed. In total, this would place the property at 717 square feet over the maximum allowable lot coverage for the property. This is a 32% variance

Chairman Stare called upon the petitioner to testify and noted they were not present. At that time, Chairman Stare asked if there was anyone from the audience that would like to speak for or against the petitioner.

Audience Participation: Mr. and Mrs. Stern 650 Lakeview Court testified of concerns about another neighbor having a pool installed in their adjoining yard. They testified they have experienced ongoing drainage issues, and experienced backyard-flooding problems with water coming into house through their widow wells. They are now concern that another pool will only add to their ongoing drainage problems.

Motion: *Member Walloch made a motion to continue the Public Hearing ZBA 08-402 until the next scheduled meeting, seconded by Member Zinni. The Board approved the motion with a unanimous (7-0) voice vote.*

Old Business: None

New Business: None

Motion: *Member Lewis made a motion to adjourn the Public Hearing ZBA 08-402, seconded by Member Zinni. The Board approved the motion with a unanimous (7-0) voice vote.*

Adjournment: meeting adjourned at 7:45 p.m.