

## ZONING BOARD OF APPEALS

### MEETING MINUTES

Village of Roselle

September 17, 2008

Chairman Stare called the September 17, 2008 Zoning Board of Appeals meeting to order at 7:10 p.m. in the Village Hall Council Chamber.

Present: Members; Cliff Lewis, Jamie Lombardi, Bruce Berkshire, Paul Zinni, Hiren Patel and Chairman Stare

Absent Terry Walloch

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

#### **September 17, 2008 Agenda Approval:**

**Motion:** *Member Berkshire made a motion to approve the agenda as presented. Member Lombardi seconded the motion. The Board approved the motion with a unanimous (6-0) voice vote.*

#### **Continuation of Petition: ZBA 08-402**

**Cheri Bellino**

**654 Lakeview Court**

**Comprehensive Lot Coverage**

Planner Rockwell stated the petitioner requests a comprehensive lot coverage variation in order to construct a 240 square foot aboveground swimming pool and 286 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 41% comprehensive lot coverage.

The Board tabled this petition at the August meeting in order to give the petitioner an opportunity to revise the plans in response to Board comments

The petitioner now proposed a pool that is 240 square feet in size. In addition, the petitioner proposes to add 286 square feet of decking in the rear yard to accompany the pool. This has been reduced from 506 square feet of decking in previous plans. This is a 220 square foot reduction in decking. The existing rear patio would be removed. In total, this would place the property at 419 square feet over the maximum allowable lot coverage for the property, down from 639 square feet in previous plans. This is an 18.83% variance request.

**Petitioner** Vito Bellino, 654 Lakeview Ct., testified they have reduced their petition as requested and asked if they can delay the start of the project until the spring.

**Audience Participation: None**

**Motion:** *Member Walloch made a motion to close the Public Hearing ZBA 08-402 seconded by Member Lombardi. The Board approved the motion with a unanimous (6-0) voice vote.*

**Motion:** *Member Zinni made a motion to accept the findings of fact valid for PZ08-402, seconded by Member Patel.*

Ayes: Member Zinni, Patel, Lombardi, Berkshire and Lewis  
Nays: Chairman Stare  
Motion Carried

**Motion:** *Member Zinni made a motion to grant the variance for Comprehensive Lot Coverage for ZBA08-402, Member Lombardi seconded the motion.*

**AYES:** Members Zinni, Lombardi, Berkshire, Patel and Lewis  
**NAYS:** Chairman Stare  
**ABSTAIN:** None  
Motion Carried.

**Consideration of Petition: ZBA 08-405**  
**Dominick Gentile 474 Sequoia Trail**

**Corner-side yard fence high**

**Motion:** *Member Lombardi made a motion to open the Public Hearing ZBA 08-405, seconded by Member Berkshire. The Board approved the motion with a unanimous (6-0) voice vote.*

Planner Rockwell stated the petitioner requests a public hearing to consider his petition for a corner-side yard fence height variance in order to construct a 6-foot (6') fence in the corner-side yard of the property. Roselle's Zoning Ordinance allows for a 3-foot (3') maximum fence height in corner-side yards. The petitioner requests the corner-side yard fence height variance for privacy and pet-protection purposes. Because the petitioner's yard sits below the grade of the adjacent sidewalk, he feels that a 3' fence will not provide the level of privacy that he is seeking. In addition, the petitioner fears for his pet's safety, as he feels that a 3' fence will be insufficient to ensure the pet stays within the property.

**Petitioner** Dominick Gentile 474 Sequoia Trail testified that he wants to install a 6 (six) foot board on board fence. He stated that he would like to go to the sidewalk and meet his neighbors' fence.

Members discussed the placement and height of the fence with petitioner and decided that it would be best to continue the public hearing to next scheduled ZBA meeting.

**Audience Participation: None**

**Motion:** Member Zinni made a motion to continue PZ08-405 seconded by Member Lewis. The Board approved the motion with a unanimous (6-0) voice vote.

**Consideration of Petition: ZBA 08-406****Mainock****606 E. Bryn Mawr Avenue****Comprehensive Coverage**

**Motion:** Member Zinni made a motion to open the Public Hearing ZBA 08-406, seconded by Member Lombardi. The Board approved the motion with a unanimous (6-0) voice vote.

Planner Rockwell stated the petitioner requests a public hearing to consider his petition for building lot coverage, comprehensive lot coverage and detached garage size variances in order to construct an addition to a detached garage, 336 square feet in size, in the rear yard of the property. This will place the property over the maximum building lot coverage and comprehensive lot coverage maximums. Roselle's Zoning Ordinance allows for 25% building lot coverage and 35% comprehensive lot coverage in residential zoning districts. It will also place the detached garage over the 768 square foot maximum.

**Petitioner** Mr. Mainock 606 E. Bryn Mawr testified he would like to put an addition onto his existing garage for much needed storage space.

**Audience Participation: None**

**Motion:** Member Zinni made a motion to close the Public Hearing ZBA08-406, seconded by Member Lombardi. The Board approved the motion with a unanimous (6-0) voice vote.

**Motion:** Member Lewis made a motion to accept the findings of fact valid for PZ08-406, seconded by Member Lombardi.

Ayes: Member Lewis, Lombardi, Berkshire, Patel, Zinni and Chairman Stare

Nays: None

Motion Carried

**Motion:** Member Zinni made a motion to grant the variance for Comprehensive Coverage for ZBA08-406, Member Berkshire seconded the motion.

**AYES:** Members Zinni, Berkshire, Lombardi, Patel, Lewis and Chairman Stare

**NAYS:** None

**ABSTAIN:** None

Motion Carried.

**Old Business: none**

**New Business: None**

**Motion:** *Member Zinni made a motion to adjourn seconded by Berkshire. The Board approved the motion with a unanimous (6-0) voice vote.*

**Adjournment:** meeting adjourned at 8:30 p.m.