

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

June 17, 2009

Chairman Stare called the January 21, 2009 Zoning Board of Appeals meeting to order at 7:03 p.m. in the Village Hall Council Chamber.

Present: Members; Terry Walloch, Thomas Piorkowski, Jamie Lombardi, Paul Zinni, and Chairman Stare

Absent Members; Clifford Lewis

Staff: Derek Rockwell

June 17, 2009 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 (5-0) voice vote.*

January 21, 2009 Minutes Approval: *Member Walloch made a motion to approve the January 21, 2009 minutes as presented. Member Lombardi seconded the motion. The Board approved the motion with a unanimous (3-0) voice vote.*

New Business: Bulk Regulations Update

Planner Rockwell provided the Board with an update regarding the Village's new bulk regulations within residential zoning districts. The overview included the elimination of the building coverage requirement, the increase of the comprehensive coverage requirement from 35% to 40%, as well as the change in FAR calculations and the new 2-foot driveway setback requirement.

Motion: *Member Zinni made a motion to Open the Public Hearing ZBA 09-409 seconded by Member Lombardi. The Board approved the motion with a unanimous (5-0) voice vote.*

Consideration of Petition: ZBA 09-409

Lamb

42 E. Ardmore Avenue.

Comprehensive lot coverage

Planner Rockwell stated petitioner would like to construct a room addition, 25' by 24.57' in size, onto the rear of the existing residence. The proposal calls for a two-story addition to the rear of the residence, including a loft area. The proposal does not exceed the Zoning Code requirement regarding FAR. The proposed additional coverage would be 614 square feet in size.

Petitioner Dennis Lamb (42 E. Ardmore Avenue) testified he would like to construct the room addition in the rear of the property in order to utilize and accommodate for more space for the family.

Audience Participation: Gerthe (36 E. Ardmore Avenue) expressed concerns regarding the addition's impact on drainage and stormwater issues within the neighborhood.

Member questions included whether the rear alley area should be included in the lot calculations, the elevations matching the site plan, and the need for a larger number and more detailed plans (floor plans, etc).

Member Walloch made a motion to continue ZBA 09-409 to the July 15, 2009 ZBA meeting. Member Zinni seconded the motion. The Board approved the motion with a unanimous (5-0) voice vote.

ZBA 09-409 was Continued to the July 15, 2009 ZBA meeting.

Motion: *Member Piorkowski made a motion to Open the Public Hearing ZBA 09-410 seconded by Member Lombardi. The Board approved the motion with a unanimous (5-0) voice vote.*

Consideration of Petition: ZBA 09-410

Kumis 300 E. Granville Avenue.

Corner-Side Yard Fence Height

Planner Rockwell stated petitioner would like to construct a 5 foot, wrought-iron style fence in the corner-side yard and front yard of the property along both Granville Avenue and Ambleside Drive. The Zoning Code allows for a 3 foot, 70% open fence in corner-side and front yards in residential districts.

Petitioners Steve and Cairney Kumis (300 E. Granville Avenue) testified they would like to construct the fence out of safety and property maintenance concerns as they have young children who currently cannot utilize the yard. Also, they would prefer to keep residents and pets off of the lawn as this has created nuisance issues for them in the past.

Member questions included specifics regarding the "wrought-iron" style of fencing, visibility concerns and the relationship of the proposed fence to the property to the north.

Chairman Stare read into the record a letter in support of the fence as proposed written by Larry Seaborg (310 Ambleside Drive).

Audience Participation: Triantos (316 Ambleside Drive) expressed concerns regarding the limited visibility the fence would create, questioned the need for a 5 foot

fence, questioned the need for the amount of yard area the petitioners are requesting, and expressed overall opposition to the proposal.

After substantial discussion among Members, staff, petitioners and the public regarding the height, placement and setback of the proposed fence, Chairman Stare called for a motion.

Motion: *Member Zinni made a motion to close the Public Hearing ZBA 09-409 seconded by Member Lombardi. The Board approved the motion with a unanimous (5-0) voice vote*

Motion: *Member Piorkowski made a motion to accept the findings of fact valid for ZBA 09-409, seconded by Member Lombardi.*

Ayes: Members Walloch, Lombardi, Piorkowski and Chairman Stare

Nays: Member Zinni

Motion Carried

Motion: *Member Zinni made a motion to grant the variance for a corner-side yard fence height variance for ZBA 09-409, Member Lombardi seconded the motion.*

AYES: Members Lombardi, Piorkowski and Chairman Stare

NAYS: Members Zinni and Walloch

ABSTAIN: None

Motion Failed.

Motion: *Member Walloch made a motion to accept the findings of fact, as amended to include Exhibit A Site Plan, valid for ZBA 09-409, seconded by Member Zinni.*

Ayes: Members Walloch, Lombardi, Piorkowski, Zinni and Chairman Stare

Nays: None

Motion Carried

Motion: *Member Walloch made a motion to grant the variance, as amended to include Exhibit A Site Plan, for a corner-side yard fence height variance for ZBA 09-409, Member Zinni seconded the motion.*

AYES: Members Lombardi, Piorkowski, Walloch and Chairman Stare

NAYS: Members Zinni

ABSTAIN: None

Motion Carried.

Old Business: None

Motion: *Member Walloch made a motion to adjourn, seconded by Lombardi. The Board approved the motion with a unanimous (5-0) voice vote.*

Adjournment: meeting adjourned at 8:46 p.m.