

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

July 15, 2009

Chairman Stare called the July 15, 2009 Zoning Board of Appeals meeting to order at 7:05 p.m. in the Village Hall Council Chamber.

Present: Members; Thomas Piorkowski, Clifford Lewis, Paul Zinni, and Chairman Stare

Absent Members; Jamie Lombardi, Terry Walloch

Staff: Derek Rockwell

July 15, 2009 Agenda Approval:

Motion: *Member Lewis made a motion to approve an amended agenda, striking items 6B and 6C as there was an insufficient amount of members present to take action on both of those super-majority requests. Member Piorkowski seconded the motion. The Board approved the motion with a unanimous (4-0) voice vote.*

June 17, 2009 Minutes Approval: *Member Piorkowski made a motion to approve the June 17, 2009 minutes as presented. Member Zinni seconded the motion. The Board approved the motion with a unanimous (3-0) voice vote.*

Motion: *Member Zinni made a motion to continue the Public Hearing ZBA 09-409 seconded by Member Piorkowski. The Board approved the motion with a unanimous (4-0) voice vote.*

Consideration of Petition: ZBA 09-409

Lamb

42 E. Ardmore Avenue.

Comprehensive lot coverage

Planner Rockwell asked the Board to recall that the Zoning Board of Appeals continued this petition during its June 17, 2009 to provide the petitioner with an opportunity to revise his plans. Since that time, the petitioner has revised the plans in the following ways:

1. Reduced the dimensions of the room addition from **25'** x 24.57' to **20'** x 24.57', thereby reducing the size of the addition from 614 square feet down to 491 square feet, a reduction of **123 square feet**.
2. Revised plans for continuity between elevations and the site plan, indicating a doorway at the rear of the addition (see East Elevation), matching up with a concrete slab on the site plan. In addition, the plans now show decorative

stone fill in the open area between the existing driveway and the addition.

In total, the revised plans accomplish the following:

1. An overall reduction in comprehensive coverage of 148 square feet. This reduces the coverage percentage to 45.7%, down 2.1% from previous plans.
2. A reduction in the variance amount from 547 square feet down to 399 square feet, which reduces the variance percentage by 5.3% to 14.3%.

Member questions centered on the height of the proposed addition, the grading of the site, whether a floor plan had been produced and the petitioner's intentions with the floor space upon approval.

Zadarsky, the petitioner's attorney, spoke to the above questions. The addition will be a two-story frame out, but not include a second floor, floor plans had not been produced due to the reasoning that the request was of a zoning, and not a building, nature, and it was indicated that the floor space in the proposed addition would be utilized for a combination living room / dining room space.

Audience Participation: None

Motion: *Member Lewis made a motion to close the Public Hearing ZBA 09-409 seconded by Member Piorkowski. The Board approved the motion with a unanimous (4-0) voice vote*

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

Ayes: Members Lewis, Zinni, Piorkowski and Chairman Stare

Nays: None

Motion Carried

Motion: *Member Piorkowski made a motion to grant the variance for a comprehensive coverage variance for ZBA 09-409, Member Lewis seconded the motion.*

AYES: Members Lewis, Zinni, Piorkowski and Chairman Stare

NAYS: None

ABSTAIN: None

Motion Carried.

Old Business: None

New Business: Members and staff discussed the rescheduling of a meeting to hear the two cases on the original agenda that lacked membership attendance from tonight's

meeting. The decision that Planner Rockwell would gauge availability the next day was made.

Motion: *Member Zinni made a motion to adjourn, seconded by Chairman Stare. The Board approved the motion with a unanimous (4-0) voice vote.*

Adjournment: meeting adjourned at 7:41 p.m.