

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

January 20, 2010

Chairman Stare called the January 20, 2010 Zoning Board of Appeals meeting to order at 7:10 p.m. in the Village Hall Council Chamber.

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

Absent: None

Staff: Planner – Derek Rockwell

January 20, 2010 Agenda Approval:

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

Consideration of Petition: ZBA 09-415 Herzing 1040 Bluebird Lane. Floor Area Ratio

Planner Rockwell presented. He explained that the petitioners request that the Board re-open the **public hearing** to consider their petition for a **floor area ratio** variation in order to construct a sunroom in the rear yard of the property. The Village of Roselle Code of Ordinances allows for a 40% maximum floor area ratio on lots less than 10,000 square feet in size.

The proposed sunroom will not trigger any lot coverage or setback variances – only the FAR variance.

Additionally, staff has included a Lot Calculation Reference sheet for the Board. At last week's meeting, the deck area was mistakenly being included in the FAR calculation when, in fact, it should only count toward the comprehensive coverage calculation. Staff apologizes for this error and hopes that the attached reference sheet can help clarify this matter.

Petitioner Brian Herzing, 1040 Bluebird Lane, relayed to the Board the facts that Planner Rockwell had presented, as well as the reasoning behind the variance request.

After discussion among the petitioner, the Board, and Staff, it was determined that the appropriate course of action would be to continue the meeting to allow the petitioner an opportunity to revise the plans so that the variance would not be required to obtain a super-majority vote.

Audience Participation: None

Motion: *Member Piorkowski made a motion to close the Public Hearing ZBA 09-415 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 ZBA 09-415, seconded by Member Piorkowski.*

Ayes: Members Walloch, Piorkowski, Lombardi, Lewis, and Chairman Stare
Nays: Zinni
Motion Carried

Motion: *Member Zinni made a motion to grant the variance for Floor Area Ratio for ZBA 09-415, Member Lewis seconded the motion.*

Ayes: Members Walloch, Piorkowski, Lombardi, Lewis, and Chairman Stare
Nays: Zinni
Motion Carried

Old Business: None

New Business: None

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

Adjournment: meeting adjourned at 7:20 p.m.