

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

March 17, 2010

Chairman Stare called the March 17, 2010 Zoning Board of Appeals meeting to order at 7:02 p.m. in the Village Hall Council Chamber.

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

Absent: Jamie Lombardi

Staff: Planner – Derek Rockwell

March 17, 2010 Agenda Approval:

Motion: *Member Lewis made a motion to approve the agenda. Member Piorkowski seconded the motion. The Board approved the motion with a unanimous (5-0) voice vote.*

January 20, 2010 Agenda Approval:

Motion: *Member Piorkowski made a motion to approve the agenda. Member Walloch seconded the motion. The Board approved the motion with a unanimous (5-0) voice vote.*

Motion: *Member Piorkowski made a motion to continue the Public Hearing ZBA 10-416, seconded by Member Lewis. The Board approved the motion with a unanimous (5-0) voice vote.*

Consideration of Petition: ZBA 10-416

Soderlund 650 Middleton Drive. Floor Area Ratio, Comp. Coverage, SY Setback

Planner Rockwell presented. He explained that the petitioners request that the Board open a **public hearing** to consider their petition for **floor area ratio, comprehensive coverage, and side yard setback** variations in order to construct a room addition in the side 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, a 40% comprehensive coverage maximum, as well as a minimum combined side yard of 20 feet.

The proposed addition will place the property 240 square feet over FAR, 81 square feet over comprehensive coverage, and 3 feet under the minimum combined side yard setback requirements.

These figures amount to a 10.3% FAR variance, a 3.5% comprehensive coverage variance, and a 15% side yard setback variance.

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 Board could feel more comfortable considering the petition, as the Board felt on the whole that the petitioner had requested too many variances. In addition, the Board requested more detailed plans from the petitioner.

Audience Participation: None

Motion: *Member Zinni made a motion to continue the Public Hearing ZBA 10-416 seconded by Member Walloch. The Board approved the motion with a unanimous (5-0) voice vote.*

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

Nays: None

Motion Carried

Motion: *Member Zinni made a motion to grant the variance for Floor Area Ratio for ZBA 10-416, Member Lewis seconded the motion.*

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

Nays: None

Motion Carried

Motion: *Member Piorkowski made a motion to open the Public Hearing ZBA 10-417, seconded by Member Lewis. The Board approved the motion with a unanimous (5-0) voice vote.*

Consideration of Petition: ZBA 10-417

Sprenger 360 Hamstead Court. Rear Yard Setback

Planner Rockwell presented. He explained that the petitioner requests a **public hearing** to consider her petition for a **rear yard setback** variation in order to construct a room addition in the rear yard of the property.

The proposed room addition will encroach into the rear yard on the south side of the property. The addition will be 16 feet by 18 feet. Thus, according to the plans, the rear yard setback would be reduced from a required 30 feet down to a proposed 22.5 feet at the southwest corner of the proposed addition. This is a 25% variance.

The Board felt that the proposed variance met with the character of the neighborhood, had been properly planned and prepared for, and that the petitioners had done a very nice job preparing their reasoning for the proposed variance.

Audience Participation: None

Motion: *Member Piorkowski made a motion to find the findings of fact valid for ZBA 10-417, Member Lewis seconded the motion.*

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

Nays: None

Motion Carried

Motion: *Member Piorkowski made a motion to grant the variance for a Rear Yard Setback for ZBA 10-417, Member Lewis seconded the motion.*

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

Nays: None

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 (5-0) voice vote.*

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