

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

April 21, 2010

Chairman Stare called the April 21, 2010 Zoning Board of Appeals meeting to order at 7:01 p.m. in the Village Hall Council Chamber.

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

Absent: Terry Walloch

Staff: Planner – Derek Rockwell

April 21, 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.*

March 17, 2010 Minutes Approval:

Motion: *Member Lewis made a motion to approve the minutes. Member Piorkowski 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. The petitioner requests a continuation of the **public hearing** to consider his 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.

UPDATE: Per the Board's request, the petitioner has provided updated, more detailed plans depicting the proposed room addition. Please note that these plans show no change in any dimensions or calculations regarding the size and layout of the proposed

room addition. As depicted on the attached plans, the proposed room addition will be 587 square feet in size, and will account for 745 square feet of additional Floor Area.

As the attached calculations indicate, 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.

Members Lewis and Zinni questioned the petitioner regarding the outlay of the provided floor plan, the appropriateness of said outlay for the proposed use, and various design issues. Member Zinni also noted that if the 3-foot side yard setback variance request were to be eliminated from the plans, such action would also eliminate the necessity of the comprehensive coverage variance.

Members Piorkowski and Lombardi voiced no concerns with the plan as presented. Member Piorkowski indicated that he had taken a site visit and spoken with neighbors, and felt the improvements as presented would be a positive for the property and the neighborhood.

After some discussion between the petitioner and the Board, it was the feeling of the Board that the 3' side yard setback variance request be eliminated, thus also eliminating the comprehensive coverage request, leaving only the floor area ratio variance. The petitioner indicated he found this acceptable.

Audience Participation: None

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

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

Nays: None

Motion Carried

Motion: *Member Zinni made a motion to find the findings of fact for ZBA 10-416 valid, providing that the 3' side yard setback and comprehensive coverage requests be eliminated from the petitioner's plans, seconded by Member Lombardi.*

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

Nays: None

Motion Carried

Motion: *Member Zinni made a motion to grant the variance, as amended, for ZBA 10-416, Member Lombardi seconded the motion.*

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

Nays: None

Motion Carried

Old Business: None

New Business: None

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

Adjournment: meeting adjourned at 7:22 p.m.

DRAFT