

## ZONING BOARD OF APPEALS

### MEETING MINUTES

Village of Roselle

March 16, 2011

Chairman Stare called the March 16, 2011 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, Jamie Lombardi, Josh Bickford and Chairman Stare

Absent: None

Staff: Planner – Derek Rockwell

#### **March 16, 2011 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 (7-0) voice vote.*

#### **December 8, 2010 Minutes Approval:**

**Motion:** *Member Piorkowski made a motion to approve the minutes. Member Walloch seconded the motion. The Board approved the motion with a unanimous (7-0) voice vote.*

**Motion:** *Member Piorkowski made a motion to open Public Hearing ZBA 11-421, seconded by Member Lewis. The Board approved the motion with a unanimous (7-0) voice vote.*

#### **Consideration of Petition: ZBA 11-421 Olson 25 Claria Drive. RY Setback**

Planner Rockwell presented. The subject property currently contains a frame residence. As depicted on the attached plans, the proposed room addition will encroach into the rear yard on the south side of the property. The addition will be 350 square feet, with a 3 foot by 16 foot area encroaching into the rear yard. Thus, according to the plans, the rear yard setback would be reduced from a **required 40 feet down to a proposed 37 feet** on the south side of the proposed addition. This is a 7.5% variance.

Board questions revolved around the future installation of a patio and whether the proposed stairway counted towards the setback limit.

**Audience Participation: None**

**Motion:** *Member Walloch made a motion to find the findings of fact valid for Public Hearing ZBA 11-421 seconded by Member Piorkowski. The Board approved the motion with a unanimous (7-0) voice vote.*

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

Nays: None

Motion Carried

**Motion:** *Member Lewis made a motion to grant the variance for rear yard setback for ZBA 11-421, Member Bickford seconded the motion.*

Ayes: Members Zinni, Walloch, Piorkowski, Lewis, Lombardi, Bickford 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 (7-0) voice vote.*

**Adjournment:** meeting adjourned at 7:11 p.m.