

Present: Members: Delaney, Drummond, Fox, Mueller, Raeder, Rass and Verdi-Hus

Absent: Donnelly, Eifrid, Tillman

Also Present: Village Manager, Chris Wilson

Village Manager Wilson called the meeting to order at 7:36 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

In the absence of the chair and vice-chair of the Zoning Board of Appeals, a Board member will be appointed to preside over the meeting. Verdi-Hus nominated Sharon Fox to chair the August 11, 2014 meeting of the Zoning Board of Appeals. There were no other nominations. Fox was appointed as chairperson by acclamation.

APPROVE MINUTES OF ZONING BOARD MEETING HELD JULY 14, 2014

Motion by Raeder, second by Rass, that the minutes of the regular Zoning Board of Appeals meeting held on July 14, 2014 be approved as submitted.

Motion passed.

CASE NO. 1267

Petitioner: Gary Schubert

Property: 20011 Carriage Lane, 24-03-228-012

Village Ordinance: Section 22.24...Setback Regulations: R-1 Single Family Residential requires a minimum 40-ft rear yard setback

Deviation: The petitioner requests a variance from the rear yard setback in order to construct a 12 ft. x 14 ft. sun room addition.

Manager Wilson related that the petitioners are requesting to construct a 12' x 14' sun room onto the rear of their home. The existing house is 33.75 ft. from the rear lot line; there is a 6 ft. utility easement. The variance requested is an 18.4 ft. variance from the rear yard setback requirement of 40 ft. Wilson observed that there is a large row of evergreens along the rear of the property, which creates a natural screen.

Wilson displayed photographs of the house and property, pointing out the location of the proposed sun room. There is an existing deck in the space planned for the sun room. It was noted that the front yard setback is 57 ft. in lieu of the 40 ft. requirement.

The petitioner Gary Schubert was present with his wife Maureen. He stated that there is currently a door that leads out onto the existing deck. The deck would be removed for the construction of a sun room. Schubert commented that a hardship exists in terms of his health and mobility issues. A room on the main floor would be helpful now and in the years to come. Their house is on the corner and is set back further than other homes on the block. Schubert emphasized that there is an existing nonconformity in terms of the rear yard setback.

There were comments and questions from Board members. Some of the issues raised were the amount of the variance requested; the position of the home in relation to adjacent homes; and whether it would be a reasonable alternative to locate the addition on the side of the house where there is 50 ft. of open space from the house to the side lot line. The petitioners indicated that the living room is located on the side of the house; going through the living room to access a sun room would upset the flow of the living space. They were also adverse to locating the sun room closer to Evergreen Road.

Neighbors to the rear, Richard and Carol Walter, submitted a correspondence to the Board indicating that they had no objection to the proposed variance.

The petitioners asked to table their case in order to consider an alternative proposal.

PUBLIC COMMENTS

None

ZONING BOARD COMMENTS

Raeder welcomed the new alternate member, Andrew Drummond. He suggested that a more formal procedure be adopted for notifying alternate members when they are needed. Wilson responded that a first and second alternate will be established and contacted in that order when their attendance is needed.

Verdi-Hus suggested that the petitioners in Case #1267 ask their builder for alternatives to build a sun room off the side of the house.

ADMINISTRATION COMMENTS

Wilson suggested that the petitioners present this evening consult with their builder to determine if there are structural considerations that would determine whether or not an addition could be built on the side of the house. This information could affect the outcome of the case.

Wilson remarked that Jim Delaney has decided to run for the position of Village Council member in November. There are four Council positions open, and only three people have registered to run. Mr. Delaney will most likely not be serving on the ZBA past the October meeting.

Motion by Delaney, second by Mueller, to adjourn the meeting at 8:25 p.m.

Motion passed.

Sharon Fox, Acting Chair
Zoning Board of Appeals

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary