

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, April 18, 2018
APPROVED JUNE 20, 2018

Call to Order: Chairman Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Roll Call:

Present: Members Boos, Eckert, Humphrey, Walloch & Chairman Bob Stare

Absent: Member Eichholz

Staff: Caron Bricks, Planner

Approval of the Agenda: Mr. Boos moved to approve the agenda as presented. Mr. Walloch seconded the motion and the motion carried (5-0) by a voice vote.

Approval of the Minutes: Ms. Eckert moved to approve the minutes from March 21, 2018. Mr. Walloch seconded the motion and the motion carried (5-0) by a voice vote.

Consideration of Petitions:

A. ZBA 18-444, Alfano, 840 Winterwood Court, rear yard setback variation

Ms. Eckert made a motion to open public hearing for ZBA 18-444, seconded by Mr. Boos. The motion carried (5-0).

Planner Bricks provided an overview of the petition. The property is zoned R-2 PUD, which, per the Zoning Ordinance, requires a rear yard setback of forty (40) feet for the primary structure. The petitioner would like to construct an attached sunroom addition to the home in the approximate location of a current concrete patio on the property. The existing house is approximately 31 feet from the rear property line. With the proposed sunroom, the house would encroach a further fourteen (14) feet in the rear yard setback, for a setback of seventeen (17) feet from the rear property line. This is a 57% variation request, which will require a 2/3 majority vote by the ZBA.

Chairman Stare swore in Marco Alfano, 80 Winterwood Court. Ms. Eckert asked about the foundation for the sunroom. Mr. Alfano stated that they will dig a new foundation for the addition. Ms. Eckert asked if the siding and roofing would match the existing house, Mr. Alfano replied that it would. Ms. Eckert asked about any planned landscaping around the sunroom. Mr. Alfano replied that he will consider landscaping after construction has been completed. Ms. Eckert asked if the room will have an HVAC system. Mr. Alfano stated that it will not.

Mr. Boos asked staff how the house was originally constructed in the rear yard setback. Planner Bricks stated the house was currently legal non-conforming and it is unclear as to the exact reason why the house did not meet the rear yard setback, but likely was because it is more aesthetically pleasing for the houses on the block to have matching front yard setbacks, regardless of the size of the lot.

Mr. Walloch asked if the petitioner had considered the location of a new patio to replace the existing one. Mr. Alfano said that he does not believe a new patio would require a variation, which Planner Bricks confirmed.

Mr. Boos asked for clarification regarding the petitioner's statement of hardship. Mr. Alfano stated that he is asking for the variation so he can seamlessly connect the sunroom to the house instead of having a less aesthetically pleasing accessory structure that meets the accessory structure setback requirements.

Mr. Humphrey asked if he had considered grading and drainage on the property. Mr. Alfano stated that he does not have any current drainage issues on his property and does not foresee this addition impacting drainage on his property. Further discussion occurred regarding drainage in the area.

Chairman Stare asked for comments from the public and there were none. Chairman Stare asked if there were any further questions from the ZBA members. There were none. Mr. Boos made a motion to close the public hearing, seconded by Ms. Eckert. The motion carried (5-0).

Mr. Walloch made a motion to approve the findings of fact, seconded by Mr. Boos. The motion carried (5-0).

Ms. Eckert made a motion to approve the variation as presented, seconded by Mr. Walloch. The motion carried (5-0).

Old Business: There was no old business.

New Business: There was no new business.

Adjournment: The meeting concluded at 7:15 p.m.