

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 17-ZPA-04-001

HEARING DATE: April 27, 2017

PROPERTY ADDRESS: 597 Enclave Drive, Cary

PETITIONER: Ingrid Samuelson and Burkhard Hochheimer

PIN NUMBER: 19-14-354-036

REQUEST Variation to Increase the Permitted Lot Coverage from 35% to 37% (Sec. 17.20.040)

MEMBERS PRESENT: Khoury, Chairman
Kretschmer
O’Laughlin
Jasper
Graziano
Pippen
Williams
Village Clerk Bragg

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Brian Simmons, Director of Community Development

Chairman Khoury called the meeting to order at 7:30 PM. Chairman Khoury entertained a general consent motion to approve the minutes of March 23, 2017. The minutes were approved 6-0. Chairman Khoury called Village Case No. 17-ZPA-04-001 to order.

Director Simmons reviewed the Petitioners request to construct a concrete patio within the rear yard of the property located at 597 Enclave Drive. The proposed improvements will increase the Petitioner’s impervious surface coverage from 5,090 square feet (35%) to 5,337 square feet (37%). A lot coverage variation is required as the proposed coverage will exceed the maximum of thirty-five (35) percent permitted by code.

The Petitioners, Ms. Samuelson and Mr. Hochheimer stated the patio will be located next to the existing deck. The existing deck leads down to an uneven yard. The patio would create a finished space to enjoy and use for entertaining. Mr. Hochheimer stated there has been no comment from surrounding neighbors.

Member Graziano asked if using brick pavers instead of concrete would a variance still be required. Director Simmons stated it would require a variance as lot coverage is now at thirty-five percent.

Public comment was closed at 7:39 p.m.

Chairman Patrick Khoury entertained a motion to recommend to the Village Board of Trustees, approval of a variance to allow an increase in the required lot coverage from thirty-five (35) percent to thirty-seven (37) percent for the property located at 597 Enclave Court.

Member O’Laughlin moved, seconded by Member Graziano, to recommend to the Village Board of Trustees, approval of a variation to allow an increase in the required lot coverage from thirty-five (35) percent to thirty-seven (37) percent for the property located at 597 Enclave Court.

Ayes: O’Laughlin, Graziano, Kretschmer, Jasper, Williams, Phippen and Khoury

Nays: None

Abstain: None

Motion Passed: 7-0

Chairman Khoury asked Director Simmons to review future agenda items the ZPA Board will consider. Director Simmons gave a brief update on the projects.

Chairman Khoury thanked each of the board members for their service and assistance to the Village. He also thanked Clerk Bragg for her service.

Chairman Khoury entertained a motion to adjourn at 7:47 pm. Member O’Laughlin moved, seconded by Member Graziano to adjourn at 7:47 pm.

All Ayes by Voice Vote

Respectfully submitted,



Susan Greene, Deputy Village Clerk