

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

CASE NUMBER: 18-ZPA-04-001

HEARING DATE: May 24, 2018

PROPERTY ADDRESS: 460 W. James Way

PETITIONER: Barbara and Dale Matson

PROPERTY OWNER: Barbara Matson

PIN NUMBER: 19-12-329-016

REQUEST 1. Variance to Increase the Maximum Permitted Lot Coverage (Sec. 17.20.040)

MEMBERS PRESENT: Kretschmer
Jasper
O'Laughlin
Pippen
Graziano

MEMBERS ABSENT: Khoury, Williams

STAFF MEMBERS PRESENT: Brian Simmons, AICP
Community Development Director

Acting Chairman Graziano called the meeting to order at 7:30 PM. Acting Chairman Graziano called Village Case No. 18-ZPA-04-001.

Director Simmons stated the Petitioners are seeking to construct a new twenty-two (22) foot by twenty-eight (28) foot detached garage in the rear yard of the property located at 460 W. James Way. Per the Village's Zoning Ordinance detached garages require conditional use approval within the subject property's zoning district. The Petitioners received zoning entitlements to construct the proposed detached garage from the Village in October 2017. Director Simmons stated entitlements included the approval of a conditional use for the detached garage and variances to both the required side yard setback and maximum ground floor area for a detached garage. Since the date of these approvals, the Petitioner has revised the project slightly which has necessitated the need for an additional variance. The Petitioner is seeking approval of a lot coverage variance in order to provide adequate separation between the existing home and proposed garage in order to access the new structure. The ZPA hearing was properly noticed to the public.

Mr. Dale Matson was present to discuss the petition. Mr. Matson stated Director Simmons' review of the proposal was complete.

Mr. Matson stated there has been no feedback from the surrounding property owners.

Acting Chairman Graziano opened the floor to Public Comment. With no comment from those present, Acting Chairman Graziano closed the Public Comment portion of the meeting.

Discussion:

Member O'Laughlin asked if the increase could be to thirty-seven percent from the original request of thirty-six-point two percent. Director Simmons stated it would be allowed. ZPA Board members agreed to the lot coverage percentage being thirty-seven percent.

Acting Chairman Graziano entertained a motion.

Member O'Laughlin moved, seconded by Member Kretchmer, to recommend to the Village Board of Trustees, approval of a 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 460 W James Way subject to the following conditions:

1. Subject property under ordinance #O17-10-02 shall remain in effect and shall continue to apply to the property in addition to the approvals granted herein.

Aye: O'Laughlin, Kretchmer, Graziano, Pippen and Jasper

Nay: None

Abstain: None

Absent: Khoury, Williams


Motion Passed: 5-0

Acting Chairman Graziano entertained a motion to adjourn at 7:38 pm. Member O'Laughlin moved, seconded by Member Kretchmer to adjourn at 7:38 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,



Susan Greene, Deputy Village Clerk