

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

**CASE NUMBER:** 18-ZPA-06-001

**HEARING DATE:** June 28, 2018

**PROPERTY ADDRESS:** 44 Essex Lane

**PETITIONER:** Tom Kopf

**PROPERTY OWNER:** Tom Kopf

**PIN NUMBER:** 19-14-202-004

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

**MEMBERS PRESENT:** Khoury  
Kretschmer  
Pippen  
Graziano

**MEMBERS ABSENT:** O’Laughlin, Jasper, Williams

**STAFF MEMBERS PRESENT:** Brian Simmons, AICP  
Community Development Director

Chairman Khoury called the meeting to order at 7:30 PM. After approving the minutes of two previous cases, Chairman Khoury called Village Case No. 18-ZPA-06-001.

Director Simmons stated the Petitioners are seeking to construct a new above ground pool within the rear yard of the property located at 44 Essex Lane. The proposed improvements will increase the Petitioner’s impervious surface coverage from 3,165 square feet (34.2%) to 3,626 square feet (39.2%). A lot coverage variance is required as the proposed coverage will exceed the maximum of thirty-five (35) percent permitted by code. The ZPA hearing was properly noticed to the public.

Mr. Tom Kopf was present to discuss the petition. Mr. Kopf stated Director Simmons’ review of the proposal was complete. The purpose of the request is to improve their backyard to provide better enjoyment of their property. Mr. Kopf stated there has been no feedback from the surrounding property owners.

Member Graziano asked the Petitioner if the submitted survey was updated with the current request. Mr. Kopf stated the survey did not include updates to the property.

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

Discussion:  
None

*Chairman Khoury entertained a motion.*

*Member Phippen moved, seconded by Member Kretschmer, 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 forty (40) percent for the property located at 44 Essex Lane.*

*Aye: Graziano, Khoury, Kretschmer, Phippen*

*Nay: None*

*Abstain: None*

*Absent: O'Laughlin, Jasper, Williams*

*Motion Passed: 4-0*

Chairman Khoury entertained a motion to adjourn at 7:40 pm. Member Graziano moved, seconded by Member Phippen to adjourn at 7:40 pm.

*All Ayes by Voice Vote*

*Motion Passed*

Respectfully submitted,

  
Susan Greene, Deputy Village Clerk