

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

CASE NUMBER: 18-ZPA-07-001

HEARING DATE: July 26, 2018

PROPERTY ADDRESS: 369 Merion Drive

PETITIONER: Christopher and Heather Wechet

PROPERTY OWNER: Christopher and Heather Wechet

PIN NUMBER: 20-06-453-020

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

MEMBERS PRESENT: O’Laughlin, Jasper, Williams, Pippen, Graziano

MEMBERS ABSENT: Khoury
Kretschmer

STAFF MEMBERS PRESENT: John Fitch, CBO
Village Building Official

Acting Chairman Graziano called the meeting to order at 7:30 PM. After approving the minutes of one previous case, Acting Chairman Graziano called Village Case No. 18-ZPA-07-001.

Building Official John Fitch stated the Petitioners are seeking to construct a paver patio area with a pergola to the rear yard of the property located at 369 Merion Drive. The proposed improvements will increase the Petitioner’s impervious surface coverage from 3,766 square feet (34.5%) to 4,331 square feet (39.7%). 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. Keith Applemaus, contractor for the petitioner was present to discuss the petition. Mr. Applemaus stated Building Official Fitch’s review of the proposal was complete. The purpose of the request is to improve the backyard to provide better enjoyment of their property. Mr. Applemaus stated there has been no feedback from 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 stated the neighborhood has had several requests of this type in the past few years.

Acting Chairman Graziano entertained a motion.

Member O'Laughlin moved, seconded by Member Williams, 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 forty (40) percent for the property located at 369 Merion Drive.

Aye: Graziano, Pippen, O'Laughlin, Jasper, Williams

Nay: None

Abstain: None

Absent: Khoury, Kretschmer

Motion Passed: 5-0

Acting Chairman Graziano entertained a motion to adjourn at 7:40 pm. Member O'Laughlin moved, seconded by Member Pippen to adjourn at 7:40 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,



Susan Greene, Deputy Village Clerk