

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

**CASE NUMBER:** 20-ZPA-06-001

**HEARING DATE: PROPERTY** July 9, 2020

**ADDRESS:** 116 Burton Avenue

**PETITIONER/OWNER:** Ariana Miranda

**PIN NUMBER:** 19-13-227-001

**REQUEST:** 1. Variation for a fence within a required front yard

**MEMBERS PRESENT:** Kretschmer, Khoury, Williams, O’Laughlin, Jasper,  
Graziano and Walrath

**MEMBERS ABSENT:** Dudek

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

Chairman Khoury called the meeting to order at 7:00 PM. Chairman Khoury thanked Member Phippen for his service on the ZPA Board and welcomed Member Walrath and Member Dudek to the Board. After approving minutes from previous meetings Chairman Khoury called Village Case No. 20-ZPA-06-001.

Director Simmons stated the Petitioner, Ariana Miranda, is seeking to install a fence in the front yard of the property located at 116 Burton Avenue. Village code permits fences up to a maximum height of six (6) feet to be installed in interior/exterior side and rear yards. A variance is required to install the proposed fence within the required front yard. The ZPA hearing was properly noticed in the June 24, 2020 edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and staff posted a public hearing sign on the subject property.

Director Simmons detailed the specifics of the petitioner’s request.

Ariana Miranda was present to answer questions from ZPA Board members.

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

Discussion:

Member Graziano stated a concern with traffic visibility from the east side of the property. Director Simmons stated the code addresses sight lines and will be considered with the permit process.

Chairman Khoury asked if modifying the property’s landscape design had been discussed. Director Simmons stated it was not discussed as part of the petition request.

***Chairman Khoury entertained a motion.***

***Member O'Laughlin moved, seconded by Member Graziano, a motion to approve a variation to install a fence within a front yard for the property located at 116 Burton Avenue, subject to the conditions listed in the staff report.***

***Aye: Williams, Khoury, Kretschmer, Graziano, Jasper, O'Laughlin***

***Nay: None***

***Abstain: None***

***Absent: Dudek***

***Motion Passed: 6-0***

After hearing three additional cases, Director Simmons reviewed future cases. Chairman Khoury entertained a motion to adjourn at 8:26 pm.

***All Ayes by Voice Vote***

***Motion Passed***

Respectfully submitted,

  
Susan Greene, Deputy Village Clerk