

Present: Chairperson Verdi-Hus; Members: Dery, Fahlen, Freedman, Pagnucco, Parks and Pfeifer

Absent: Clark and Kamp

Also Present: Village Building Official, Byrwa
Council Liaison, Downey

Chairperson Verdi-Hus called the meeting to order at 7:30 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF MINUTES

MOTION by Pagnucco, supported by Pfeifer, that the minutes of a Zoning Board of Appeals meeting held on Monday, October 18, 1999 be approved as submitted.

Motion passes unanimously.

CASE NO. 984

Petitioner/Property: Lorraine Dolan
17215 Birwood
Lots 560 and 561 of Rex Humphrey's Eco City
TH24-02-130-002

Petition: Petitioner requests a side yard deviation from the required minimum 12.5' open space to 10.3' side yard open space for a proposed one story rear addition in order to continue with the existing line of the house.

John and Lorraine Dolan were present requesting a variance from the side setback requirements in order to build an addition on the rear of the house that is in line with the existing building. They indicate that it would be a hardship to construct an addition that would be almost two feet further from the lot line than the existing house. The house was built prior to the adoption of the Village Zoning Ordinance.

Decision: MOTION by Pagnucco, supported by Fahlen, to approve the variance that would allow the petitioner to build an addition that continues with the current line of the house on the basis that the house was built prior to the adoption of the current Zoning Ordinance.

Roll Call Vote:
Motion passes unanimously.

CASE NO. 985

Petitioner: Robert G. Stern
Bob Stern Building Co.
6190 Dunmore, W. Bloomfield

Property: 22515 Fiddlers Cove
Lot 55 of Metamora Green
TH24-04-477-009

Petition: Petitioner requests a rear yard deviation from the required 40' open space to 37' rear yard open space for a proposed one story addition.

The builder Bob Stern and homeowner Robert Farr were present. It was explained that the proposed addition will accommodate the Farr family by providing a larger kitchen, family room, and breakfast room. The addition continues the existing rear line of the house on a pie-shaped lot.

Decision: MOTION by Dery, supported by Parks, to approve the variance requested due to the unusual configuration of the lot.

Roll Call Vote:
Motion passes unanimously.

CASE NO. 986

Petitioner/Property: Christine and Robert Sarver
18837 Saxon
Part of Lot 2545 and all of 2546
Beverly Hills #6
TH24-02-201-006

Petition: Petitioner requests a deviation from the minimum 40' rear yard open space to 34' and a side yard deviation from the minimum 15' open space to 5' for a one story rear addition in order to continue with the existing line of the house.

Christine and Robert Sarver were present requesting variances to the rear and side yard setbacks in order to construct an addition to their home. The 5' side yard setback will continue the existing line of the house. Robert Sarver explained the ranch style house has no basement. The addition will provide storage space, a master bedroom and bathroom, and nursery. The Sarvers would like to add to their existing home to accommodate a family and stay in the area.

The petitioners have talked to adjacent neighbors, and they have no problem with the proposed addition. The Board received a letter from Christine Ward of 32851 Wentworth whose entire back yard abuts the Sarver property. She is in full agreement with the proposed addition and the variance.

The Board referred to the plot plan which shows the unusual placement of the lot abutting the petitioners' property to the rear.

It was questioned whether the addition could be configured without requiring a rear yard setback. Sarver stated that the proposed design takes the layout of the living room and the existing roof line into consideration.

Decision: MOTION by Parks, supported by Pagnucco, that the request for variance be granted on the basis that the peculiar lot lines create an undue hardship for building an addition. The proposed addition continues the existing line of the house on the west side.

Roll Call Vote:
Motion passes unanimously.

ZONING BOARD COMMENTS

Pfeifer commented that there was discussion at the last meeting regarding procedures for making motions. It was agreed that the chairperson would indicate what a "yes" or "no" vote means prior to the roll call vote.

BUILDING OFFICIAL COMMENTS

Byrwa updated the Board on a case heard in June and in August (No. 964 and No. 975) involving a request from a property owner on Thirteen Mile Road to erect a gate at his driveway. The Board denied the request for variance. The property owner erected a gate and was issued a ticket by the building official. Byrwa stated that the parties met in District Court last Friday and a jury trial was set for some time in January.

The Board questioned the status of the partially constructed detached garage that was the subject of Case No. 983 heard at the last meeting. Byrwa stated that this matter was turned over to the Village's insurance company, and the garage was taken down. The property owners plan to rebuild the garage to the rear of the house to meet ordinance requirements.

There was an inquiry about a case involving a fence on Bedford (Case 967). Byrwa related that the petitioner had the existing fence altered to bring it into compliance with the opacity requirement of the Fence Ordinance.

MOTION by Freedman, supported by Parks, that the meeting be adjourned at 7:56 p.m.
Motion passes unanimously.

MaryAnn Verdi-Hus, Chairperson
Zoning Board of Appeals

Ellen E. Marshall
Village Clerk