

Present: Vice-Chairperson Kamp; Members: Fahlen, Freedman, Johnson, Needham, Oen and Pagnucco

Absent: Schafer and Verdi-Hus

Also Present: Building Official, Byrwa

Vice-Chairperson Kamp presided and called the meeting to order at 7:30 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

**APPROVE MINUTES**

Motion by Fahlen and seconded by Oen that the minutes of a regular Zoning Board of Appeals meeting held on Monday, September 9, 2002 be approved as submitted.

Motion passed unanimously.

**CASE NO. 1061**

**Petitioner & Property:** Jane Scott  
16145 Beverly Road  
Lots 1401, part 1402 of Beverly Hills #3 Subdivision  
TH24-01-401-011

**Petition:** Petitioner requests a side yard deviation from the required 12.5' open space to 7.4' and a rear yard deviation from the 40' required open space to 37' to construct a one-story rear addition in order to continue with the existing line of the house.

The petitioner Jane Scott stated that there is an existing Florida room with a foundation at the rear of the house. She is proposing to build an addition extending all the way across the back of the house to include a bedroom and bath. The existing foundation for the Florida room will be converted to kitchen and dining room space. Scott is proposing other improvements including roof and window replacement and bricking of the house.

Scott stated that hers is the last house on the block that faces Beverly. The two lots abutting her property on the east face Sheridan and have garages backing up to her side lot line. Scott emphasized that the proposed addition does not impact the neighbors. She indicated that the homeowner immediately to the west, who is her daughter, has no objections to the request for variance.

**Decision:** Motion by Freedman and supported by Pagnucco that the variance be granted as requested based on a peculiar or exceptional practical difficulty due to the shape of the lot, and noting that the addition will continue with the existing line of the house.

Roll Call Vote:  
Motion passed unanimously.

**CASE NO. 1062**

**Petitioner & Property:** Robin Nelson  
17212 Buckingham  
Lots 554 and 555 of Rex Humphrey’s Eco City Subdivision  
TH24-01-130-010

**Petition:** Petitioner requests side yard deviations from the required minimum 12.5’ open space to 6.2’ on one side and from the required minimum 17.5’ open space to 9’ on the other side for an addition and an attached garage in order to continue with the existing line of the house.

The homeowner Robin Nelson stated that she is seeking a variance to add a bedroom and bathroom onto the rear of her two-bedroom home. She is currently using one bedroom as a home office. The addition will continue the existing lines of the house. Nelson also plans to improve the existing one-car garage to a two-car attached garage.

Questions from Board members were addressed by Nelson. Kamp read a letter to the Board dated January 12, 2003 from Robert Hansen of 17137 Birwood in objection to granting a variance from the required side yard open space.

George A. Ball of 17198 Buckingham, adjacent neighbor to the east, was present in support of the petitioner’s plan to modify the house.

**Decision:** Motion by Fahlen and seconded by Needham that the variance be granted for the reason that the proposed addition will be a continuation of the existing line of the house.

Roll Call Vote:  
Motion passed unanimously.

**BUILDING OFFICIAL COMMENTS**

Byrwa informed the Board that Council held a first reading of a rental inspection ordinance at the January 6, 2003 Council meeting. He addressed questions from Board members and a resident on the proposed landlord/tenant ordinance.

Motion by Needham, seconded by Fahlen, to adjourn the meeting at 7:55 p.m.  
Motion passed unanimously.

**James Kamp, Vice-Chairperson**  
**Zoning Board of Appeals**

**Ellen E. Marshall**  
**Village Clerk**

**Susan Bernard**  
**Recording Secretary**