

Present: Chairperson Verdi-Hus; Vice-Chair Schafer; Members: Berndt, Brady, Fahlen, Needham, Oen and Stearn

Absent: Johnson

Also Present: Building Official, Byrwa
Council Liaison, McCleary

Chairperson Verdi-Hus 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 Stearn, seconded by Oen, that the minutes of a regular Zoning Board of Appeals meeting held on Monday, November 13, 2003 be approved as submitted.

Motion carried.

CASE NO. 1103

Petitioner and Property: Carolyn Packard
32410 Norchester
Lots 1895 and part 1896 of Beverly Hills #4
TH24-02-253-003

Petition: Petitioner requests a rear yard deviation from the required 40' minimum open space to 35' for a two-story rear addition.

The petitioner Carolyn Packard stated that a five foot variance from the rear yard setback requirement is needed to build the proposed two-story addition due to the irregular shape of the lot. She circulated photographs of the house and property. Architect David Lubin displayed a copy of the plans. An existing three-season room that is in a state of disrepair will be removed. It is planned to redo the kitchen as a family room and add a hexagonal atrium garden room. Because of the angle of the rear lot line, there is a small part of the garden room that extends into the rear open space by five feet.

The petitioner has obtained signatures from abutting neighbors indicating their approval of the variance requested.

Questions and comments from Board members were answered by the petitioner and architect. Lubin outlined the layout of the house to explain the rationale for placement of the addition. Bringing the structure closer to the house would block a bathroom window. Packard stated that the design of the sun room is in keeping with the architecture of the house.

Verdi-Hus read the names and addresses of the neighbors who signed the site plan and indicated that they were in favor of the proposal.

Paul M. Edwards	32440 Norchester
Cathy Johnson	32381 Norchester
Susan Nanry	32370 Norchester
R. H. Ladewig	32421 Norchester
Amy Simpson	18365 Bedford
William R. Eyer	18347 Bedford

Board members discussed the request for variance. Berndt commented that there is not a lot of buildable area within the footprint that would allow an addition to this house due to the slope of the back lot line. It appears that the homeowner is trying to modernize the home, which would be expected in a community of this stature. The lot does not allow the property owner much space in which to do this without sacrificing the quality of life in other parts of the house.

Decision: Motion by Fahlen, seconded by Stearn, that the variance be granted based on the difficulty with locating an addition on the property due to the way the lot was designed in the 1940's.

Roll Call Vote:
Motion carried (8 – 0).

ZONING BOARD COMMENTS

None

BUILDING OFFICIAL COMMENTS

None

Motion by Oen, seconded by Stearn, to adjourn the meeting at 7:45 p.m.

Motion carried.

Maryann Verdi-Hus, Chairperson
Zoning Board of Appeals

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary