

MINUTES OF THE ZONING BOARD OF APPEALS
July 10, 2023

The regular meeting of the Zoning Board of Appeals was called to order by Chairman Gregory Wheeler at 7:00 p.m. at the Village Hall.

Members present: Chairman Gregory Wheeler, Richard Pyter, Thomas Rankin, Eric Steffe, and Aaron Zych.

Members absent: Amy Flores and Walter Oakley.

A quorum was established.

Village Staff present: David Smith, Senior Planner.

Others present: Brooke Lenneman, Village Attorney.

Board Member Oakley moved, seconded by Board Member Pyter, to approve the June 26, 2023, Zoning Board of Appeals minutes.

Motion carried 5 - 0.

OLD BUSINESS:

ZBA 23-05 Jeffrey and Whitney Katz, Applicants
641 Sunnyside Avenue

Request is for a variation to increase the maximum permitted lot coverage from 45% to approximately 47.6% in order to remove an existing patio and replace it with a new stone patio with seat-walls for property located in an R-6 Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the applicants request to the Zoning Board of Appeals. Mr. Smith stated that the applicant was before the Zoning Board of Appeals last month where the requested item was continued to July 10, 2023 in order to provide an opportunity to the applicant to make revisions to the proposed site plan and further reduce the lot coverage. He stated that the applicant has revised their plans and is back before the Zoning Board of Appeals as requested to present the changes.

Mr. Dan Wells, the agent for the applicant, reviewed the changes to the site plan with the Zoning Board of Appeals. He stated that they were able to further reduce the lot coverage and are asking for a recommendation for approval for a lot coverage of 47.6%.

Board Member Pyter stated that he supports the application.

Board Member Rankin thanked the applicant for making the changes and stated that he supports the request.

Minutes of the July 10, 2023, Zoning Board of Appeal Meeting
Page 2 of 2

Board Member Zych stated that he supports the request.

Board Member Steffe stated that he supports the request. He stated that the Village should review the regulations relative to sidewalks on single family properties that should provide access to entries into homes.

Chairman Wheeler asked Staff if they will continue to see these types of lot coverage requests. Mr. Smith stated that there have been several single family homes built along East Sunnyside Avenue and Meadow Lane that maxed out their building and lot coverages while not providing walks and patios. He stated that although it will be infrequent, there may be more of these types of requests in the future.

Mr. Wells stated that he has already spoken to Village Engineer Jeff Cooper about the storm water management requirements. He stated that he agrees with the Engineering Division comments found in the DRC Staff report.

Chairman Wheeler asked the applicant if he is ready for the Zoning Board of Appeals to make a recommendation. Mr. Wells stated that he is ready for the Zoning Board of Appeals to make a recommendation.

In the matter of ZBA 23-05, Board Member Rankin moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted lot coverage from 45% to approximately 47.6% in order to remove an existing patio and replace it with a new stone patio with seat-walls for property located in an R-6 Single Family Residential District, in accordance with the plans submitted.

Motion carried 5 - 0.

Ayes: Wheeler, Pyter, Rankin, Steffe, Zych
Nays: None
Absent: Flores, Oakley

NEW BUSINESS: None.

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Pyter moved, seconded by Board Member Steffe, to adjourn the Zoning Board of Appeals meeting.

Motion carried 5 - 0.

Meeting adjourned at 7:14 p.m.