

BOARD OF ZONING APPEALS
Public Hearing
Monday, October 13, 2008
7:30 P.M.

Mr. Jim Smith called the meeting to order.

The following members answered to roll call: Donna Wendt Elliott, Mayor Conley, and Jim Smith. Scott Gluth and Anne Risch were absent.

Also in attendance was Admin/Zoning Inspector John Liske.

The purpose of the hearing was to hear a variance request from Mr. Jeff Wilkins, 409 W. Park Street. He is requesting a variance on the side yard set back requirement of 10 feet to 5 feet, for a proposed 12' x 36' house addition.

Mr. Wilkins explained to the Board how his family has grown over the past year and he would like to add a bedroom and a bathroom. Mrs. Arnold lives to the east of him and she has a fence even with her garage. They can get a 36" mower from the edge of his driveway to the fence. The addition will have the same exact roofline as the existing house. There will be approximately 8 feet between the proposed addition and Mrs. Arnold's fence. Mr. Liske said that Mrs. Arnold had called him and her only concern was where the doors were going to be placed as opposed to her side yard. Mr. Liske explained to her that issue is not a decision of the Board. Mr. Wilkins said that the existing door will stay, but there will no other added doors or windows.


The Board heard comments from Mrs. Jane Friemark. She feels there isn't enough room for the addition over there. Mr. Liske explained to her that Mr. Wilkins has a 5' setback on her side and he is asking for a 5' setback on Mrs. Arnold's side. He is within the total allowed of lot coverage, which is 30%. She asked why he didn't want to build on the back of the house. Mr. Wilkins explained that there is an existing pool there and since the pool was put in, his family has grown and he didn't want to move the pool. He isn't asking for anything that hasn't already been done on the west side.

Mrs. Arnold, who joined the meeting late, is concerned because it will be too close.

Mr. Smith explained to her that most of the existing properties in the Village now have a 5' setback, but the zoning ordinance requires a 10' setback. It doesn't

make sense. The ordinance should not have been written that way if most of the old properties in town have 5' setbacks. That's why we have so many variance requests for setbacks.

With no further comments the meeting was adjourned and a decision will be made at the Board's regular meeting, which is later tonight.



Jim Smith, Chairman Date