



## MEETING MINUTES – BOARD OF APPEALS

**Date/Time: Wednesday July 11, 2018 at 5:00pm**

**Location: Village Office**

### **ROUTINE ITEMS TO BE ACTED UPON:**

1. Call to Order, Roll Call. The meeting was called to order by Richard Happel at 5:07pm. Present were Richard Happel, John Rehn, David Bertler and Jeff Johnson. Absent: Chris Igler.
2. Verify/Modify/Approve Agenda. Motion made by John Rehn, second by David Bertler to approve the agenda. The motion passed unanimously.

### **ACTION ITEMS:**

3. HB-1494-1 – 900 Pine Hill Drive, seeks a variance to allow a utility building in the side yard, whereas *section 295-11 D. (3)(b)* requires utility buildings to be installed in the rear yard. Allyn Dannhoff, Director of Neighborhood Services, started the review of the request. The new owner of the property is requesting a variance to allow a utility building that would be located in the side yard rather than the rear yard.

This request is due to several factors.

1. The property is terraced, thus excavation would be needed to develop a level location for the shed.
2. The rear yard is enclosed with a wood privacy fence that presently does not have a gate affording lawn tractor passage.
3. The rear yard is landscaped in a manner that is not conducive to using a lawn tractor in the rear yard. Grass cutting in the rear yard is feasibly limited to a typical residential size walk behind lawn mower.

Mr. Dannhoff recommended approval of the requested variance conditioned on the shed being located in the west side yard, in the vicinity of the cross hatched area on the attached aerial map.

The Board discussed the unique layout of the lot. The terracing of the property and the established woodland make it a reasonable request. The hardship is due to physical layout of the land. The variance will not be contrary to the public interest. The size and construction of the shed will have to follow the requirements laid out for the zone.

Motion made by David Bertler, second by John Rehn to approve the placement of a shed that meets the size and construction requirements of the zoning, in the west side yard following the setback requirements for side yards. Said shed will be placed in the area that is shown crosshatched on the attached aerial map of the property. The motion passed unanimously.

4. Adjourn: Motion made by John Rehn, second by Dave Bertler to adjourn. The motion passed unanimously. The meeting adjourned at 5:30pm.