

**SUMMARY NOTES
OF THE MEETING OF THE
ZONING BOARD OF APPEALS
TUESDAY, JULY 10, 2007
VILLAGE OF NORTHFIELD**

On Tuesday, July 10, 2007, the Zoning Board of Appeals met at 7:00 p.m. in the Village Hall Board Room located at 361 Happ Road to consider one (1) issue:

Members in Attendance:

Margaret Parcels, Acting Chair
J. Patrick Doherty
James Henderson
Lorna Widdes
Adair Waldenberg

Members Absent:

Josh Buchman, Chairperson
Bert Getz, Jr.

OTHERS PRESENT: Building Commissioner Ronald Johnson (see attached sign-in sheet).

Acting Chairperson Margaret Parcels called the meeting to order at 7:00 p.m. by introducing the Zoning Board of Appeals members.

Acting Chairperson Parcels requested a motion on the consideration of the June 5, 2007, summary notes. A motion was made by Member Doherty and seconded by Member Henderson to approve the June 5, 2007, summary notes.

The following vote was taken:

AYES: 4

**Margaret Parcels, Acting Chair
J. Patrick Doherty
James Henderson
Adair Waldenberg**

NAYS: 0

ABSTAIN: 1

Lorna Widdes

ABSENT: 2

**Josh Buchman, Chair
Bert Getz, Jr.**

Motion Carried

1. **2208 DRURY LANE:** Consideration of a request for side yard variation from Appendix A, Article XVIII, Section 18.2 of the Village of Northfield's Zoning Code:

- A) West side yard 10.00 foot variation from the required 20.00 feet for ground level generator resulting in a 10.00 foot west side yard setback. Submitted by Jerrold and Mora Sacks. (2007-11)

Pursuant to a letter dated June 26, 2007, from the petitioner, Mora K. Sacks, Building Commissioner Ron Johnson indicated that this matter was withdrawn.

2. **296 LATROBE AVENUE**: Consideration of a request for a variance from Appendix A, Article IX, Section 9-4 of the Village of Northfield's Code for the following:

- A) A 409.19 square foot variance increase from the maximum 2,303.44 square feet allowed by code resulting in a floor area ratio increase to 2,712.63 square feet.

To allow for the construction of a two story addition to the existing home.
Submitted by O'Brien and Anna Mills. (2007-0131)

Mr. Seymour Turner of Airoom, Inc., designers and builders for the proposed improvement, was present, along with Andrew Vendemore, municipal liaison, and the property owners, Anna and O'Brien Mills. Mr. Turner summarized by saying that the Mills purchased the property in October of 2006. The property consists of a small three bedroom, one and one half bath home which they are seeking to improve with a two story addition off the rear of the property with a dormer expansion on the front of the house. They will, therefore, end up with a floor area ratio (FAR) of 41.2% where 35% is allowed, an increase of 400 square feet. All other setbacks are in conformity. The footprint of the property with the impervious lot coverage is at 28.7%, where 50% is allowed. Mr. Turner indicated several similar sized lots are located on Latrobe Avenue and others are 50% bigger. The Mills first floor plan is very confined and a problem area is the circulation between the entry to the garage. The kitchen is only about 85 square feet. They would like to reconfigure the circulation to the garage. Currently, a couple of steps go down from the kitchen to a small landing and a small bathroom. The door to the garage is in the center of the garage and the width of the garage is 10' 6". Since the door is in the center, they could not park a car and get out of it. They are planning to move the garage door to the far end of the garage and enlarge the bathroom and provide more circulation. The biggest improvement is a larger kitchen which would still be considered a small kitchen. The kitchen will then be opened up to the family room.

Mr. Turner continued by saying that the second floor currently has one very small bathroom shared by three bedrooms and has limited closet space. They plan to take the existing bathroom out and replace it with a larger bathroom. At the front of the house, the existing bedroom which is actually a dormer will be expanded and brought out forward allowing more room in the bedroom and a closet. The two other bedrooms will remain as is. The area above the expanded kitchen and new family room area will become a master suite. This will provide for four bedrooms. They prepared a schematic for the Mills to pass to their neighbors of what their improvements will be along with a rendering. The adjacent neighbors and others have reviewed the improvements and have signed that they have no objections.

Member Doherty questioned Mr. Turner's use of "pretty much" of the neighbors have no objections. Mr. Turner said there were no objectionable neighbors that they are aware of but one neighbor was hard to reach, however, they are not an adjacent neighbor. Mr. Turner passed out 11 sheets of the property owners' approval to the Zoning Board of Appeals members for their review.

Mr. Turner went on to say that they were very concerned about blending this improvement into the community and the improvement is principally in the rear of the house. They have offset the north wall of the addition from the existing north wall of the structure to obscure it from view even further. The current dormer looks out of proportion, but the new dormer will improve that. The roof structure over the front door is not original and there is nowhere for the water to go except into the brick wall of the first floor. They will reshape that roof to provide for the proper type of flashing and better proportions. He indicated they were very sensitive to any improvement because they would be coming before the Zoning Board of Appeals. Mr. Turner indicated there is a home about one block over and one block down that was granted a variation at 51% in December of 2006. This variance request is a little over 41% with a property of 2,700 square feet including the garage when done. They feel that in this immediate area this is an improvement which blends in and provides minimal accommodations for them.

Member Doherty questioned if the new construction covers the concrete in the back. Mr. Turner indicated it did. Member Doherty indicated that the front of the home is even with the fronts of the other homes and will be similar with the rear expansion as the other homes. Member Doherty also questioned whether the neighbors to the north and south have signed off on the improvements. Mr. Turner indicated that they have held back one additional foot from the building line to provide more relief and added the neighbors to the north and south have signed off on the improvements.

Member Waldenberg wanted to set the record straight that the 51% FAR variance that was previously in December, was truly an exception and it was noted that it would not be a precedent setting because of the adjacent houses on either side.

Member Widdes questioned whether all other setbacks and heights were within requirements. Mr. Turner indicated that 50% impervious lot coverage is allowed and they are under that and all other requirements are met.

The Members went on to discuss the footprint which they felt fit in well with the neighborhood. Also considered and discussed was that the neighbors were agreeable to the improvements.

There being no further discussion, the following motion was made:

A motion was made by Zoning Board of Appeals Member Patrick Doherty, seconded by Member Lorna Widdes to approve the following:

- A) 409.19 square foot variance increase from the maximum 2,303.44 square feet allowed by code resulting in a floor area ratio increase to 2,712.63 square feet.**

Located at 296 Latrobe Avenue consistent with the site plan and Architectural exhibits received on May 27, 2007.

Subject to the following development conditions:

- 1) An approval pursuant to any requested review by a Village consultant, staff member, Board or Commission shall be an approval of only those items specified in any motion, resolution, ordinance or written report. Under no circumstances shall such an approval be deemed to be the approval of any other matter by virtue of the fact that those other matters may appear on the supporting documents such as a site plan, engineering plan, or plat that was the subject of the review. Neither shall any such written approval be deemed to be an approval of any matter, which is within the jurisdiction of any other Village consultant, staff member, Board or Commission or any County, State or Federal Agency.
- 2) The petitioner shall comply in all respects with the ordinances of the Village of Northfield and nothing in this variance shall be construed as a waiver of any of those requirements.
- 3) This variation will be in effect until July 10, 2008.

The following vote was taken:

AYES: 5

Margaret Parcels, Acting Chair

J. Patrick Doherty

James Henderson

Adair Waldenberg

Lorna Widdes

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Josh Buchman, Chair

Bert Getz, Jr.

Motion Carried

Acting Chairperson Parcels indicated that this was the last meeting for Member Adair Waldenberg on the Zoning Board of Appeals.

Member Waldenberg asked to recognize the service of her colleagues. She felt that this Board has been very thoughtful. She likes that they bring different perspectives. She feels the strength of the Board is shown through its diversity. She said it has been a great privilege to serve with her colleagues. Our democracy is based on people being able to serve and the members are a great example. She would especially like to recognize Chris and Ron for all their work. Chris has been great about getting the members notices, using email, preparing the minutes and Ron has been a tremendous asset to the community. His knowledge and guidance and insights have been a great value. She has learned a lot from Ron and has always received an answer and if not known, he will research it and find out the answer. The community is exceptionally well served by the Village staff. The Village of Northfield is an outstanding place because of the people and she has been privileged to live here for almost 24 years which makes it very hard to leave. She felt it was important to recognize the people who don't often get recognition. She thanked everyone on the Board.

Member Henderson then made the following motion which was seconded by Acting Chairperson Parcels:

Whereas, Adair Waldenberg has served on the Zoning Board of Appeals for many years; and

Whereas, her service has been thoughtful, supportive and a great contribution to the quality of Village life;

Therefore, it is moved that the Board recognizes her service with gratitude and extends to her our best wishes for her new life and home.

Acting Chairperson Parcels added that Member Waldenberg was responsible for having Building Commissioner Ron Johnson do things he had not done in the past, such as the comparisons with the other houses with regard to approving or denying an application for FAR variances. That was a very important thing for the Board.

Member Widdes then spoke to Member Waldenberg saying they have a mutual acquaintance who has spoken very highly of her and she is very sorry to see Member Waldenberg leave as she has been quite an asset to Northfield.

The following vote was taken:

AYES: 4

**Margaret Parcels, Acting Chair
J. Patrick Doherty
James Henderson
Lorna Widdes**

NAYS: 0

ABSTAIN: 1

Adair Waldenberg

ABSENT: 2

**Josh Buchman, Chair
Bert Getz, Jr.**

Motion Carried

There being no further discussion, upon a motion duly made, seconded and passed the Zoning Board of Appeals adjourned their meeting at 7:45 p.m.

HGM 7/11/07

Approved 10/2/07