

**SUMMARY NOTES
OF THE
MEETING OF THE
ZONING BOARD OF APPEALS
TUESDAY, JUNE 6, 2006
VILLAGE OF NORTHFIELD**

On Tuesday, June 6, 2006, the Zoning Board of Appeals met at 7:00 p.m. in the first floor Council Chambers located at 361 Happ Road to consider one (1) issue.

Members in Attendance:

Josh Buchman, Chairperson
J. Patrick Doherty
Bert Getz, Jr.
Philip Jones
Adair Waldenberg
James Henderson

Members Absent:

Margaret Parcels

Others Present: Building Commissioner Ronald Johnson and others. See attached sign-in sheet.

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

Chairperson Buchman requested a motion on the consideration of the May 9, 2006, summary notes. A motion was made and seconded to approve the May 9, 2006, summary notes.

The following vote was taken:

AYES: 4

**Josh Buchman, Chair
J. Patrick Doherty
Adair Waldenberg
James Henderson**

NAYS: 0

ABSTAIN: 2

**Bert Getz, Jr.
Philip Jones**

ABSENT: 1

Margaret Parcels

Motion carried.

1. **605 SUNSET RIDGE ROAD:** Consideration of a request for variation from Appendix A – Article V, Section 5-4., of the Village of Northfield's Code:
 - A) A 25.00 foot variance from the required 40.00 feet resulting in a 15.00 foot north front yard setback to allow for a family room and garage addition.
Submitted by Stephen and Sarah Wool.

Mr. and Mrs. Steve Wool, petitioners, were present along with their building, Mr. John McGowean. Mr. Wool outlined their request for a north front yard variance to allow for a family room, mud room and three car garage addition to the existing residence.

Mr. Wool explained the front of the house faces Sunset Ridge Road and the variance is needed on the north side of the house where a private lane services their house as well as three others. The present garage, which they believe was built in the 1950's, is setback 15' from the lot line and 18' from the private lane on the north. The Wool's purchased the property in 1995. They are

proposing to tear down the existing garage and rebuild a family room with the exact same footings and distance from the private road as it currently sits. Concurrently they would like to align the mud room and new three car attached garage with the family room and have it set back 20' from the lot line.

Due to the collapse of the concrete floor in the garage (a pre-existing condition at the time they purchased the property) the existing structure cannot be readily repaired. During heavy rains and seasonal changes they endure heavy condensation on the interior walls. This also causes water to pool on the garage floor.

Mr. Wool added they have signed approved from six of their adjacent neighbors indicating they do not have any objections to the proposed project. The Wool's feel the surrounding properties will benefit from the improvements to their house and enhance curb appeal.

Chairperson Buchman asked who is the neighbor directly north across from where the new garage will face. Mrs. Wool said it is Mr. and Mrs. Jim Donewald and they signed the letter that was submitted stating their support for the project.

Member Doherty asked if it is correct to say that none of the proposed addition would be closer to Private Lane than what it is currently now. Mrs. Wool said the new garage is actually going to be farther away by five feet. The proposed family room will be in the exact same location as the existing garage.

Member Henderson asked Mr. and Mrs. Wool if they had thought about putting the garage on the south side of the property. Mr. Wool indicated they had not looked at the south side due to having to move the driveway onto Sunset Ridge Road. The driveway is currently on Private Lane. It would be much more extensive and would not be in the interest of traffic on Sunset Ridge Road.

Member Getz questioned the problem with standing water in the garage when it rains and asked about drainage for the proposed addition. Mr. Wool said on occasion they do have standing water in the garage when it rains. They plan to dig out the concrete slab that is there now and replace it with a new slab on grade that will pitch the water away from the house. The natural pitch of the property goes from the west to the east – towards the back of the property.

Building Commissioner Ron Johnson added a grading plan is not need to appear before the Zoning Board of Appeals and the Village Engineer will review and approve the drainage plan for the addition before the building permit is issued.

Chairperson Buchman asked if anyone in the audience wished to speak.

Mrs. Janet Bergman, 585 Sunset Ridge Road, was present and is in support of the proposed project. They are the neighbors directly to the south.

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

A motion was made by Zoning Board of Appeals Member J. Patrick Doherty, seconded by Member Bert Getz, Jr. to approve the following:

- A) A 25.00 foot variance from the required 40.00 feet resulting in a 15.00 foot north front yard setback to allow for a family room and garage addition located**

at 605 Sunset Ridge Road consistent with the site plan and Architectural exhibits received May 2, 2006.

Chairperson Buchman clarified the request for a 25.00 foot front yard set back variance applies to the foot print of the existing garage (proposed family room) and the proposed three car garage will be five feet farther back from the lot line whereas they would only need a 20.00 foot variance.

Member Waldenberg asked for an amending that they are very careful of the water run off and make sure that drainage does not become an issue. Building Commissioner Ron Johnson stated a drainage plan will need to be submitted and approved by the Village Engineer. The Building Department will make sure the proposed project does not cause any adverse affect to any of the neighbors.

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 June 6, 2007.

The following vote was taken:

AYES: 6

Josh Buchman, Chair

Bert Getz, Jr.

Philip Jones

J. Patrick Doherty

Adair Waldenberg

James Henderson

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Margaret Parcells

Motion carried

There being no further discussion, upon a motion duly made, seconded and passed the Zoning Board of Appeals adjourned their meeting at 7:20 p.m.

cs 6/9/06

Approved 9/5/06