

MINUTES
GENEVA ZONING BOARD OF APPEALS
January 9, 2019
Council Chambers – 109 James Street -- Case #2019-01

Present: Chairman pro tem Rittenhouse, Members Debates, Hunz, Kerfoot, Konicek
Absent: Member Hood
Staff: Building Commissioner Eric Nelson
Others Present: Planet Depos Court Rptr. Melanie Humprey-Sonntag; Recording Secretary Celeste Weilandt

The meeting of the Zoning Board of Appeals was opened at 7:00 p.m. by Chairman Pro tem Rittenhouse. The recording secretary called the roll and a quorum was present with five (5) voting members.

Approval of the December 12, 2018 Meeting Minutes

Minutes of the December 12, 2018 meeting were approved on motion by Member Hunz, second by Member Kerfoot. Motion carried by voice vote of 5-0.

PUBLIC HEARING

Chairman Pro tem Rittenhouse read the protocol for the public hearing and swore in those individuals that would be speaking. Building Commissioner Nelson read into the record the contents of the ZBA file.

Variation request for 321 Woodward Avenue - IN ACCORDANCE WITH Section 11-14-5 (Variations) of the Geneva Zoning Ordinance, the petitioner is requesting a variation from Section 11-5E-4 (Lot and Area Requirements of the R3 Medium Density Single-Family Residential District) to increase the allowable lot coverage from 45% to 52.76% for the purpose of removing a handicap ramp and concrete slab (total 240 sq. feet) and replacing them with a 14' x 14' foot deck (196 sq. feet). Currently, the lot coverage is 53.44%.

Chairman Pro tem Rittenhouse opened the public hearing and invited the petitioner to come forward.

Petitioner, Mr. Jason Keegan, stated he was seeking a variation to increase the allowable lot coverage to 52.76% and to remove an unsafe existing wheelchair ramp at the rear of the home. It would be replaced with a 14' foot by 14' foot deck in its place, reducing the total lot coverage from 53.44% to 52.76%.

Per Member Debates question, Mr. Keegan confirmed the house was a rental property. No other questions followed.

Chairman Pro tem Rittenhouse entertained a motion to approve, noting four affirmative votes were necessary to approve the petition.

Motion by Member Konicek to approve the request which met the requirements for justification of the variance, including all four criteria: reasonable return, unique hardship, character of the area, and minimum variation. Second by Member Hunz. Roll call:

Aye: Debates, Hunz, Kerfoot, Konicek, Rittenhouse
Nay: None

MOTION PASSED. VOTE: 5-0

Chairman Pro tem Rittenhouse thanked the petitioner for his thorough application.

Other Business

Building Commissioner Eric Nelson reported that the Mayor received a communication from Art Kaindl stating his resignation, but Mr. Nelson indicated that he had not received anything formal yet. Members discussed the idea of having a gathering for Mr. Kaindl, possibly having the City get involved. Building Commissioner Nelson would speak to the mayor about the idea.

Adjournment

There being no further business to come before the Geneva Zoning Board of Appeals, motion was made by Member Kerfoot, second by Debates to adjourn the meeting at 7:13 p.m. Motion carried unanimously by voice vote of 5-0.

Respectfully submitted,

Chairman Pro tem Rittenhouse

/s/ Celeste K. Weilandt

Celeste K. Weilandt, Recording Secretary