

MINUTES
GENEVA ZONING BOARD OF APPEALS
April 10, 2019
Council Chambers – 109 James Street – Meeting #2019-07

Present: Chairman Pro tem Debates, Members Hunz, Kerfoot, Konicek
Absent: Members Hood, Rittenhouse
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 Debates. The recording secretary called the roll and a quorum was present with four (4) voting members.

Approval of the January 9, 2019 Meeting Minutes

Minutes of the January 9, 2019 meeting were approved on motion by Member Kerfoot, second by Member Hunz. Motion carried by voice vote of 4-0.

PUBLIC HEARING

Chairman Pro tem Debates read the protocol for the public hearing and swore in those individuals that would be speaking.

28 McKinley 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 R4 High Density Single-Family Residential District) to decrease the minimum required street-yard setback from 20' feet to 13.25' feet for the purpose of adding a roof over the front stoop.

Building Commissioner Eric Nelson read the legal notice which was published on March 22, 2019 in the *Daily Herald*. He read into the record the contents of the ZBA file.

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

Petitioner, Mr. Steve Case, 1403 S. Elm Street, St. Charles, stated he has renovated his home and has relocated the front door from its current location to the south elevation which had an indentation in the foundation to bring it back closer to the 20-foot mark. He was requesting a 4-foot by 4-foot roof over the top of it for weather protection. Mr. Case stated he did not place any posts into the setback and he would be shoring off the porch against the house, thereby asking for a minimal variance.

Per Commissioner Nelson, the code did require a minimum 3-foot by 3-foot landing outside any exterior door for egress. The applicant wanted a shed roof over the landing.

Based on the petitioner's statements and staff's analysis, **Member Konicek made a motion to approve the request for a variation from Section 11-5E-4 (Lot and Area Requirements of the R4 High Density Single-Family Residential District) to decrease the minimum required street-yard setback from 20' feet to 13.25' feet for the purpose of adding a roof over the front stoop. Second by Member Kerfoot.**

Roll call:

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

MOTION PASSED. VOTE: 4-0

Special Items – None.

Other Business – None.

Adjournment

There being no further business to come before the Geneva Zoning Board of Appeals, motion was made by Member Konicek second by Hunz to adjourn the meeting at 7:13 p.m. Motion carried unanimously by voice vote of 4-0.

Respectfully submitted,

Chairman Pro tem Debates

/s/ Celeste K. Weilandt_____
Celeste K. Weilandt, Recording Secretary