

ZONING ADMINISTRATOR
DECEMBER 12, 2022 MEETING MINUTES

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order:

Mr. Schoon called the meeting to order at 4:00 p.m.

Public Comment:

No comments were made at this time.

New Application:

a. **Case No. 22-28-ZA - 742 Pine Street:** An application submitted by Heidi Thornton seeking approval of a variation to allow replacement of the existing legally nonconforming attached garage with a one-story addition to the existing residence at 742 Pine Street that would provide less than the minimum required front yard setback. The Zoning Administrator has final jurisdiction on this request.

Mr. Schoon stated he reviewed the materials and asked the applicant to provide a summary. Tom Hickman identified the home's front yard to the west which is nonconforming and noted the property is otherwise conforming. He then identified the garage's current location which he described as problematically located on the irregular site. Mr. Hickman stated the garage addition was built in 1944 on the site's only flat location which resulted in the driveway exiting into a dangerous situation. He described the driveway's proximity and difficulty in terms of exiting onto surrounding streets. Mr. Hickman then stated the garage would be moved to the other side of the site which required it to be tucked down into the basement and would result in the garage door not being visible from the front yard. He stated the garage would result in the property becoming more compliant and described the proposed garage's siting, the proposed addition and deck which would improve the home's appearance. Mr. Hickman then described how the kitchen would be moved which would also improve the home's circulation and views and asked if there were any questions. Heidi Thornton added she is excited to get started on the project.

Mr. Schoon noted there is no one from the public in attendance to comment on the application and no correspondence was received. He then stated after reviewing the applicant's response to the standards and plans, he found that the variation request is consistent with the standards for granting a variation and approved the request.

Adjournment:

The meeting adjourned at 4:09 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary