

ZONING ADMINISTRATOR
APRIL 1, 2024 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.

Case No. 24-06-ZA 159 Sheridan Road – Replacement of Tennis Court.

Mr. Schoon confirmed he had reviewed the application materials and asked for the applicant to present any additional information to be considered. Christopher Canning stated he represented Mr. and Mrs. Tinberg, the property owners. He described the request as straightforward and noted the property has contained a tennis court in the same location for several decades and predates the Tinberg's ownership. Mr. Canning stated they replaced the tennis court with the same size tennis court in the same location which triggered the need for the front yard and side yard setback variations. He stated the application addressed the standards and noted they received letters of support from the neighbors and asked for the front yard and side yard setback variations to be granted although the work had already been completed.

Richard Tinberg stated the tennis court has been in the same location for 64 years and this tennis court was used for play prior to the Nielsen Center courts. He stated while they were aware of setback rules, the existing tennis court was constructed prior to that. Mr. Tinberg then stated that during COVID, they allowed children to play on the tennis court although there were tree roots creating issues with the playing surface. He also stated the court was resurfaced once in the years they have lived in the home adding that trees shield the view from the street. Mr. Tinberg then apologized for not following the proper procedure.

No members of the public were in attendance to provide comment.

Mr. Schoon stated after reviewing the materials, he found that the request met the standards for granting the variation for the one for one replacement of the existing nonconforming tennis court and approved the request.

Ms. Klaassen informed the applicant of their next steps.

Case No. 24-07-ZA – 470 Sunset Road – Replacement of Front Porch and Second Story Above.

Mr. Schoon confirmed he reviewed the application materials and asked for the applicant's presentation. Jeff Letzter of Aspect Design referred to the initial plans submitted for permit with the zoning issue arising during that review. He stated the applicant decided to request a variation and noted the home was built in approximately 1927. Mr. Letzter stated the existing home did not meet setback requirements and referred to the condition of the second floor above the porch element which is in disrepair. He stated the request is to rebuild the front porch with the same size, design and look. Mr. Letzter stated that with regard to zoning, the second floor element encroached into the setback by 1.41 feet although the porch did encroach into the allowable setback amount. Erinn Martin, the property owner, confirmed the structural integrity would be maintained and if it is moved back, it would change the appearance of the home on the street which she described as historic and prominent. She also stated the room above the

1 porch is small and would become non-functional if it is made smaller in order to comply with the front
2 yard setback.

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4 Mr. Schoon noted an email was received from Jamie and Francisco Robles in support of the request. He
5 then stated after his review of the materials and based on the testimony and materials; he found the
6 requested variation met the standards for granting the variation as requested.

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8 **Adjournment:**

9 The meeting adjourned at 4:10 p.m.

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11 Respectfully submitted,

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13 Antionette Johnson
14 Recording Secretary