

ZONING ADMINISTRATOR
MAY 1, 2025 MEETING MINUTES

Village Staff:

Scott Mangum, Community Development Director
Christopher Marx, Associate Planner

Call to Order:

Mr. Mangum called the meeting to order at 4:00 p.m. roll call was taken of those present.

Public Comment:

No comments were made at this time.

New Applications:

a. **Case No. 25-06-ZA - 1034 Westmoor Road: An application seeking approval of a zoning variation to allow structural changes necessary to provide new window openings and one-for-one replacement of a portion of the foundation in the legally nonconforming east side building wall of the existing residence at 1034 Westmoor Road.**

Jeff Harting, the architect, presented the request on behalf of the property owners, Larry and Kristina Baker.

Mr. Marx asked Mr. Mangum if he had any questions for Village staff. No questions were raised at this time. Mr. Harting stated the request would reduce the amount of nonconformity by reducing portions of the front nonconforming façade by pushing it back as well as changing the garage door on the front. He also described the change to the existing change to portion of the home which necessitated the changes to the windows and the doors. Mr. Mangum asked Mr. Harting if it would be a hardship to conform to the 12-foot setback in making those modifications. Mr. Harting responded it would be next to impossible due to the practicality and that leaving the existing windows where there are in the front of the garage would result in them falling with the new structural corner of the new revised wall. He also stated due to other interior renovations, it would be impossible to leave them in their existing location. Mr. Mangum stated the request would become more conforming and the amount of glazing would be reduced as well as there being a reduced impact on the neighbors. Mr. Harting added the request was discussed with the next-door neighbors who are fine with the request.

Mr. Marx noted no public comment was received. Mr. Mangum noted there is no one in the audience to provide public comment. Mr. Harting stated the accommodation would make the home more usable and in the only place a garage can fit. He also stated to remove 12 feet from that setback would result in taking 6.5 feet off the home which would make it impractical to have a garage.

Mr. Mangum stated in considering the applicant's testimony and the information provided in the packet of materials as well as the responses to the standards for variations, he agreed there is a hardship, the standards have been met and he granted the approval of both variations.

Adjournment:

The meeting adjourned at 4:05 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary