

ZONING ADMINISTRATOR
OCTOBER 31, 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 2:00 p.m.

Public Comment:

No comments were made at this time.

New Applications:

a. **Case No. 25-23-ZA - 1320 Westmoor Trail: An application seeking approval of a zoning variation to allow construction of an attached garage addition to the existing residence that would provide less than the minimum required front yard setback at 1320 Westmoor Trail.**

Mr. Mangum described the request for the proposed addition. He stated he had reviewed the materials and asked the applicant for their presentation.

Healy Rice, the project architect, introduced herself and the property owner, John Newell, and described the request to expand the existing garage approximately 6 feet further north of the existing front of the home to reorient it to become a front loaded garage. She also stated the existing garage is substandard in size and described the difficulty in accessing it with a vehicle. Ms. Rice stated that they explored several alternatives and the proposal is the most logical and simplest location to expand the existing garage. She stated that they planned to reduce the side yard setback which would enable the garage to be accessed from the front as well as have room for storage while using a portion of the garage to create a mudroom which the home did not have. Ms. Rice stated the neighbor's home to the east sat further forward and that there would be no impact to the neighborhood feel as it would keep with other homes in the area.

Mr. Marx confirmed no written comments were received regarding the application. Mr. Mangum noted there are no audience members present to provide comments. He stated upon reviewing the submitted information and the applicant's responses to the findings of fact and standards, he found that the standards have been met and the zoning variation is approved for the front yard setback. He described the request as a minor change and referred to the home's layout, the garage's substandard size and its accessibility.

Adjournment:

The meeting adjourned at 2:05 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary