

**CITY OF MASCOUTAH
ZONING BOARD OF APPEALS
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030**

FEBRUARY 25, 2020

The minutes of the regular meeting of the Zoning Board of Appeals of the City of Mascoutah.

CALL TO ORDER

Meeting was called to order at 7:00 p.m.

PRESENT

Board members Jim Kuehn, Bob Scott, Harry Friederich, Dean Smith, Kimberly Kilgore, and Rich Fuess.

ABSENT

Chairman Don Taylor.

ALSO PRESENT

City Manager Brad Myers and Executive Assistant Julia Biggs.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the October 23, 2019 Zoning Board of Appeals were approved. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing

ZBA 20.01- 1421 Timberbrook Drive, Lot Coverage Variance.

The applicants, Richard and Ruth Ann Scott and Jacob Sunroom & Exteriors, are requesting a variance on the lot coverage at 1421 Timberbrook Drive in order to build a 12' by 16' vinyl sunroom addition to the home. Maximum lot coverage is 30.21%, and with the proposed addition, lot coverage would become 32.44%. No questions or comments have been received from those within the buffer area and the proposed addition would not encroach on any setbacks.

Both Richard Scott and a representative from Jacob Sunroom & Exteriors were present. Kuehn stated that the addition would be considered a side yard, therefore the setback would only be 10 feet. Kilgore questioned if there should be a survey done due to the fact that the drawings submitted appear that the extension would be into the neighboring property, however it was deemed this was for informational purposes only and no setbacks would be encroached upon for this property nor the neighboring property. The extension will be opposite the driveway.

Kilgore asked the contractor if there had been any work done regarding the displacement of water due to this addition, since most of the zoning requirements are in place to avoid flooding. The contractor stated that guttering and downspouts will be installed, removing water on land as opposed to under. Kilgore also asked if the Fire Department had been consulted as this addition seems rather close to the neighbor's property, however the property is within safe and legal guidelines. The addition will be essentially replacing the current patio. Smith and Scott commented on the fact that many homes in the neighborhood already have the sunroom extension which are larger than the one before the Board this evening. Myers pointed out that there are no problems currently with flooding in this neighborhood.

Smith moved, seconded by Scott, that the Zoning Board of Appeals approve a variance from the maximum building coverage of 30% and allow for a building coverage of 32.44% at 1421 Timberbrook Drive for the proposed residential addition.

Motion passed. AYE's – 6 – Scott, Kuehn, Smith, Friederich, Kilgore, Fuess. NAY's – none. Abstentions – none.

ZBA 20.02- 212 W. Poplar St., Setback Variance.

The applicant, Catherine Roberson, is requesting a variance on the setback requirement at 212 West Poplar Street in order to build a 475 square foot addition to the home. The proposed addition will encroach on the rear setback by 5 feet. The applicant, her father, and rear neighbors Pat Parnell and Lisa Richter are in attendance. Approximate lot coverage with the addition will be around 24%. Dimensions of the addition are 20' by 22'. This addition will be on the south side of the home with no basement. The applicant does not own this home as of yet. It is owned by her mother and uncles, but before purchasing this property and getting an estimate for the addition, she must obtain a variance.

Kuehn addressed the issue of drainage, however felt that with the resurfacing of Poplar Street that drainage was not an issue. The drainage and ditch were relocated to the north side of Poplar Street due to a gas main move during the resurfacing. The rear neighbors stated that they have moved dirt their yard to alleviate flooding issues as well, and have tried to level the yard out as much as possible to redirect the water shed. Parnell and Richter both stated they have no issues with the addition and only attended the meeting to find out what the setbacks meant and what the variance request was for.

Kilgore questioned if the addition could go further across the home as opposed to back from the house, however Scott pointed out that the power input to the house is there, and from a cost standpoint, it would be much more expensive to move the power input. Scott also questioned if the downspouts from the addition could be run to the front of the house to attempt to avoid additional rear yard flooding, which Roberson agreed to. The new roof will tie into the existing roof at a different angle.

Kilgore moved, seconded by Smith, that the Zoning Board of Appeals approve a variance for the minimum rear yard setback of 25 feet and allow for a minimum rear yard setback of 20 feet at 212 West Poplar Street for the proposed residential addition, with the condition that the gutters and downspouts drain towards the front and west of the property, away from other properties.

MISCELLANEOUS

Smith questioned if the plans on the new Motomart have been received and would like to examine them. Myers stated that he has received basic plans, however nothing has been put into motion as of yet.

ADJOURNMENT

The Board adjourned at 7:43 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.