

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

OCTOBER 28, 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, Dean Smith, Kimberly Kilgore, Rich Fuess, Bob Skeen, and Chairman Don Taylor.

ABSENT

None.

ALSO PRESENT

City Manager Brad Myers, Assistant City Manager Kari Speir and Executive Assistant Julia Biggs.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the July 29, 2020 Zoning Board of Appeals were approved. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing

ZBA 20.05- 11 North 1st Street, Setback Variance

The applicant is requesting a variance on the setback requirement at 11 North 1st Street in order to build a carport with small storage enclosure attached to the existing home. Applicant was issued a remodel/addition building permit in July for the current construction that is taking place. The carport would be 11 feet from the property line. Minimum front yard setback is 20 feet, and the proposed addition encroaching on the minimum front yard setback by 9 feet. The 30-foot corner visibility setback remains intact with this proposed addition.

Chairman Taylor stated that the line of sight appeared to be good with the proposed addition. Applicant Timberly Hund said that it is a well-built house that they chose to rehab as opposed to building new. Outdoor storage is the biggest challenge at the property as green space is limited and the property is located on a busy street. Taylor stated the applicants appear to have utilized

the lot as best as they could.

Kilgore asked what the current lot coverage is and what it would be with the addition as the lot appears to be covered. Hund said that the house itself is approximately 1650 square feet, not counting the porch or carport, since these covered areas are open on two or more sides. The carport and existing porch were not taken into consideration when calculating lot coverage. If the applicant were to incorporate the covered storage area into the lot coverage calculation, the total would still be under the 35% allowable. The current structure is at 28% and the outdoor storage area will add 54 square feet. The carport will be open with a roof.

Kuehn asked about the footings that were installed. He asked if those would become a structure and would it be attached to the house. Hund explained that the roof will be extending over the carport and become one solid mass. Scott commented that it looked good and that they were keeping the 30 foot diagonal on the structure.

Kuehn likes the brick on the existing home, and Hund stated all the rehab work they have chosen to do will keep the house's historical value, but will differentiate between old and new. Kilgore asked if a car will be able to utilize the new carport if installed, and Hund answered yes, a car will be able to utilize the space using the existing driveway. Kilgore was concerned with the traffic on Church Street and asked if traffic would be able to see them backing out of their property. Hund stated that the street is quite wide, and they left that section open for visibility since it is so close to the road. They will be adding some low landscaping after the project is finished. Kuehn reiterated that the landscaping would have to be low for street visibility and safety.

Scott moved, seconded by Smith, that the Zoning Board of Appeals approve a variance for the minimum front yard setback of 20 feet and allow for a minimum front yard setback of 11 feet at 11 North 1st Street for the proposed residential addition.

Motion passed. AYE's – 7 – Scott, Kuehn, Smith, Skeen, Fuess, Kilgore, Taylor. NAY's – none.

Abstentions – None.

MISCELLANEOUS

None.

ADJOURNMENT

The Board adjourned at 7:22 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.