

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

AUGUST 31, 2022

The minutes of the virtual 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 Bob Skeen, Bob Scott, Chairman Don Taylor, Jim Kuehn, Dean Smith, and Rich Fuess.

ABSENT

Kimberly Kilgore

ALSO PRESENT

Assistant City Manager Kari Speir, Deputy Clerk Tiffany Barrows, property owner Nancy Larson and Bill O'Hara, neighbor Denny Davis, and project contractor Jeff Pence.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the June 22, 2022 Zoning Board of Appeals were approved as corrected. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing

ZBA 22-03, 305 South Railway Ave, Setback Variance

The applicant, Nancy Larson, is requesting a setback variance and structure location variance to allow a 24' x 24' detached, 2-car garage in a residential zoning district located at 305 South Railway Avenue.

The property is zoned RS-8, Single Family Residential. Minimum side yard setback is 10 feet. Proposed garage would encroach on the setback resulting in zero side yard setback on the west side of the property.

In addition to the setback variance request, the applicant is requesting a structure location

variance. Per Sec. 34-3-5 (c)(2) of the City Code, if an accessory building is detached from the principal building, it shall be located at least ten feet from the principal building. The proposed garage would be located 8 feet from principal building.

Chairman Don Taylor gave a brief history of the property, including the current garage. He stated that there is a private easement without any public utilities. Chairman Taylor also reported that he spoke with Fire Chief Joe Zinck and there is no issue or complaints from the fire department regarding the 2-foot allotment.

Board member Kuehn asked Nancy Larson if there would be any rainwater issue. Jeff Pence, her project's contractor, stated that the proposed driveway and gutters will be at a slant and positioned to the north of the property; this is the direction the rainwater currently drains without issue. Jeff Pence also established to the commission that the slab foundation will be rebuilt.

Skeen moved, seconded by Smith, that the Zoning Board of Appeals approve a variance for a minimum side yard setback and allow for zero side yard setback for a detached garage to lie along the west side of the property and a variance for the structure location to allow a detached garage to be located 8 feet from the principal building, located at 305 South Railway Avenue.

Motion passed. AYE's – 6 – Scott, Kuehn, Smith, Skeen, Fuess, and Taylor. NAY's – none. Absent – 1- Kilgore.

MISCELLANEOUS

None.

ADJOURNMENT

The Board adjourned at 7:19 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.