

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

JUNE 22, 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 Jim Kuehn, Bob Scott, Kimberly Kilgore, Chairman Don Taylor, Dean Smith (attended virtually), and Rich Fuess (attended virtually).

ABSENT

Bob Skeen

ALSO PRESENT

Assistant City Manager Kari Speir, Deputy Clerk Tiffany Barrows, property owners Leroy and Cynthia Klein.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the November 30, 2021 Zoning Board of Appeals were approved as corrected. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing

ZBA 22-02, 396 Douglas Ave, Setback Variance

The applicants, Leroy and Cynthia Klein, are requesting a setback variance to allow a 12' x 20' attached carport to be constructed on the west side of the property.

The property is zoned RS-8, Single Family Residential. Minimum side yard setback is 10 feet. Proposed carport would encroach on the setback resulting in a 2 foot side yard setback on the west side of the property. The neighboring property's structure to the west is located 15 feet from the property line.

Assistant City Manager presented a letter from a neighbor requesting that if this project is

approved, to make sure that there will be no plastics or tarps hanging on the carport. The board and property owners agreed.

Board member Kuehn asked the Kleins to present the shape of the build. Leroy Klein stated that it would not be a gable roof but rather a slant from the existing principal building. Chairman Taylor requested more information on the proposed gutters. Leroy elaborated, stating that the gutters will attach to the principal building, gutters and the down spout will be parallel to the west property line so that the water will run down the driveway.

Leroy and Cynthia Klein presented the design. They described the height of the carport will be 10 feet, the width 12 feet, and the length 20 feet. They are going to use 2x6s and will have 3 poles on each side. Leroy stated that the carport shingles will match their home's shingles. Their goal is to be as close as possible. The Kleins are planning to also have a retaining wall installed so that rock will not spill onto neighboring property. Gary Casey will be the general contractor.

Board member Kilgore asked if the placement will hinder the current fire code. The Kleins stated that it will be no obstructions. They stated that there will be plenty of space for emergency personnel to get to the rear property.

Board member Kilgore pointed out that the variance application had an error in the lot size. According to the listed lot sizes listed on the application, the total area should be listed as 9,000 square feet not 5,400 square feet. Assistant City Manager made the correction for the applicants.

Scott moved, seconded by Kuehn, that the Zoning Board of Appeals approve a variance for the minimum side yard setback of 10 feet and allow for a minimum side yard setback of 2 feet on the west side of the property located at 396 Douglas Avenue.

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

MISCELLANEOUS

None.

ADJOURNMENT

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