

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

**MARCH 1, 2023**

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 Acting Chairman Bob Scott, Kimberly Kilgore, Jim Kuehn, and Rich Fuess.

**ABSENT**

Don Taylor, Bob Skeen, Dean Smith.

**ALSO PRESENT**

Assistant City Manager Kari Speir, Planning & Zoning Administrator Tiffany Barrows, property owner Maricia Laquet, and the project contractor Chaz Poole attended virtually.

**ESTABLISHMENT OF A QUORUM**

A quorum of Zoning Board of Appeals members was present.

**MINUTES**

Minutes of the December 15, 2022 Zoning Board of Appeals were approved as presented. All were in favor.

**AMEND AGENDA**

None.

**BOARD BUSINESS**

**Public Hearing**

**ZBA 23-01, 212 Fillmore Street, Setback Variance**

The property owner, Maricia Laquet, is requesting variance for minimum rear yard setback of 25 feet of the property located at 212 Fillmore Street.

The property is zoned RS-8, Single Family Residential. Maricia Laquet is seeking to construct an 11'8" x 10' x 8' sunroom. According to the contractor's submission, the approximately 933 square foot sunroom addition will be attached to the rear side of the home. The proposed sunroom would encroach on the setback resulting in an 11-foot rear yard setback on the south side of the property. The neighboring property's accessory structure to the south is located five feet from the property line.

Scott asked if the concrete slab already existing was going to be used. Poole answered that he will be cutting into the concrete slab and adding in piers. Scott asked what would keep the slab from floating away and asked about footings being put in. Poole stated that he spoke with the building inspector Scott Meinhardt who told him that piers should be enough. The concrete slab is 10x12 and 5 inches thick.

Kuehn asked about the entrance into the sunroom. Poole stated that a French door will be installed where the window is located to allow entrance into the new sunroom.

Fuess asked if the sunroom was going to have gutters. Poole answered that yes it will.

Kilgore voiced concerns over fire safety with the garage on the other property being so close and concerns over flooding.

Fuess pointed out that if this address was located on Jefferson Street, then this would be the side yard instead of the rear yard.

Planning & Zoning Administrator Tiffany Barrows reported the staff's opinion. The property is zoned RS-8, Single Family Residential and would consider the parcel as an exceptionally narrow lot.

Kuehn moved, seconded by Fuess, that the Zoning Board of Appeals approve a variance for the minimum rear yard setback of 25 feet to 11 feet on the south side of the property located at 212 Fillmore Street, contingent on building inspector's condition of footing requirements for footing.

Post Hearing Update: Per Building Inspector, Scott Meinhardt, the following is what will be required:

(In the case of existing perimeter footed slab in that location) - requires inspection, the footings will be measurement by digging several holes around the foundation wall to expose and determine the depth so that the inspector can measure a 30" minimum to the bottom of the footing. After inspection, you can then build on that slab, at its exterior.

(In the case of an existing non-footed slab that will remain and be covered by this sunroom) – requires a perimeter footing and frost wall/foundation to be dug and poured outside that slab. The existing slab must be pinned to the new frost wall with rebar. The walls of the sunroom can sit on that new frost wall. 30" minimum to the bottom of the footing.

No Pier style footing

A drawing detailing which method you plan to use - this additional plan will be added to the permit file for inspector review.

Contractor, Chaz Poole, reported back that he will construct a 30in deep footing around the pad and pin it.

***Motion passed.*** AYE's – 4 – Kuehn, Kilgore, Fuess, and Scott. NAY's – none.  
Absent – Taylor, Skeen, Smith.

## **MISCELLANEOUS**

None.

## **ADJOURNMENT**

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