

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, MAY 20, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST., BLOOMINGTON, IL**

Members present: Mr. Ireland, Mr. Briggs, Ms. Meek, Mr. Kearney, Mr. Simeone
Members absent: Mr. Zimmerman

Also present: Mr. Tom Dabareiner, Community Development Director
Mr. Mark Woolard, City Planner

Mr. Woolard called the meeting to order at 4:03 p.m. and called the roll. A quorum was present.

PUBLIC COMMENT: None

The Board reviewed the minutes from April 15, 2015 and accepted the minutes as printed.

Chairman Ireland explained the meeting procedures. Mr. Woolard stated the case had been published.

REGULAR AGENDA:

Z-03-15 Public Hearing and Review on the petition submitted by Perfect Choice Exteriors to allow the construction of a room addition and a variance from the Zoning Ordinance to reduce the required 25' front yard setback from the south lot line to 17' for the property located at 1623 Iowa Street. Zoned R-1C, Single-Family Residence District.

Chairman Ireland introduced the case and asked for anyone who would like to speak in favor of the petition. Bud Hanby, of Perfect Choice, was sworn in. He stated the house sits back and some are further out. The addition will be in the front of the home with an office area and will allow the owner to run some business out of his home. He said there have been issues with the home owner being older, the height, and keeping it lower to the ground and closer to the driveway. He was not sure of how it is set up in the rear of the home and there would be a height issue. He said there is a garage in the rear and the drive goes all the way to the back. Mr. Simeone asked if it would be impossible for the addition in the back or just more difficult. Mr., Hanby stated it would be a lot more difficult. The owner was not present and he said the owner wants an easier access to the driveway area. The front overhang and porch will be torn off. It will not tie into the roof and will have an eight foot ceiling. He said in the back they would have to build it at the second level. Ms. Meek stated that if there are bedrooms in the lower level they will need egress.

Chairman Ireland asked for anyone else who would like to speak in favor of the petition. Gary Stevens, 1612 Iowa Street, was sworn in. He said he has no problem with making the change. They have a similar split level house. He described the applicant's house and said that area drops off.

Chairman Ireland asked for anyone else who would like to speak in favor or in opposition to the petition. No one spoke.

Mr. Woolard described the variance and the location of the property. He identified the adjacent land uses and zoning. He said there is ample room for the addition in the rear of the house. There is no physical hardship and the request is for a substantial encroachment in the front yard. The average of the front yards are at 25.2'. He explained the various purposes of the required setbacks. He said the closer structures are to the street it is harder to see vehicles and pedestrians.

Mr. Hanby stated that they are coming out only eight feet. He had discussed and decided with the owner to not come out as much as desired into the front yard. The Board discussed the average setback and how the porch is already extended about eight feet into the yard. Chairman Ireland stated the GIS may have a false image of the houses. Mr. Simeone stated the house at 1621 appears to be farther back than the subject property. Mr. Woolard stated staff does not support the request and the encroachment is substantial and if approved it can set a precedent. The porch was not part of an approved permit. Mr. Simeone stated the owner should be here to make things more clear.

The vote on variance was denied with three (3) voting in favor and two (2) against with the following votes being cast on roll call: Mr. Briggs--Yes; Mr. Ireland--No; Mr. Kearney--Yes; Ms. Meek--Yes; Mr. Simeone--No.

Chairman Ireland stated because there was less than four yes votes the petition was denied however because it was denied by less than five, it can be appealed to the City Council. He explained to the petitioner that he would need to go through the City Clerk's office.

OTHER BUSINESS:

Any Other Business to Come Before the Board: None

NEW BUSINESS: None

ADJOURNMENT: 4:52 p.m.

Respectfully;

Mark Woolard