

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
'CONTINUED" PUBLIC HEARING HELD TUESDAY, SEPTEMBER 13, 2005 AT
7:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 7:30 P.M. Chairman Nass called the "Continued" Public Hearing to order and the Village Clerk called the roll:

Present: Chairman Nass, Vice Chair John Cifonelli, Carleen Kreider, W. Gene McAlester, Bryan McGonigal, Joe DiPino and Janis Menges
Absent: None
Also Present: Kathy Nelander, Village Clerk
Michael Garner, 271 Biltmore Drive
Al Pino, Village Trustee

2. Approve Minutes from the August 8, 2005 Public Hearing

The Minutes of the August 8, 2005 Public Hearing were made available to the Board.

Motion: Janis Menges moved that the Minutes of the August 8, 2005 Public Hearing be approved as presented; seconded by John Cifonelli.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Nass, Vice Chair John Cifonelli, W. Gene McAlester, Bryan McGonigal, Joe DiPino and Janis Menges
Absent: None
Nays: None
Abstain: None

Chairman Nass declared the Minutes of the August 8, 2005 Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Michael Garner, 271 Biltmore Drive, North Barrington, Illinois 60010.

Chairman Nass explained the variances to the code requested by Mr. & Mrs. Michael Garner.

ZR-10-6-3(A): R-3 Residential Zoning District requires that each lot have an area of at least 40,000 square feet.

The lot area of the subject property (Lots 10, 11 & 12 in Block 12 of Unit No. 1 of Biltmore Country Estates) is approximately 24,000 square feet.

ZR-10-9-2(C): From the rear line, the setback shall not be less than forty feet (40') or twenty percent (20%) of the depth of the lot, whichever amount is larger.

The existing house is located approximately 22 feet from the rear line, representing an existing rear setback encroachment of approximately 18 feet. The proposed wood deck will be located approximately 30 feet from the rear line, representing a rear yard setback encroachment of approximately 10 feet.

ZR-10-9-2(A,3): From all other public roads or streets, the setback shall not be less than sixty feet (60') from the established centerline. Based on the 66 ft. wide road right-of-way established for Biltmore Drive, the required front yard setback shall be 27 ft. as measured from the front property line. The existing house is located approximately 20 ft. from the front property line at its closest point. This represents an existing front yard setback encroachment of approximately 7 ft.

ZR-10-1-2(B) and (ZR-10-4-2(A1b): A non-conforming building or use shall not be expanded. The subject property is non-conforming on account of lot size and building setback.

Chairman Nass explained that the applicant had appeared before the Board at the August 8, 2005 Public Hearing but the Board had concerns about the lack of detail in the plans and had suggested that Mr. Garner contact Building and Zoning Officer Kelly Rafferty regarding specifications for the deck. Chairman Nass referred to a memo dated August 15, 2005 to Mr. Garner from Kelly Rafferty requesting:

- * Submittal of complete constructions plans including concrete piers, posts, beams, joists, decking and railings.
- * Deck structure to be designed to safely support a minimum live load of 40 pounds per square foot.
- * Where deck is more than 30" above grade, show guardrails, as well as for open sides of stairs where there is a total rise of more than 30 inches.
- * Stairs detail including a maximum riser height of 7 ¾" and minimum tread depth of 10 inches.

Chairman Nass explained that Mr. Garner had complied with the requests and invited Mr. Garner to address the Board and explain the plans for the deck. Mr. Garner explained the overall layout of the deck, beam and pier layout, stair layout, elevations, post details, ledger bolt schedule and detail. He said that he had increased the live load to 60 pounds per square foot, that the deck would be less than 30 inches above grade and would not require guardrails, and that the stair design also was compliant.

There were some questions from the Board for Mr. Garner and further discussion. Chairman Nass noted that there were no objections or outstanding concerns about the deck from the Village Forester, the Village Health Officer, or any adjacent neighbors.

Motion: John Cifonelli moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. Michael Garner to construct a wood deck to the home at 271 Biltmore Drive using the submitted signed plans titled Plan #1, dated September 5, 2005; seconded by Carleen Kreider.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Nass, Vice Chair John Cifonelli, Carleen Kreider, W. Gene
	Absent:	None
	Nays:	None
	Abstain:	None

Chairman Nass declared the motion approved and that the recommendation would be made to the Village Board. He stated that the next Village Board Meeting was scheduled for Monday, September 26, 2005 at 7:30 p.m. and invited Mr. & Mrs. Garner to attend.

4. Adjournment

There being no further business to come before the Board, W. Gene McAlester moved to adjourn the "Continued" Public Hearing; seconded by John Cifonelli.

The voice vote was unanimous in favor.

At 7:45 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held November 8, 2005.

Attest: _____

Kathy Nelander, Village Clerk

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