

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP
Assistant Village Manager/ Director of Community Development

DATE: January 4, 2007

SUBJECT: ZBA 06-27: 506 W. Maple Street

Please find the following items for Village Board consideration as part of the January 4, 2007 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 06-27;
3. Plat of Survey; and
4. Plans associated with the petition.

The petitioner's request includes two options for constructing a garage. The first option proposes to construct the garage as a detached accessory structure. This request requires variations to allow an accessory structure to exceed the height of the principal structure and to allow a detached garage to be twenty three feet (23') in height where a maximum height of seventeen feet (17') is permitted. The petitioner indicated that they would be willing to consider a third option for a detached garage of twenty feet (20') in height. The Zoning Board of Appeals (ZBA) voted 3 to 2 in favor of a motion recommending approval of a variation to allow a detached garage twenty feet (20') in height. The motion included conditions limiting the variation to the garage currently under construction. As the ZBA by-laws require at least four favorable votes for a motion to pass, the ZBA forwards no recommendation associated with the first option to construct a detached garage.

The second option proposes to construct an attached garage, which requires variations to reduce the rear yard setback and the interior side yard setback for the principal structure. The ZBA forwards a recommendation of denial for the two variations associated with this option. The Trustee of the district concurs with the staff recommendation to deny the first option and requests that the Board deny all requested variations.

Please contact me if you have any questions regarding the aforementioned materials.

