

***Board of Appeals  
MINUTES  
July 11th, 2018***

The Granite City Board of Appeals met on Wednesday July 11, 2018. Acting Chairman Kitty Reither called the meeting to Order at 7:00 PM.

**WELCOME**

The Acting Chair man Kitty Reither, welcomed everyone and began the meeting by requesting Roll Call.

**ROLL CALL**

Members Present: Kitty Reither, David Czerny, newly appointed members Gloria Rains, Leroy Taylor, and Sharon Aleksandrian. Also present: Zoning Administrator Steve Willaredt, Asst. City Attorney Derek Filcoff, Alderman Bob Pickerall and Alderman Tim Elliott. Excused Absent: Sam Akeman & Barbara Hawkins

**COMMENTS/SWEAR IN**

The Chair explained to the Petitioners the Board of Appeals is a recommending body to the City Council and the Council will have the final determination at their next regularly scheduled meeting to be held on July 17, 2018. She then asked the Petitioners to stand and they were sworn in.

**MINUTES / AGENDA**

A motion to approve the Minutes from the previous meeting held April 4, 2018 and this evening's Agenda was made by David Czerny and seconded by Gloria Rains .  
Voice vote. All ayes. Motion carried.

**PETITIONER (1):** Jeffrey & Diane Frost  
2583 Stratford Lane  
Parcel ID: 22-2-20-09-16-402-034

Petition request a five (5) foot variance on the east side of the property for construction of a carport attached to the existing garage.  
District Zoned R-1 Single Family Residential.

Mrs. Frost introduced herself and stated they are requesting a five (5) foot variance for the purpose of attaching a carport to the existing garage. The gravel parking area will be concreted with gutters and downspouts. There will be no drainage of storm water that will be directed toward the neighbors.

Discussion: The only concern by the board was in regards to the storm water drainage that the owners addressed.

**MOTION:** A motion to approve the five (5) foot variance on the east side of the property for construction of a carport attached to the existing garage was made by David Czerny and seconded by Sharon Aleksandrian.

Roll call vote. All ayes. Motion Carried.

|               |     |                     |     |
|---------------|-----|---------------------|-----|
| Kitty Reither | Yes | Gloria Rains        | Yes |
| David Czerny  | Yes | Sharon Aleksandrian | Yes |
| Leroy Taylor  | Yes |                     |     |

**PETITIONER (2):** Ralph Carmack  
2443 Delmar Ave  
Parcel ID# 22-2-20-18-11-203-051

Petitioner request a zero (0) foot variance side setback from the property line in the southwest corner of the parcel for construction of a metal garage.

District Zoned R-1 Single Family Residential District

Mr. Carmack introduced himself and stated that he currently has a shed that will be removed and he would like to have a 18' x 26' metal garage constructed with a zero (0) side setback. The driveway is a shared with the neighbor.

Discussion: Is the garage going to be attached to the house. The garage will be placed where the existing shed is located and the shed will be relocated. With the shared driveway the neighbor does not have a problem with the proposed construction. Will there be gutters and downspouts. This is part of the package with the construction of the garage. The garage will have footing and foundation, per code, for the garage.

**MOTION:** A motion to approve the zero (0) foot variance side setback from the property line in the south west corner of the parcel for construction of a metal garage was made by David Czerny and seconded by Kitty Reither.

Roll call vote. All ayes. Motion Carried.

|               |     |                     |     |
|---------------|-----|---------------------|-----|
| Kitty Reither | Yes | Gloria Rains        | Yes |
| David Czerny  | Yes | Sharon Aleksandrian | Yes |

Leroy Taylor                      Yes

**PETITIONER (3):** David Czerny & Ronna Daily  
2125 St. Clair Ave.  
Parcel # 22-2-20-09-17-303-014

Petitioner request a thirteen (13) foot front set back variance on the south side of the property for the purpose of constructing a twenty (20) foot x twenty (2) foot carport attached to the front of the existing garage.

District Zoned R-2 Single Family Residential

Mr. Czerny introduced himself and stated he is requesting a thirteen (13) foot front variance to have a carport constructed attached to the front of his residence. He related that he has had several vehicle damage by hail over the past years. The construction will consist of four post attached to the existing attached garage. There will be guttering and downspouts.

Discussion: There are no other carports on St. Clair Avenue. There is a garage down the street that is fifteen (15) feet from property line and there are other carports on St. Clair but not in front of the residences.

**MOTION:** A motion to approve the thirteen (13) foot front setback variance on the south side of the property for the purpose of constructing a twenty (20) foot x twenty (20) foot carport attached to the existing garage was made by Gloria Rains and seconded by Leroy Taylor.

Roll call vote. All eyes. Motion Carried.

|               |         |                    |     |
|---------------|---------|--------------------|-----|
| Kitty Reither | Yes     | Gloria Rains       | Yes |
| David Czerny  | Abstain | Sharon Alexandrian | Yes |
| Leroy Taylor  | Yes     |                    |     |

**PETITIONER (4):** John Crane  
2833 Circle Drive  
Parcel # 22-2-20-07-18-301-002

Petitioner requests a zero (0) foot front setback variance for a fence in the front yard.  
District Zoned R-2 Single Family Residential District

Mr. Crane introduced himself and stated that he is requesting a variance to install a fence in the front yard.

Discussion: The property was a concrete plant in the past and there are some existing posts for a ten(10) foot fence. The fence will be a four (4) foot chain link fence and he wants to use the existing posts. He will cut them down to the proper size and if they do not look proper he will replace them with regular line posts. There are a number of chain link fences in the area.

**MOTION:** A motion to approve zero (0) foot front setback variance for a fence in the front yard. was made by Kitty Reuther and seconded by David Czerny.

Roll call vote. All eyes. Motion Carried.

|               |         |                    |     |
|---------------|---------|--------------------|-----|
| Kitty Reither | Yes     | Gloria Rains       | Yes |
| David Czerny  | Abstain | Sharon Alexandrian | Yes |
| Leroy Taylor  | Yes     |                    |     |

**NEW BUSINESS**

None voiced.

**UNFINISHED BUSINESS**

None voiced.

**MOTION** to Adjourn by David Czerny and seconded by Sharon Aleksandrian.

Voice vote. All ayes. Motion carried.

Respectfully submitted,

*Steve Willaredt*

Administrator

Board of Appeals

**BOARD OF APPEALS  
ADVISORY REPORT**

**July 11, 2018**

**PETITIONER: Jeffrey & Diane Frost**

**LOCATION: 2583 Stratford**

**REQUEST: Petition request a five (5) foot variance on the east side of the property for construction of a carport attached to the existing garage**

**MOTION by David Czerny and seconded by Sharon Aleksandrian to grant the five (5) foot variance on the east side of the property for construction of a carport attached to the existing garage**

**Roll call vote. All ayes. Motion Carried.**

|                      |            |                            |            |
|----------------------|------------|----------------------------|------------|
| <b>Kitty Reither</b> | <b>Yes</b> | <b>Gloria Rains</b>        | <b>Yes</b> |
| <b>David Czerny</b>  | <b>Yes</b> | <b>Sharon Aleksandrian</b> | <b>Yes</b> |
| <b>Leroy Taylor</b>  | <b>Yes</b> |                            |            |

\*\*\*\*\*

**PETITIONER: Ralph Carmack**

**LOCATION: 2443 Delmar Ave**

**REQUEST: Petitioner request a zero (0) foot variance side setback from the property line in the southwest corner of the parcel for construction of a metal garage.**

**MOTION: A motion to approve the zero (0) foot variance side setback from the property line in the south west corner of the parcel for construction of a metal garage was made by David Czerny and seconded by Kitty Reither. Roll call vote. All ayes. Motion Carried.**

|                      |            |                            |            |
|----------------------|------------|----------------------------|------------|
| <b>Kitty Reither</b> | <b>Yes</b> | <b>Gloria Rains</b>        | <b>Yes</b> |
| <b>David Czerny</b>  | <b>Yes</b> | <b>Sharon Aleksandrian</b> | <b>Yes</b> |
| <b>Leroy Taylor</b>  | <b>Yes</b> |                            |            |

\*\*\*\*\*

**PETITIONER: David Czerny**

**LOCATION: 2125 St. Clair Ave.**

**REQUEST: Petitioner request a thirteen (13) foot front set back variance on the south side of the property for the purpose of constructing a twenty (20) foot x twenty (2) foot carport attached to the front of the existing garage.**

**MOTION: A motion to approve the thirteen (13) foot front setback variance on the south side of the property for the purpose of constructing a twenty (20) foot x twenty (20) foot carport attached to the existing garage was made by Gloria Rains and seconded by Leroy Taylor. Roll call vote. All ayes. Motion Carried.**

|                      |                |                            |            |
|----------------------|----------------|----------------------------|------------|
| <b>Kitty Reither</b> | <b>Yes</b>     | <b>Gloria Rains</b>        | <b>Yes</b> |
| <b>David Czerny</b>  | <b>Abstain</b> | <b>Sharon Aleksandrian</b> | <b>Yes</b> |
| <b>Leroy Taylor</b>  | <b>Yes</b>     |                            |            |

\*\*\*\*\*

**PETITIONER: John Crane**

**LOCATION: 2833 Circle**

**REQUEST: Petitioner requests a zero (0) foot front setback variance for a fence in the front yard.**

**MOTION: A motion to approve zero (0) foot front setback variance for a fence in the front yard. was made by Kitty Reither and seconded by David Czerny. Roll call vote. All ayes. Motion Carried.**

|                      |            |                            |            |
|----------------------|------------|----------------------------|------------|
| <b>Kitty Reither</b> | <b>Yes</b> | <b>Gloria Rains</b>        | <b>Yes</b> |
| <b>David Czerny</b>  | <b>Yes</b> | <b>Sharon Aleksandrian</b> | <b>Yes</b> |
| <b>Leroy Taylor</b>  | <b>Yes</b> |                            |            |

\*\*\*\*\*