

***Board of Appeals  
MINUTES  
December 6th, 2017***

The Granite City Board of Appeals met on Wednesday December 6, 2017. Chairman Sam Akeman called the meeting to Order at 7:11 PM.

**WELCOME**

The Chairman, Sam Akeman, welcomed everyone and began the meeting by requesting Roll Call.

**ROLL CALL**

Members Present: Sam Akeman, Barbara Hawkins, David Czerny and Cheri Petrillo. Also present: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Attorney Derek Filcoff, Alderman Dan McDowell and Alderman Tim Elliott. Excused Absent: Kitty Reither, Michael Fultz and Economic Developer James Amos.

**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 December 19<sup>th</sup>, 2017. He then asked the Petitioners to stand and they were sworn in.

**MINUTES / AGENDA**

A motion to approve the Minutes from the previous meeting held November 2, 2016, and this evening's Agenda was made by Cheri Petrillo and seconded by Barbara Hawkins. Voice vote. All ayes. Motion carried.

**PETITIONER (1):** Thomas Kasprovich  
1548 Johnson Road  
Parcel ID: 22-2-20-08-15-403-019

Petition request a two and half (2-1/2) foot side setback variance and a five (5) foot front setback variance for the placement of a 17 foot x 16 foot carport attached to the existing garage.  
District Zoned R-2 Family Residential District.

Thomas Kasprovich introduced himself and stated he resides at 1548 Johnson Road Granite City, IL. Mr. Kasprovich stated he would like a variance for a carport which will be attached at the front of the existing garage. He has a vehicle that sits outside and would like it covered.

The board asked the Zoning Administrator Steve Willaredt his concerns regarding this petition. Mr. Willaredt stated his concern was the City Ordinance indicates that the structure build line is 25 ft. setback and this structure is a total of 17 ft. which will be over the setback requirements of 5 ft. and requires a variance. The carport structure will be attached to existing garage in the front of the house.

Discussion:

Barbara Hawkins concern were where will the carport sit on the concrete driveway, how far to the street, have gutters and downspouts and will the roof be pitched.

Cheri Petrillo concerns were was the surrounding neighbors notify and did anyone have concerns with this structure.

Attorney Filcoff concerns were gutters and downspouts with incline, who will be the contractor, does this have any concerns to surrounding neighbors with property value to their houses with this added structure, do many other houses in the neighborhood have a external carport like this and will you notify your insurance with this structure being added to your property.

The Chairman asked if there was anyone in the audience that wanted to speak either for or against this petition.

Alderman Dan McDowell stated he drove by this resident and looked at the property. It is meticulous cared for and has no concerns about the property in turns of how it will appear to the neighborhood, this structure is a carport with four post and not enclosed. I went down the street and looked at the driveway and believe it will not be noticeable unless you looked up. I also went in the neighborhood and looked at the other house that has this same structure of carport.

**MOTION:** A motion to approve the two and half (2-1/2) foot side setback variance and a five (5) foot front setback variance for the placement of a 17 x 16 foot carport attached to the existing garage and the contractor to consult with Building and Zoning and comply with the municipal codes made by David Czerny and seconded by Barbara Hawkins. Roll call vote. Three ayes and one nay. Motion Carried.

Sam Akeman	Yes	Barbara Hawkins	Yes
David Czerny	Yes	Cheri Petrillo	No

**NEW BUSINESS**

None voiced.

**UNFINISHED BUSINESS**

None voiced.

**MOTION** to Adjourn by Barbara Hawkins and seconded by Cheri Petrillo. Voice vote. All ayes. Motion carried.

Respectfully submitted,

*Bonnie Dickerson*

Secretary

Board of Appeals

**BOARD OF APPEALS  
ADVISORY REPORT**

**December 6th, 2017**

**PETITIONER:(1) Thomas Kasprovich**

**LOCATION: 1548 Johnson Road**

**REQUEST: Petition request a two and half (2-1/2) foot side setback variance and a five (5) foot front setback variance for the placement of a 17 foot X 16 foot carport attached to the existing garage. District Zoned R-2 Family Residential District.**

**MOTION by David Czerny and seconded by Barbara Hawkins to grant the two and half (2-1/2) foot side setback variance and a five (5) foot front setback variance and allow placement of a 17 x 16 foot carport attached to the existing garage and the contractor to consult with Building and Zoning and comply with the municipal codes made by David Czerny and seconded by Barbara Hawkins. Roll call vote. Three ayes and one nay. Motion Carried. Roll Call vote. Three ayes and one nay. Motion carried.**

<b>Sam Akeman</b>	<b>Yes</b>	<b>Barbara Hawkins</b>	<b>Yes</b>
<b>David Czerny</b>	<b>Yes</b>	<b>Cheri Petrillo</b>	<b>No</b>

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