



# City of Granite City

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## **Board of Appeals**

### **MINUTES**

**October 6, 2010**

The Granite City Board of Appeals met on Wednesday, October 6, 2010. Chairman Sam Akeman called the meeting to Order at 7:07 PM (awaiting the Petitioner's arrival; difficulty finding open access to building).

Members Present: Sam Akeman, Debbie Smith, Kayleen Johnston, Evelyn Harris and Doug Conrad. Also present were: Aldermen Dan McDowell and Jim Smith.

#### **Comments/Swear In**

The Chair stated the Board of Appeals will hear the Petition and present their decision to the City Council for final determination at the next Council meeting scheduled for October 19, 2010.

#### **MINUTES/AGENDA**

A motion to approve this evening's Agenda was made by Debbie Smith and seconded by Douglas Conrad. Voice vote. All ayes. Motion carried.

A motion to approve the Minutes from the previous meeting was made by Douglas Conrad and seconded by Debbie Smith. Voice vote. All ayes. Motion carried.

The Petitioner, Ryan Lipina, was sworn in and presented his request for a 7 ft. variance on the side of his property for construction of a carport and shed in the back yard with access to the carport through the alley.

The Chair asked Mr. Lipina if there is a special reason for the request. The Petitioner responded by distributing photos of his property showing a fire hydrant in the front of his house which prohibits street parking. Another photo pictured an Ameren power pole in the center of his back yard (Attachement A, four photocopies available on request). He stated there is not sufficient space on the sides of his house to allow for a driveway with an entrance from the street.

Discussion followed. Douglas Conrad voiced concern that the 7 inches would not be enough room for a weed whip to cut the grass and questioned whether the Petitioner could move the shed over. Mr. Lipina stated the back yard is only 33 ft. wide and believed his rendering is aesthetically presented. He intends to lay gravel in that small space area next to the neighbor's wood privacy fence to prevent grass and weeds.

The Chair questioned guttering and the roof material he intends to use and was told the roof will be shingled and there will be guttering and drainage.

The Chair called for further questions or comments. The Petitioner stated he has spoken with neighbors on both sides of his property and they have agreed to his plan. Board member, Debbie Smith, stated she has spoken with the neighbors as well and was told they had no problem.

Chair Akeman advised the Petitioner, if the decision of the Board is to approve the variance request, the requirements set forth by the Zoning Administrator for roofing, guttering and drainage will have to be met. The Petitioner stated he is a first time home owner and is appreciative of all the help and advice he can get. No further discussion.

**MOTION** by Debbie Smith and seconded by Douglas Conrad to approve the Petitioner's request for a 7 inch side property line setback with stipulation that roof and guttering/drainage are to be approved by the Inspection Department. Voice vote. All ayes. Motion carried by unanimous consent.

**NEW BUSINESS**

None Voiced.

**UNFINISHED BUSINESS**

None voiced.

Motion to Adjourn made by Douglas Conrad and seconded by Same Akeman. Motion carried by unanimous consent.

Respectfully Submitted,

*Barbara Hawkins*

Secretary

Board of Appeals

**BOARD OF APPEALS ADVISORY REPORT**

**PETITIONER: Ryan Lipina**

**LOCATION: 2423 Cleveland Boulevard**

**REQUEST: 7 inch side property line setback for construction of a carport and shed (4 ft. 5 in. variance).**

**FINDINGS OF FACT:**

1) Proposed variance is consistent with general Purpose of the ordinance Section 1-1:

**Yes**

2) The strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent reasonable return on property:

**Yes**

3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property:

**Yes**

4) The plight of the applicant is due to peculiar circumstances not of his own making:

**Fire Hydrant in front of the house and Ameren Utility Pole in center of back yard.**

5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning):

**Yes**

6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's Comprehensive Plan:

**Yes**

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**Motion** by Debbie Smith and seconded by Douglas Conrad to allow the Petitioner's request for 7 inch setback (4ft. 5 in.) variance to construct a carport and shed in back of property.

**ROLL CALL:**

<b>Sam Akeman, Chair</b>	<b>Yes</b>
<b>Debbie Smith</b>	<b>Yes</b>
<b>Evelyn Harris</b>	<b>Yes</b>
<b>Kayleen Johnston</b>	<b>Yes</b>
<b>Douglas Conrad</b>	<b>Yes</b>

**ALL AYES – MOTION PASSED UNANIMOUSLY**

**Date of Hearing: October 6, 2010**