



City of Granite City

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Board of Appeals MINUTES November 7, 2012

The Granite City Board of Appeals met on Wednesday, November 7, 2012. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

ROLL CALL

Members Present: Sam Akeman, Kayleen Johnston, Evelyn Harris and Kimberly Benda. Excused absences: Debbie Smith and Kitty Reither. Also present: Zoning Administrator Steve Willaredt.

COMMENTS/SWEAR IN

The Chair welcomed everyone and stated the Board of Appeals is a recommending body to the City Council and the Council will have final determination at the next regularly scheduled meeting on November 20, 2012. The Petitioner and his Contractor were sworn in.

MINUTES / AGENDA

A motion to approve the Minutes from the previous regularly scheduled meeting held on October 3rd and this evening's Agenda was made by Kayleen Johnston and seconded by Evelyn Harris. Voice vote. All ayes. Motion carried.

PETITIONER: James Parrill
2712 Madison Avenue
Parcel ID: 22-2-20-17-09-102-007

The Chairman introduced the Petitioner's request for a zero side setback in order to construct a 12 X 24 ft., open-sided carport attached to his residence. He noted no one was in the audience to speak either "for" or "against" the request.

Mr. Parrill stated he has spoken with his neighbor (nearest to the proposed carport) and reported the neighbor has no problem with the carport being so close to his property.

Discussion followed. The Petitioner's Contractor, James Lindley, was introduced. He presented a color photo and blueprint (Attachment A, copy available upon request) depicting the location of the carport and the proximity of the neighbor's house. He explained the plan to control water run-off with use of guttering and downspouts. He assured the Board water run-off, and the protection for the neighbor's property, has been addressed; they will do everything they possibly can to divert water, that the run-off will flow to the back of the Petitioner's home.

Mr. Willaredt, the Zoning Administrator, expressed his concern regarding the Fire Code rating and the distance between the carport and neighbor's home will be far less than the 10ft requirement.

The Chairman suggested the Petitioner put a garage in back of his property, where there is no apparent structure nearby other than a shed which could be removed.

The Zoning Administrator added, although the proposal is for an open-sided, metal, carport and nothing flammable will likely be exposed, his concern is the distance and the proximity of the structures. Ms. Harris asked if this will set some sort of precedence and the Administrator replied that it certainly could.

The Zoning Administrator completed the Checklist and the response as follows:

1. Strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent a reasonable return on the property: **No**
2. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties / hardship, and allow a reasonable return on the property: **No**
3. The plight of the applicant is due to peculiar circumstances not of his own making: **Yes**
4. The peculiar circumstances of the variance request are not applicable to other property within the district, and therefore, a variance would be a more appropriate remedy than an amendment (i.e. re-zoning): **Not Applicable.**
5. The variance, if granted, will not alter the essential character of the area, nor materially frustrate implementation of this municipality's comprehensive plan: **Yes**

MOTION by Kayleen Johnston and seconded by Kim Benda to approve the request to allow a zero side setback allowance for construction of a new, open-sided, carport. Roll Call vote. All noes. Motion Denied.

NEW BUSINESS

None

UNFINISHED BUSINESS

None

MOTION TO ADJOURN made by Sam Akeman and seconded by Kim Benda. Voice vote. All Ayes. Motion carried.

Respectfully submitted,

Barbara Hawkins

Secretary, Board of Appeals

**BOARD OF APPEALS
ADVISORY REPORT**

November 7, 2012

PETITIONER: James Parrill
LOCATION: 2712 Madison Avenue
REQUEST: Zero side setback variance

Motion by Kayleen Johnston and seconded by Kim Benda to grant Petitioner's request for a zero side setback variance to allow construction of a new open-sided carport. District Zoned B-1.

ROLL CALL:

Sam Akeman
Kayleen Johnston
Evelyn Harris

No
No
No

Kimberly Benda No

All noes. Motion Denied.