



# City of Granite City

Building and Zoning Dept. 2060B Delmar Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

## *Board of Appeals MINUTES January 5, 2011*

The Granite City Board of Appeals met on Wednesday, January 5, 2011. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

Members Present: Sam Akeman, Debbie Smith, Kayleen Johnston, Douglas Conrad and Kitty Reither. Also present were: Aldermen Dan McDowell, Jim Smith and Zoning Administrator, Steve Willaredt. Absent: Kim Benda and excused absence Evelyn Harris.

### **COMMENTS/SWEAR IN**

The Petitioner was sworn in by the Chairman. Mr. Akeman stated the Board of Appeals is a recommending body to the City Council and the Council will make the final determination at the next City Council meeting scheduled for January 18, 2011.

### **MINUTES/AGENDA**

A motion to approve this evening's Agenda was made by Debbie Smith and seconded by Doug Conrad. Voice Vote. All ayes. A motion to approve the Minutes of the previous meeting (December 1, 2010) was made by Douglas Conrad and seconded by Kitty Reither. Voice vote. All ayes. Both motions carried by unanimous consent.

### **PETITION – David Bailey 2429 Delmar Avenue**

Steve Willaredt, Zoning Administrator, distributed four color photos of 2429 Delmar showing the front and back of the property (Attachment A, available upon request). The Petitioner, David Bailey, was introduced and was asked to present his Petition request. Mr. Bailey stated his request is for a setback variance, to be 1 ft. from the north side property line, for construction of a new garage. He stated he has already poured new concrete in back, approximately 7 ft. from the house, and aligns with the existing concrete driveway as depicted in one of the photos.

The Chair asked the Board for questions and comments. Kitty asked the Petitioner if he had begun building the garage and was told by the Zoning Administrator the photos were taken today. The Petitioner stated only the concrete in back has been poured and he believes it is within code regulations. When asked what is to the right of the residence, Mr. Bailey stated the neighbor's garage.

The Zoning Administrator stated, because the garage will be constructed less than 10 feet of the neighbor's structures (both sides), Mr. Bailey and he had previously discussed a "fire-wall" requirement (sketch of areas: Attachment B available upon request). Mr. Willaredt stated the

Petitioner is aware, and has agreed to comply. Drainage was addressed and the Petitioner stated the water run-off will be on his property; the garage will have gutters and will be sided.

**MOTION** to approve the setback variance, to be within 1 ft. of the north side property line, was made by Debbie Smith and seconded by Kayleen Johnston. Roll call vote. All ayes. Motion carried by unanimous consent.

**NEW BUSINESS**

None voiced.

**UNFINISHED BUSINESS**

None voiced.

A Motion to Adjourn was made by Debbie Smith and seconded by Doug Conrad. All ayes.

Respectfully submitted,

*Barbara Hawkins*

Secretary

Board of Appeals

**BOARD OF APPEALS ADVISORY REPORT**

**PETITIONER:** David Bailey

**LOCATION:** 2429 Delmar Avenue

**REQUEST:** Setback variance to be within 1 ft. of north of residence for construction of a new garage.  
Zoned R-3

**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:  
Yes
- 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 Kayleen Johnston to allow the Petitioner's request for setback variance, to be within 1 ft. of north side property line, for construction of a new garage.

**ROLL CALL:**

<b>Sam Akeman, Chairman</b>	<b>Yes</b>
<b>Debbie Smith</b>	<b>Yes</b>
<b>Kayleen Johnston</b>	<b>Yes</b>
<b>Douglas Conrad</b>	<b>Yes</b>
<b>Kitty Reither</b>	<b>Yes</b>

**ALL AYES – MOTION PASSED UNANIMOUSLY**

**Date of Hearing: January 5, 2011**