



City of Granite City

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Board of Appeals MINUTES August 1, 2012

The Granite City Board of Appeals met on Wednesday, August 1, 2012. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

ROLL CALL

Members Present: Sam Akeman, Debbie Smith, Kayleen Johnston, Evelyn Harris and Kitty Reither. Also present were Aldermen Dan McDowell, Bill Davis, Paul Jackstadt and Zoning Administrator Steve Willaredt. Excused absence: Kim Benda.

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 August 7, 2012. The Petitioners in the audience were sworn in.

MINUTES/AGENDA

A motion to approve the Minutes from the previous meeting (July 11, 2012) and this evening's Agenda was made by Debbie Smith and seconded by Kayleen Johnston. Voice vote. All ayes. Motion carried.

PETITIONER (1): David Breeden 3220 Erin Drive

The Chairman stated the Petitioner's request is for a front setback variance to allow construction of a carport to adjoin the existing garage. The Zoning Administrator distributed 4 color photographs of the Petitioner's home illustrating the garage and driveway (Attachment A, copies available upon request).

Mr. Breeden introduced himself and stated the main reason for the carport is because of the extensive hail damage to his second vehicle, parked on the driveway, during a recent storm. Discussion followed.

The Zoning Administrator stated, when looking at the drawing, it appears the roof line distance to the roadway is 29 ft. The property is Zoned R-2 which normally would have a 25 ft. setback from where a sidewalk would be; but having no sidewalk, he can only assume the Petitioner's property line goes to the street. The Administrator referred to page one of the photographs. The determination was made the carport would begin at (the right side) edge of the sidewalk facing

the home. He noted, on the photo, there is a white rectangular object used to determine where a sidewalk would be if there was one. The Administrator's concern is aesthetics and the carport being close to the roadway. The Petitioner stated the carport would have a gabled roof and would match the garage and home.

The Chair asked for anyone in the audience either "for or against" the Petition. None voiced. He called for questions or concerns from the Board. None voiced.

MOTION to grant the Petitioner's request for a 12 ft. front setback variance and allow construction of an 11 X 12 ft. carport attached to the garage was made by Kitty Reither and seconded by Debbie Smith. Roll Call Vote. All ayes. Motion carried by unanimous consent.

**PETITION (2): Al Mitchell
2602 Denver Street**

Mr. Mitchell introduced himself and stated he would like to construct a double wide carport in front of his (double car) garage because the hot sun is an issue. The Administrator referred to four pages of color photographs and stated the property is located on a corner lot (Attachment B, copies available upon request). Mr. Willaredt stated he has no issues with the Petitioner's request and noted there is a sidewalk. The Petitioner's plans indicate the carport will be open sided. One side is the alleyway, therefore, will not impede traffic.

The Petitioner stated the proposal is for an 18 X 24 ft. wide carport and will match the residence and garage (siding). The Chair called for further discussion. None voiced.

MOTION by Debbie Smith and seconded by Evelyn Harris to approve the request for a 15 ft. setback variance and allow construction of an 18 ft. in length carport in front of the existing garage. Roll Call Vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

None voiced.

Motion to Adjourn made by Debbie Smith and seconded by Kitty Reither. Voice vote. All ayes.

Respectfully submitted,

Barbara Hawkins

Secretary, Board of Appeals

BOARD OF APPEALS ADVISORY REPORT
August 1, 2012

PETITIONER: David Breeden
LOCATION: 3220 Erin Drive
REQUEST: 12 ft. front setback variance

Motion by Kitty Reither and seconded by /Debbie Smith to grant Petitioner's request for front setback variance and allow construction of an 11 X 12 ft. carport to be attached to the front of the existing garage.

ROLL CALL:

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| Sam Akeman | Yes | Evelyn Harris | Yes |
| Debbie Smith | Yes | Kitty Reither | Yes |
| Kayleen Johnston | Yes | | |

All ayes. Motion carried by unanimous consent.

PETITIONER: Al Mitchell
LOCATION: 2602 Denver Street
REQUEST: 15 ft. setback variance

Motion by Debbie Smith and seconded by Evelyn Harris to grant the Petitioner's request and allow setback variance for construction of an 18ft. in length carport attached to the front of the existing garage.

ROLL CALL:

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| Sam Akeman | Yes | Evelyn Harris | Yes |
| Debbie Smith | Yes | Kitty Reither | Yes |
| Kayleen Johnston | Yes | | |

All ayes. Motion carried by unanimous consent.