



City of Granite City

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Board of Appeals MINUTES August 3, 2011

The Granite City Board of Appeals met on Wednesday, August 3, 2011. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

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

COMMENTS/SWEAR IN

The Petitioner was introduced and sworn in by the Chairman. Mr. Akeman recognized there was no one in the audience, therefore, no one present to oppose the request.

MINUTES/AGENDA

A motion to approve the Minutes from the previous meeting (June 1, 2011) was made by Debbie Smith and seconded by Douglas Conrad. Voice vote. All ayes.

A motion to approve the Agenda for this meeting was made by Debbie Smith and seconded by Kitty Reither. Voice vote. All ayes.

PETITIONER – Doug & Debbie Justus

Parcel: 22-2-20-18-12-204-042

**2623 Madison Avenue - Room addition,
request to exceed the covered maximum allowance**

The Commission was given copies of the methodology used to determine amount of overage requested by the Petitioners for exceeding the maximum amount of coverage allowed as well as seven color photos of the Petitioner's property. The photos depicted the rear of the house where the proposed room addition is to be constructed (Attachment A, by Steve Willaredt, Zoning Administrator, available upon request).

Discussion followed. The Petitioner stated the carport, porch and the swim pool will be removed from the property. The new room addition will be attached to the back of the home and will be sided to match the house. The Zoning Administrator asked if the same build line will be used and he was told, yes. Mr. Justus said they intend to use the alley to enter the detached garage from the back and there will be a 15 ft.space between the house and garage. The Chair called for further questions or comments. None voiced.

MOTION by Douglas Conrad and seconded by Kimberly Benda to approve the request to exceed the maximum allowed coverage by 3% for construction of a room addition.
Roll Call vote. All ayes. Motion carried by unanimous consent.

Mr. Akeman stated the Board of Appeals is a recommending body to the City Council and the Council will make the final determination at their next City Council meeting scheduled for August 16, 2011.

Mr. Justus agreed to submit building plans to the Building and Zoning Administrator.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

None voiced.

A Motion to Adjourn was made by Debbie Smith and seconded by Kim Benda. All ayes.

Respectfully submitted,

Barbara Hawkins

Secretary

Board of Appeals

BOARD OF APPEALS ADVISORY REPORT

PETITIONER: Doug & Debbie Justus
LOCATION: 2623 Madison Avenue – Room Addition
REQUEST: To exceed the covered maximum allowance by 3%
in a District Zoned R-3 (max 35%).

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:
No

Motion by Douglas Conrad and seconded by Kimberly Benda to approve the request to exceed the maximum coverage allowance by 3% to allow for construction of a room addition.

District Zoned R-3. 35 ft maximum coverage allowed.

ROLL CALL:

Sam Akeman, Chairman	Yes
Debbie Smith	Yes
Evelyn Harris	Yes
Douglas Conrad	Yes
Kimberly Benda	Yes
Kitty Reither	Yes

ALL AYES – MOTION PASSED UNANIMOUSLY

Date of Hearing: August 3, 2011