

ZONING BOARD MEETING

September 9, 2020

7:30 PM

8 Adams St

VARIANCE REQUEST

MINUTES

This hearing was called to order at 7:30pm by Chairman Lori Rodriguez.

Zoning Board members present were: Tom Incrocci, Mark Parker, Dale Becherer, Tom Schanherr, Leo Simburger, Julie York. Also present were Chairman Lori Rodriguez, Zoning Administrator and Engineer Scott Saeger, Deputy Zoning Administrator Beth Buehlhorn and Attorney Carmen Durso.

Chairman Rodriguez asked for a motion to approve the minutes for meetings held on August 10, 2020. Motion was made by Tom Incrocci and seconded by Dale Becherer. All were in favor, Julie York abstained. Motion approved.

Deputy Zoning Administrator Buehlhorn read the Public Notice that was published in the Freeburg Tribune on August 20, 2020.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

Applicants, Theodore & Carol Popp, was sworn in to speak.

Popp explained they have an existing 8 by 10 shed on their property. The shed is deteriorating and does not offer enough storage. Due to their property shape, they are unable to meet the variance from the front. Popp wants to put a new shed up to replace the old one, this will offer them more storage. Popp was able to show the zoning board a picture very similar to what they are looking to purchase. Popp said they do not have any other storage available to them. They have no basement or attic and have been paying for a storage unit off site.

Simburger asked if the shed was going in the same spot. Popp indicated that the new shed will be placed 8 feet closer to the house so it will be on a more level spot. Also, the shed will be 4 feet wider than the existing shed. The new shed will not be a permanent fixture, it will be portable.

Becherer asked if any utilities would be ran to the shed. Popp said no, they have no future plans on doing that.

Incrocci asked if they were the original owners. Popp explained that they were the second owners of the home. The current shed was already on the property when they purchased it. Incrocci asked if the shed was going to be on skids. Popp said it will sit approximately 4 inches

off the ground and on concrete blocks. There will be a skid on top of the concrete located on the front, middle and back for the shed to sit on. Incrocci asked if they would consider moving it up another 5 feet from the easement. Popp said it would cause the shed to be on an uneven area then. Incrocci stated that due to the narrow lot with the easement and set back requirements, that it is impossible for them to do anything on that portion of this lot. This makes it a real hardship for them.

Incrocci read zoning code – Paragraph 40-5-21 A portable tool shed can be permitted on lots or easements providing the building can be moved within 24 hours or less notice.

Durso asked if it was possible to move this shed if needed. Popp said it was not a permanent structure, it is movable. He would be able to move it if asked. Durso asked if the owner had a problem at any point to be able to have the shed moved if notified. Popp said he fully understands that and would have no problem doing that.

Schanherr asked about the property owners back lot, how far it actually went. Popp let Schanherr know that he mows 4 feet past his actual lot. Popp stated that he has no other options on where he can put a shed on his property. That is why he is wanting to move it 8 feet closer to the house in order to have it on flat ground and so the water is not pooling up. He has no other options due to the lot.

Popp reassured that he would be able to move the shed at a reasonable time if needed, he is working with a local business that would be able to do that.

Saeger suggested that if a motion was proposed that they should change the variance to 37 feet instead of 35 ft due to the cul-de-sac.

A motion was made by Tom Incrocci and seconded by Dale Becherer to approve the request for a set back variance of 37 feet. It is also understood that the shed is to be removed within 24 hours if requested. Roll call was taken. Tom Incrocci, aye; Dale Becherer, aye; Leo Simburger, aya; Julie York, aye; Dale Becherer, aye; Mark Parker, abstain. Motion approved.

Meeting continued for 201 N. Smith and adjourned at 8:13pm.