

APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS ZONING BOARD OF APPEALS

Date and Time: Thursday, April 21, 2022

Location: Virtual via Zoom

Call to Order – The meeting was called to order at 5:02 pm. by Chairperson Gary Johnson.

Members present: Gary Johnson, Jane Hamblen, Gard Strother, John Clancy and Dietmar Bassuner were present.

Others present: Village Engineer Brian Berquist, Burt & Dale Kushner, Meri Tepper (ZBA Alternate) and Administrative Services Manager David Sykes.

Note compliance with open meeting law – Mr. Johnson confirmed the meeting was properly noticed.

Continuation of process regarding request to allow a screened porch to encroach 8’ into the 25’ rear yard setback for property at 3416 Blackhawk Drive

The applicants explained and the Board discussed the proposed design options for the porch submitted by the applicants.

The first option was based on the previous meetings discussion where the east side of the deck was reduced to line up with the side of the house. That option reduces the maximum encroachment to 6’ but leaves a space in the southeast corner of the porch that is not of any practical use.

The second option is similar to the existing deck footprint with the northeast corner of the porch being cut off to reduce the maximum encroachment to 6’ also.

Mr. Bassuner recommended a motion to allow an encroachment of the porch to be 4’ into the rearyard setback which would reduce the depth of the majority of the porch to 9’ from the existing house.

The Board discussed the motion and if the project meets the unnecessary hardship/practical difficulty standard they must consider. They discussed what the appropriated setback encroachment would be allowed if the variance was approved.

Mr. Johnson considers the hardship to be the irregularly shaped lot and feels the porch could follow the outline of the existing deck without impacting the community.

Mr. Clancy and other Board members consider option 1 to be a practical difficulty because the smaller footprint of the porch to make parts of it unusable.

After discussion and input from the Village Engineer on how porches have been considered in the past, the Board came to a consensus that 10’ of usable depth was needed to make the porch usable and they agreed to the following revised motion: To allow an encroachment of the porch to be 5’ at its maximum point into the rear yard setback, excepting the landing and stairs, in the configuration of the attached drawing.

Vote: 4-0-1 (Mr. Strother abstaining), approved.

The meeting was then adjourned at 6:26 pm.

Respectfully submitted,

David Sykes
Administrative Services Manager/Deputy Clerk