

AGENDA
City of Evanston Zoning Board of Appeals
City Council Chambers
Tuesday, August 18, 2009 7:30PM

1. CALL TO ORDER, DECLARATION OF QUORUM

2. OLD BUSINESS

None

3. NEW BUSINESS

09ZMJV-0064 2415 Wade Street

An application by Donalee Floeter, on behalf of Tommy & Sophia Jenkins property owners, for major variances to allow the construction of a 2 story addition on the west side, a new 2 car attached garage on the north side, a new porch on the south and southwest side, and to raise the roof on the existing home to provide a full second story. The project would require zoning relief from Sections 6-4-1-9-B-1 (Front Porch/Yard Obstruction may encroach 10% into required front yard, applicant proposes to encroach 22%, for this application a difference of 2.9'); 6-8-3-7-A-3 (required 5' setback from the side property line; applicant requests 3' side yard setbacks from the east and west property lines). The Zoning Board of Appeals is the determining body in this case.

09ZMJV-0066 3003 Park Place

An application by Leonard Sciarra, property owner, for major variances to allow the construction of a second story addition on the existing residence, a one story rear addition, a new front porch, a new a/c condensing unit and to construct a new 2-car detached garage. The project would require zoning relief from sections 6-8-2-8A(1) (required front yard setback of 27', applicant requests 24.48' for home addition); 6-8-2-8A(2) (required street side yard setback of 15' required where 2.74' is proposed for home addition); 6-8-2-8A(3) (required interior side yard setback of 5' is required where 3.96' is proposed for home addition); 6-8-2-8C(2) side yard street setback for a garage is 15' where 7' is proposed); 6-4-6-3B(2) (10' setback required for a/c units where 8.4' is proposed); 6-8-2-10(A) (45% impervious surface coverage is the maximum allowed where 46.4% is proposed); 6-8-2-7 (30% building lot coverage is the maximum allowed where 44.7% is proposed); 6-4-6-3B(26) (required 1' setback for stairs where a 0' setback is proposed); 6-4-1-9B(1) (24.3' front yard setback for yard obstructions where 16.5' is proposed for the porch); 6-4-1-9B(1) (required 14.5' street side yard setback for yard obstructions where 2.74' is proposed for porch); 6-4-1-9B(1) (required 4.5' interior side yard setback for yard obstructions where 2.74' is proposed for porch). The Zoning Board of Appeals is the determining body in this case.

09ZMJV-0069 2650 Eastwood

An application by Betsy Katten and Steven Wernikoff, property owners, for major variances to allow construction to raise the roof on the existing structure to the 2 ½ story maximum and to add dormers. The project would require zoning relief from sections 6-8-2-8A(1) (required 27' front yard setback where 25.1' is requested); 6-8-2-8A3 (required 5' side yard setback where 3' is required). The Zoning Board of Appeals is the determining body in this case.

09ZMJV-0070 2837 Hartzell St.

An application by William James Farrell IV, on behalf of John And Ann Herder property owners, for major variances to allow the construction of a new one story brick and frame addition built under an existing overhang. The project would require zoning relief from sections 6-8-2-7 (30% building lot coverage is the maximum allowed where 33% is proposed); and 6-4-1-9(B)1 (4.5' setback required for a canopy yard obstruction where applicant proposes 2'). The Zoning Board of Appeals is the determining body in this case.

4. ITEM FOR DISCUSSION

None.

5. OTHER OLD BUSINESS

None.

6. OTHER NEW BUSINESS

None.

7. ADJOURNMENT

NEXT regular meeting of The Evanston Board of Appeals
Tuesday, September 1, 2009
7:30 PM City Council Chambers