



Zoning Board of Appeals Actions

Tuesday, January 21, 2020

7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, G300

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES from November 19, 2019 and December 3, 2019.

Action: Unanimously approved (4-0).

3. OLD BUSINESS

A. 1224 Oak Avenue

19ZMJV-0084

Donna Lee Floeter, architect, applies for major zoning relief to construct an attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3' rear yard setback where 30' is required (Zoning Code Section 6-8-4-7), a 3.2' north interior side yard setback where 5' is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1' south interior side yard setback for an accessory structure (deck) where 5' is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The Zoning Board of Appeals is the determining body for this case.

Action: A motion for approval conditional upon removal of the rooftop screen porch failed to receive four consecutive votes (3-1). Case continued with testimony closed to February 18, 2020 where a vote on the motion will be taken by members not present at the January 21, 2020 meeting.

4. NEW BUSINESS

A. 1327 Chicago Avenue / 528 Greenwood Street

19ZMJV-0074

Order & Agenda Items are subject to change. Information about the ZBA is available at: <http://www.cityofevanston.org/government/agendas-minutes/agendas-minutes---zoning-board-of-appeals/index.php> Questions can be directed to Melissa Klotz at mklotz@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

Richard A. Shapiro, applicant, submits for a special use for an Office, for Richard Shapiro Attorney At Law, in the R5 General Residential District (Zoning Code Section 6-8-7-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Continued without discussion to February 18, 2020.

B. 1201 Grant Street

19ZMJV-0104

Mark Benner, applicant, applies for major zoning relief to construct an addition in the R1 Single-Family Residential District. The applicant requests a 2.8' west interior side-yard setback where 5' is required (Zoning Code Section 6-8-2-8. (A) 3.) and minor zoning relief was previously granted to permit 3.3' (Minor Variation case number 16ZMNV-0064). The Zoning Board of Appeals is the determining body for this case.

Action: Unanimously approved (4-0).

4. OTHER BUSINESS

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, February 18, 2020** at 7:00pm in Council Chambers of the Lorraine H. Morton Civic Center.

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