

**SUMMARY NOTES
OF THE MEETING OF THE
ZONING BOARD OF APPEALS
WEDNESDAY, MARCH 1, 2023
VILLAGE OF NORTHFIELD**

On Wednesday, March 1, 2023, the Zoning Board of Appeals met at 7:00 p.m. at the Village Hall first floor Board Room located at 361 Happ Road to consider one (1) issue.

Members in Attendance:

Cheryl Charnas, Acting Chair
Christine Geraghty
Ronald Cohen
John Goodwin
Tom Macina

Members Absent:

Richard Crotty, Chairperson
Robert Hayward

OTHERS PRESENT: Community Development Director Steve Gutierrez, Administrative Secretary Chris Stanke and Trustee Charlie Orth.

Acting Chairperson Cheryl Charnas called the meeting to order at 7:00 p.m. by introducing the Zoning Board of Appeals members.

Acting Chairperson Charnas requested a motion on the consideration of the September 7, 2022, summary notes. A motion was made by Member Ronald Cohen and seconded by Member Christine Geraghty to approve the September 7, 2022, summary notes.

The following vote was taken:

AYES: 5

**Cheryl Charnas, Acting Chairperson
Christine Geraghty
Ronald Cohen
John Goodwin
Tom Macina**

NAYS: 0

ABSTAIN: 0

ABSENT: 2

**Richard Crotty, Chairperson
Robert Hayward**

Motion Carried

- 1) **331 SUNSET RIDGE ROAD** – Consideration of a request for a variation from Appendix A, Article V, Section 5.4 of the Village of Northfield’s Zoning Code:

- A) **A north front yard 16.50 foot variation from the required 40.00 feet resulting in a 23.50 foot north front yard setback**

The petitioner is proposing to replace the existing two story single family residence with a new two story single family residence. The new home would have an attached three car garage which would be 23.50 feet from the north property line.

The petitioner, Robert and Shiaomay Young, were present. Mr. Young outlined their request to demolish the existing single family residence and build a new two story residence. Mr. Young explained they have been living in Northfield for 47 years and currently residing at this house since 1981. In 1992 they did some remodeling, added a second floor and added a two car

garage which required a variance. The two car garage addition reduced the original setback from 35 feet to 20 feet.

Member Geraghty would like the Board to know she is renting the house at 381 Sunset Ridge Road which is to the north of this property. She expressed concern if this would be a conflict of interest and the Village Attorney advised she does not have a legal conflict of interest.

Mr. Young continued the property is unusual with the long driveway and the way the current house is situated on the lot. The new house would have close to the same footprint as the existing. The front yard setback would increase from 20 feet to 23.50 feet. With the location of the proposed house, they would not have to change the existing driveway. Also, several healthy large Maple trees will be saved which were in existence when they bought the property. If the new house is located further back, impervious surface would need to be increased to access the garage and the entrance to the house. He also feels the new house will increase neighboring property values.

Member Geraghty asked if they plan to occupy the home. Mr. Young said it is their intent to live in the new house. It will not be a rental and they do not plan to sell it.

Member Goodwin felt it was a nice presentation with all the pictures included. He walked the property and agreed it would be beneficial to maintain the nice maple trees in the backyard and seems to be a sensible plan to him.

Member Geraghty agreed the property is unique with the long driveway including the tall fence and large trees. She agreed it was a good submittal.

Acting Chairperson Charnas said she supports not increasing impervious surface and saving trees so she felt it was a good plan.

Member Macina also agreed the variance request makes sense.

Community Development Director Steve Gutierrez shared correspondence he received from Mr. Laurentiu Vlad, the neighbor to the west at 2260 Bracken Lane, which stated as long as they are not asking for any variations on the side of the property bordering their property, he has no opposition to the request.

There being no further discussion, the following motion was made:

A motion was made by Zoning Board of Appeals Member Tom Macina, seconded by Member Ronald Cohen, for the following:

- A) A north front yard 16.50 foot variation from the required 40.00 feet resulting in a 23.50 foot north front yard setback. The petitioner is proposing to replace the existing two story single family residence with a new two story single family residence. The new home would have an attached three car garage which would be 23.50 feet from the north property line.**

Subject to the following development conditions:

- 1) An approval pursuant to any requested review by a Village consultant, staff member, Board or Commission shall be an approval of only those items specified in any motion, resolution, ordinance or written report. Under no circumstances shall such an approval be deemed to be the approval of any other matter by virtue of the fact that those other matters may appear on the supporting documents such as a site plan, engineering plan, or plat that was the subject of the review. Neither shall any such written approval be deemed to be an approval of any matter, which is within the jurisdiction of any other Village consultant, staff member, Board or Commission or any County, State or Federal Agency.
- 2) The petitioner shall comply in all respects with the ordinances of the Village of Northfield and nothing in this variance shall be construed as a waiver of any of those requirements.
- 3) This variation will be in effect until March 1, 2024. Any variation granted hereunder for any purpose shall lapse and be of no further force and effect unless a building permit has been issued by the Village for such purpose within one year after the effective date of the variation.

The following vote was taken:

AYES: 5

Cheryl Charnas, Acting Chairperson
Christine Geraghty
Ronald Cohen
John Goodwin
Tom Macina

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Richard Crotty, Chairperson
Robert Hayward

Motion Carried

There being no further discussion, a motion was made by Member Ronald Cohen and seconded by Member John Goodwin, the Zoning Board of Appeals adjourned their meeting at 7:15 p.m.

APPROVED 7/12/23