

**SUMMARY NOTES
OF THE MEETING OF THE
ZONING BOARD OF APPEALS
WEDNESDAY, JULY 12, 2023
VILLAGE OF NORTHFIELD**

On Wednesday, July 12, 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:

Richard Crotty, Chairperson
Robert Hayward
Ronald Cohen
Cheryl Charnas
Tom Macina

Members Absent:

Christine Geraghty
John Goodwin

OTHERS PRESENT: Community Development Director Steve Gutierrez, Planning Technician Max Hackmann and Village Trustee Tracy Mendrek

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

Chairperson Crotty requested a motion on the consideration of the March 1, 2023, summary notes. A motion was made by Member Cheryl Charnas and seconded by Member Robert Hayward to approve the March 1, 2023, summary notes.

The following vote was taken:

AYES: 5

**Richard Crotty, Chairperson
Tom Macina
Ron Cohen
Cheryl Charnas
Robert Hayward**

NAYS: 0

ABSTAIN: 0

ABSENT: 2

**John Goodwin
Christine Geraghty**

Motion Carried

1) 77 Brandon Road – Consideration of a request for a variation from Appendix A, Article VII, Section 7.4 of the Village of Northfield’s Zoning Code:

- A) An east rear yard 9.00 foot variation from the required 35.00 feet resulting in a 26.00 foot east rear yard setback**

The petitioner is proposing to replace an existing patio with a new screened porch.

The petitioners, Thomas and Eileen Nash, were present. Mr. Nash outlined their request to construct a screened porch where a concrete patio currently exists. Mr. Nash explained the proposed porch would be roughly the same size as the existing cement patio.

Chairperson Crotty suggested further details and specifics regarding the variation of the project would be helpful to the Board.

Mr. Nash referred to the submittal documents to show where the proposed porch would be built. Mr. Nash brought up the importance of impervious surface coverage and suggested only a minimal amount would be added, indicating 95 square feet would be added. Mr. Nash then presented the elevation renderings of the porch to demonstrate what neighbors would see. Internal and external work has been completed since the Nash's moved in four years ago. He listed various projects completed in recent years.

Mrs. Nash mentioned they contacted all neighbors within 250 feet, 26 houses in total, of their property by speaking to them in-person and having them sign a letter confirming they were unopposed to the addition. Mrs. Nash confirmed all signed letters were received by the Community Development Department. The petitions laud Chris Stanke.

Member Hayward asked how long the petitioners have owned the property. He also asked to confirm the petitioners obtained signatures with no objection to the project. Mr. Nash stated they have lived there around four years and did not receive any objection.

Member Charnas asked if any neighbors provided letters of support. Mr. Nash said no neighbors provided letters of support.

Chairperson Crotty confirmed patios are subject to different setback requirements compared to the proposed screened porch. He also confirmed floor area ratio (FAR) and lot coverage are no issue. He asked if there will be electricity or heating and/or air conditioning. Mr. Nash responded there will be a ceiling fan. There are existing outlets and there will be no heating and/or air conditioning.

Member Charnas indicated the application materials were nice, but it was missing some of the technical requirements of the variation.

Member Hayward commented on the lack of an audience in light of having obtained neighbors' signatures indicates consistency with the goals of the Board.

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 Robert Hayward, for the following:

- A) An eastern rear yard 9.00 foot variation from the required 35.00 feet resulting in a 26.00 foot east rear yard setback for the construction of the approved screened porch.**

The following vote was taken:

AYES: 5

**Richard Crotty, Chairperson
Cheryl Charnas
Ronald Cohen
Robert Hayward
Tom Macina**

NAYS: 0

ABSTAIN: 0

ABSENT: 2

**Christine Geraghty
John Goodwin**

Motion Carried

There being no further discussion, a motion was made by Member Robert Hayward and seconded by Member Cheryl Charnas, the Zoning Board of Appeals adjourned their meeting at 7:20 p.m.

APPROVED 8/2/23