



**Village of Bartlett
Zoning Board of Appeals Minutes
August 2, 2018**

M. Werden called the meeting to order at 7:00 pm.

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno

Absent: L. Hanson

Also Present: A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the July 5, 2018 meeting.

Motioned by: J. Rasmussen

Seconded by: G. Koziol

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno

Nays: None

The motion carried.



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Case (#18-16) 1439 Snow Drift Circle
Variation
Rear Yard
Public Hearing

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

Petitioners, **Deepak and Mona Sharma** were sworn in by **M. Werden**.

Mona Sharma stated she and her husband are requesting a 3'6" variation from the required 30' rear yard to add a sun room, bedroom and a bathroom on to their existing two level home. Legally they can go 7 ft. but they are looking to go 10 ft. **M. Sharma** stated they love their home, the area they just need a little extra room. **M. Werden** stated from what he could see the addition would match the current home. **M. Sharma** stated yes it will blend in with the house. **M. Werden** asked if Staff received any calls from the Public Hearing Notice posted in front of the house. **A. Zubko** stated she did receive one call who said he was going to email a letter but he never did. **B Bucaro** asked **A. Zubko** what the call was about. **A. Zubko** stated the caller just wanted to know what they are building and she explained it was on the rear of the house. The caller had some concerns because the **Shama's** have rented this home in the past but the letter states they will be living in the house now and after the addition. **A. Zubko** stated she assumes the caller didn't have any issues since he never called or wrote back. **M. Werden** asked if anyone from the Board had any questions or comments. **G. Koziol** asked if the two story addition will be under the current deck, a footprint replacement. **M. Sharma** stated yes this is correct. **A. Zubko** stated there will also be a wood deck with a covered patio and a covered porch. **M. Werden** asked if the bay window will stay. **M. Sharma** again stated yes. **G. Koziol** asked if there have been other additions like this in the neighborhood. **A. Zubko** stated she did not look into that, the backyards in this area are quite tiny and she wouldn't be surprised if there weren't any others. **G. Koziol** stated he did go through the neighborhood and didn't see anything like this This will be very unique with a 10% rear yard reduction and seems to be a little close, but if no other neighbors have said anything he believes this to be acceptable. **M. Werden** asked if there will be a need for the stairway. **M. Sharma** stated yes there will still be a stairway. **B Bucaro** asked if there were any previous variances for the stairways coming down towards the rear of the lot. **A. Zubko** stated no the Village does not require a variance for stairs. **G. Koziol** stated once finished it will look more formal than it looks today.

M. Werden asked if **Jeevan Singh**, Architect had anything to add. **J. Singh** stated the existing wood balcony would be removed and the proposed 10'-6" x 34'-3" addition would be constructed. The addition will keep the same character as the entire neighborhood.

M. Werden asked if there were any comments or questions from any members of the Board.

The Public Hearing portion of the meeting was open to the Public. No one came forward.

M. Werden asked for a motion.

G. Koziol made a motion to pass along a positive recommendation to the Village Board to approve Case #18-16, for a rear yard variation at 1439 Snow Drift Circle.



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Motioned by: G. Koziol
Seconded by: B. Bucaro

M. Werden closed the Public Hearing portion of the meeting.

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno

Nayes: None

The motion carried.

M. Werden advised the Petitioner to stay in touch with A. Zubko as to when this case will be on the Village Board agenda. A. Zubko stated this case would go to Committee August 21, 2018.



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Old Business/ New Business

A. Zubko stated there may not be a meeting for September. **A. Zubko** also announce that **J. Plonczynski** is retiring as of September 28, 2018 and she was sure there would be something for him to be announced in the near future. The Board members expressed how much they will miss Jim and wished him well.

M. Werden asked if there was a motion to adjourn.

Motioned by: J. Rasmussen

Seconded by: G. Koziol

All in favor.

Motion Carried.

The meeting was adjourned at 7:12 P.M.