

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS

August 15, 2024



Roll Call

Present: Charlie Sheridan, Vince Kozsdiy, Celeste Nielsen, and Dan Bittner. Also present was city staff member Matt Stafford.

Meeting

The meeting was called to order by Chairman Sheridan at 7:00 p.m. in the Ottawa City Council Chambers.

It was moved by Celeste Nielsen and seconded by Vince Kozsdiy that the minutes of the previous meeting be approved. The motion passed unanimously.

Property: Lot 16 in Block 8 in Highland Fourth Addition to the City of Ottawa; situated in LaSalle County, Illinois, commonly known as 441 Fifth Avenue, Ottawa, Illinois.

Applicant: David Harden

Review: Mr. Harden requested variances from the side yard setback and maximum area for accessory structures. He requested to construct an 18' x 20' car port (open on all four sides) on the existing concrete pad to park his boat. The north side of the proposed car port will be 3 feet 9 inches from his side property line. No opposition to his request was presented.

Action: Vince Kozsdiy moved to approve the construction of a car port (18' x 20' - 360 square feet) at 441 5th Avenue: 3 feet 9 inches from the north (side yard) property line and to allow the cumulative square feet of all accessory structures to exceed 50% of the primary structure. The primary structure is 806 square feet according to LaSalle County Assessment records. The proposed detached car port is 360 square feet, and an existing detached garage is 576 square feet. Dan Bittner seconded the motion and it passed unanimously.

Having no further business in front of it, Vince Kozsdiy moved to adjourn the meeting; Celeste Nielsen seconded the motion, and the meeting ended at 7:30 p.m.

Respectfully submitted,

DAN BITTNER