

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
June 16, 2016

Chairman Charlie Sheridan called the meeting to order at 7:05 PM in the Ottawa City Council Chambers.

Roll Call

Present: Charlie Sheridan, Tom Aussem, Vince Kozsdiy, Todd Volker, and John Stone

Meeting

It was moved by Vince Kozsdiy, and seconded by Todd Volker that the minutes of the previous (May 19, 2016) meeting be approved as written. All ayes were received and the motion carried.

Chairman Sheridan opened the meeting and recounted the city ordinance provisions for granting zoning variances, per Section 118-19, G, 3 of the city zoning ordinance (see attached). Chairman Sheridan noted that there was only one item for board consideration.

Item 1

Property: 312 W. Center Street in Ottawa

Applicants: Owner Steven J. Smith

Review: The Board heard evidence with regard to the request of Mr. Smith for a sideyard setback variance (Ottawa, Illinois Municipal Code, Sec. 4-A-4C) to construct a garage. Mr. Smith appeared before the board and explained his plan to build a larger garage. The plan for the new garage met no objection from neighbors.

Action: It was moved by Vince Kozsdiy to approve the sideyard setback for a garage construction at 312 W. Center Street, Ottawa, Illinois, allowing a two-foot minimum setback from the property line, with the garage allowed to have a maximum 12" permissible overhanging eave.

The motion was seconded by Todd Volker and passed unanimously.

Having no further business in front of it, a motion was made by John Stone to adjourn; the motion was seconded by Todd Volker, and the board adjourned at 7:35 p.m.

Respectfully submitted,

TODD VOLKER
ZBA Secretary

ZBA Variance Considerations

Section 29 G,3 Standards for Variances

The Zoning Board of Appeals shall not recommend a variance from the regulations of this ordinance unless it shall make written findings based on evidence presented to it in each specific case that all the standards for hardships set forth are met.

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district wherein the property is located.
- b. The plight of the owner is due to unique circumstances such that the enforcement of this Ordinance would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.
- c. The variance, if granted, will not be a substantial detriment to adjacent property.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property and improvements in the neighborhood in which the property is located, and will not overcrowd the land or create undue concentration of population.