



WINFIELD BOARD OF ZONING APPEALS

MEETING MINUTES

APRIL 10, 2019 @ 5:30PM

The Winfield Board of Zoning Appeals held their regularly scheduled meeting on Wednesday, April 10, 2019 at the Winfield Town Hall at approximately 5:30 p.m. Those present: Jon Derwinski, Jim Hajek, Josh Malher, and Sash Becvarovski. Also present was Nick Bellar, Zoning and Planning Administrator; and Attorney Ryan Deutmeyer.

MINUTES: January 10, 2019 – Jon Derwinski made a motion to accept the January 10th Minutes as written, seconded by Jim Hajek. The motion carried with all in favor 4-0.

OLD BUSINESS

None.

NEW BUSINESS

1. Public Hearing: Docket BZA 2019-02 – Variance from Development Standards

Owner: Bruce & Mary Dian
Petitioner: Bruce & Mary Dian
Vicinity: 11053 Lawrence Dr., Winfield
Request: Variance from §156.041(C)(5) to build a detached accessory structure with height in excess of 17ft. in a residential district.

Bruce Dian stated he is seeking a variance for the height of a detached garage he would like to build behind his home. In order to fit a car lift and work on his vehicles standing up, the lift would require an extra two feet outside of the allowed 17 foot standard. The peak of the garage would be 19 feet high with a 12 foot wall height. Mr. Dian said his home is 23 feet high and should block the view of the garage from the front of the home. He stated most of the neighbors around him have two story homes and would also block the view of the garage. He does plan to match the garage to the house as closely as possible with similar siding and a shingled roof. Sash Becvarovski asked about the square footage and placement of the structure. Mr. Dian said it will be 28'x45' and he is unsure if he will have it completely square or recess the service door with an "L" shape at the front. He explained it will not be facing the road it will be behind his house and link with his existing driveway with an apron in front. So far, the neighbors he has spoken to about the project do not have any concerns. Jim Hajek asked if there are covenants in his subdivision that requires the garage to match the house. Mr. Dian said there is no active POA in his area but he said he already planned to match the house and rest of the homes in the area. He does not want it to stick out or look like a pole barn. Jim asked about windows. Mr. Dian said he does not plan on putting windows in at this time and he is only running electric to the garage. He stated that he will not use the extended drive to park cars on nor will he be running a mechanic shop out of the garage. He will also be removing the shed currently on the property once the garage is built, since he did not get a permit for the shed and it wouldn't make sense to keep it with the garage. Josh Malher asked Nick Bellar if he had any notes. Nick confirmed to the Board that the garage is not a pole barn and will look like the house with similar color and materials.

Josh Malher opened the Public Hearing at 5:41p.m. Nick Bellar noted this Public Hearing was properly published and advertised. After asking three times for comments, none were made, and the Public Hearing was closed.

Jon Derwinski asked if Mr. Dian's current garage has brick on it and if he planned on mirroring that look. Mr. Dian said he does have a brick façade on the existing garage. He planned to only use siding but could add some brick if they wanted. The Board agreed they would prefer if some masonry was added to the front of the new garage at least up to 3ft or window level height. Jim Hajek then made the motion to approve Docket BZA 2019-02, height variance from development standards for a 19 foot height on a detached garage with the condition that it matches the existing home in regards to structure, materials and aesthetics, include brick on the front of the structure up to 3 feet or window height, and ensure the shed on the property is removed once the garage is built. Jon Derwinski seconded the motion, Josh Malher called for a roll call vote; Jim Hajek, yes; Jon Derwinski, yes; Sash Becvarovski, yes; Josh Malher, yes. The motion was approved with all in favor, 4-0.

STAFF/ATTORNEY REPORT:

No reports at this time.

With no further business before the Board, Jim Hajek made a motion, seconded by Jon Derwinski to adjourn. The motion carried with all in favor 4-0.

ADJOURNMENT: 5:46 pm

Attest:

Board of Zoning Appeals Chairman

Board of Zoning Appeals Secretary

Transcriber: Kim Wachowski
Administrative Assistant

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