

CITY OF OLNEY
BOARD OF APPEALS
AUGUST 1, 2016

AGENDA #1 “CALL TO ORDER” The August 1, 2016, meeting of the Board of Appeals was called to order at 7:00 p.m. in the Council Chambers of the Olney City Hall, 300 S. Whittle Avenue, Olney, Illinois, with Scott Jones presiding.

AGENDA #2 “ROLL CALL” The following Board of Appeals members were present: Kurt Ginder, Scott Jones, Belinda Henton, Barb Roberts, and David Abell. Tony Zuber and Pat Everette were absent. Also present were City Manager Allen Barker, Code Enforcement Officer Mike Mitchell, and City Clerk Kelsie Sterchi.

AGENDA #3 “APPROVE MINUTES OF THE BOARD OF APPEALS MEETING ON APRIL 4, 2016” Mrs. Henton moved to approve the minutes of the Board of Appeals meeting on April 4, 2016, seconded by Mr. Abell. Mr. Ginder, Mr. Jones, Mrs. Henton, Mrs. Roberts, and Mr. Abell voted yes. There were no opposing votes. The motion carried.

AGENDA #4 “SWEARING IN” Mr. Jones asked that anyone wishing to testify on behalf of the items being discussed to stand and be sworn in. City Clerk Sterchi asked the individual to stand and raise his right hand and “swear to tell the truth, the whole truth and nothing but the truth so help me God.” Brycen Short was sworn in.

AGENDA #5 “VARIANCE: 5497 N. LAKEWOOD ROAD” Brycen Short submitted a Request for Variance for the property located at 5497 N. Lakewood Road. Mr. Short was requesting a variance in the front yard setback to allow a 15-foot front yard setback rather than the 35-foot front yard setback required in Title 17 (Zoning) of the City of Olney Municipal Code. If the variance is approved, it will allow the petitioner to place a detached garage.

Mrs. Henton asked why Mr. Short chose the specific location he was requesting. Mr. Short replied that over the past 10 months, he had been determining what area on his property would be best suited for the detached garage. In the future, his children will be needing a protected place to store their vehicles, he liked the sense of security the garage would provide, and it would also be esthetically pleasing to the eye. The location would also allow for a driveway that could be used as a turnaround instead of being required to pull out backwards onto Golf Lane. Mr. Short’s structure would be 18 feet from the property line.

One letter of opposition to the request for variance had been received by the City Clerk from Lisa Brooks, legal guardian of Carolyn Sue Brooks, of 5174 E. Golf Lane. The letter did not describe the reason for the opposition.

The Board of Appeals and the applicant were unsure how the request would affect that property owner. Mrs. Henton was also curious if the property owner had received any building permits for the numerous structures on the property. Code Enforcement Officer Mike Mitchell

did not recall that he had received any applications for building permits at that location. Mrs. Henton reminded the Board of Appeals that anyone within one and a half miles of City limits was required to comply with the City's zoning ordinances.

Mr. Mitchell indicated that he saw no problem with Mr. Short's proposed plans.

Mrs. Roberts asked Mr. Short about moving his proposed structure to a different location to the south. Mr. Short replied that moving it to Mrs. Roberts' suggested location would not be cohesive with the surrounding community and would block the view from his sunroom. He strongly felt that the presented plan was the most feasible. Mr. Short added that he had spoken and received approval from Phil Kuenstler regarding covenants in that subdivision.

Mr. Abell was curious on Mr. Short's timeline for placement. Mr. Short replied that it could take two to three years depending on a variety of other factors.

Mrs. Henton commented that the proposed structure would not block visibility, and would not intrude on neighbors. She also appreciated Mr. Short's honesty in applying for the variance even though his property was outside of City limits.

Mr. Abell asked the Board if any other similar requests outside of City limits had been declined. Mrs. Henton did not believe so.

Mrs. Henton moved to approve the variance request to allow a 15-foot front yard setback rather than the 35-foot setback at 5497 N. Lakewood Road for the purpose of placing a detached garage, seconded by Mr. Ginder. Mr. Ginder, Mr. Jones, Mrs. Henton, Mrs. Roberts, and Mr. Abell voted yes. There were no opposing votes. The motion carried.

AGENDA #6 "PUBLIC COMMENTS/PRESENTATIONS" No other members of the public wished to speak.

AGENDA #7 "ADJOURN" Mr. Ginder moved to adjourn, seconded by Mrs. Henton. Mr. Ginder, Mr. Jones, Mrs. Henton, Mrs. Roberts, and Mr. Abell voted yes. There were no opposing votes. The motion carried.

The meeting of the Board of Appeals adjourned at 7:14 p.m.

Kelsie J. Sterchi
City Clerk