

**VILLAGE OF NEW BERLIN
ZONING BOARD MINUTES
Tuesday, November 16, 1999**

The New Berlin Zoning Board met on November 16, 1999 at 7:00 p.m. with Members Ed Cantrall, James Copeland, Bill Roach, Chairman Prince, and Marsha Sweet, Recording Secretary. John Frank, Member, abstained from the meeting due to the conflict of interest in the matter. The meeting was detained a few minutes for Kevin DeGroot who was going to be a few minutes late. Kevin DeGroot did arrive within a short time. The purpose of the meeting was to hear three petitions for variances by Mike Clayton.

Bill Roach asked Mike Clayton if there would be a conflict of interest since Roach was an employee of the Bank. Mike Clayton said he did not have any objection to Roach voting on the matter.

Mike Clayton's first request was for a variance to construct a 91' x 20' commercial mini storage building on his north lot located at 107 N. Olive St. The building will be one foot off the rear yard (west). As required by Ordinance, the rear yard set back is 20 ft. There were no objections from adjoining property owners to this variance request. A motion was made by Roach and seconded by DeGroot to make the recommendation to the Village Board to approve this variance. Roll call was taken and passed unanimously.

Clayton's second request was for a variance to construct a 24' x 24' garage for personal use five feet from the south line on his property located at 204 S. Henry. There were no objections from adjoining property owners to this variance request. A motion was made by Roach and seconded by DeGroot to make the recommendation to the Village Board to approve this variance. Roll call was taken and passed unanimously.

Clayton's third request was for a variance to construct a commercial mini storage building on property located on N. Oak St. A building permit was approved by the Village Building Inspector prior to Clayton's beginning construction of the building. Due to the error of issuing the permit, Clayton was written a letter requesting the stopping of construction until a variance could be granted. A variance is needed because the building covers more than 75% of the lot and the rear property line is to be 20 ft from the building. The east line (rear) is on the line. John Frank, adjoining property owner was present and voiced his concerns to the placement on the east line which he felt could be on his property and to the south line. Clayton had a survey done of the property. The findings of the survey were that the building is on the north line and 3 ft 10 inches from the south line. It was also clarified that the doors would not open out onto the south, and the building would have one foot overhangs on the south, none on the east. A motion was made by Cantrall and seconded by Chairman Prince to make the recommendation to the Village Board to not approve the variance based on the objection of the adjoining property owner, John Frank. Roll call was taken and passed with three Aye votes

ZONING BOARD MINUTES

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Being no further business, the meeting was adjourned with a motion being made by DeGroot and seconded by Roach. Motion carried on a voice vote.



Marsha J. Sweet
Recording Secretary

VILLAGE OF NEW BERLIN, ILLINOIS

APPLICATION FOR BUILDING PERMIT

NO. 776

FOR NEW BUILDINGS, AND TO MAKE ADDITIONS, ALTERATIONS
REPAIRS, BASEMENTS, AND FOUNDATIONS

NEW BERLIN, ILL. 10-14 1999

BUILDING LOCATED 204 SOUTH HENRY
 TYPE OF BUILDING GARAGE
 PROPOSED USE RESIDENTIAL
 USE DISTRICT RESIDENTIAL AREA DISTRICT _____
 LOT NO. AND LEGAL DESCRIPTION -008 LEES OUTLOTS
 LOT SIZE 177 WIDE 146 207 DEEP
 BUILDING SIZE _____ WIDE 24 LONG 24 FT. HIGH ONE STORIES
 OWNER'S NAME MIKE CLAYTON ADDRESS NEW BERLIN ILL
 ARCHITECT _____ ADDRESS _____
 CONTRACTOR _____ ADDRESS _____
 VOLUME OF BUILDING _____ CUBIC FT. ESTIMATED COST \$ 8000⁰⁰

ATTACHED TO THE ORIGINAL OF THIS APPLICATION IS A PLAT OR FLOOR PLAN OF THE PROPOSED CONSTRUCTION, SHOWING POSITION OF IMPROVEMENT ON PROPOSED BUILDING SITE, TOGETHER WITH DISTANCES AND DIMENSIONS.

THIS APPLICATION APPROVED BY BUILDING INSPECTOR Bill Pool

THE APPLICANT HEREBY AGREES THAT THE APPROVAL OF PLANS, OR THE ISSUING OF A PERMIT, PROCURED BY MISREPRESENTATION OF FACTS OR CONDITIONS, MISSTATEMENT IN APPLICATION, OR THROUGH IMPROPER ACTION OF ANY OFFICER OR EMPLOYEE OF THIS DEPARTMENT, DOES NOT LEGALIZE AN ILLEGAL CONSTRUCTION, ARRANGEMENT OR CONDITION.

3
7
3
3
776

Stephen M. [Signature]
 OWNER OR AGENT

BUILDING PERMIT NO. 776 FEE FOR BUILDING PERMIT \$ 10.00

THIS APPLICATION FOR BUILDING PERMIT IS NOT VALID UNLESS MARKED "PAID" BY VILLAGE TREAS.

ZONING BOARD OF APPEALS
VILLAGE OF NEW BERLIN, ILLINOIS

I (We) JOSEPH M. CLAYTON and CLAYTON PROPERTIES
of P.O. Box 312, NEW BERLIN, IL 62670
(Address)

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal:

(Check and complete the applicable appeal)

- 1. An interpretation of Section _____ of the Zoning Ordinance.
- 2. An interpretation of a _____ District Boundary of the Zoning Map.
- 3. A review by the Board of Appeals to interpret whether a _____ shall be permitted in a _____
(Type of Use)
Commercial District,
- 4. A review by the Board of Appeals to interpret and recommend approval or disapproval of the use of a building or premise for an Industrial purpose in an Industrial District.
- 5. A request to amend (or re-zone) a Zoning District from a _____ District to a _____ District.
- 6. A request to establish, place or erect a _____.
(Type of Use or variance)
- 7. A variance to the (area) (height) (coverage) (_____ yard) _____
(_____) provisions of the Zoning Ordinance.
(other)

Describe the appeal being requested more specifically. (i.e. Type of use, type and dimensions of structure, dimension of yard variance, etc.).

CONSTRUCT A GARAGE AT 204 S. HENRY ST. WITHIN
FIVE (5) FEET OF THE SOUTH PROPERTY LINE, REQUIRING
A VARIANCE TO 40-2-TB OF THE VILLAGE CODE.

(see reverse side)

The premises are situated at 204 SOUTH HENRY ST. NEW BERLIN, IL.

in a RESIDENTIAL District.

Lot No. (s) 008 of LEE'S OUTLOTS
(Addition, Subdivision, etc)

Total Property Dimensions: _____ wide _____ deep.

Does applicant own the property? _____

What is the approximate cost of the work involved? \$ 8,000.00

Present Property Use RESIDENTIAL - SINGLE FAMILY HOUSE

(check one)

I hereby request that this appeal be considered at the next regularly scheduled hearing of the Zoning Board of Appeals. N/A.
(NO FEE).

I hereby request that this appeal be considered as promptly as a hearing can be arranged, due notice given and advertisement made. Attached is a check in the amount of \$ 100.00 payable to the Village of New Berlin as payment of the necessary filing fee.
(Interpretations-\$20.00. Variations and amendments-\$50.00). N/A

I further state that if this request is granted, I will proceed with the actual construction within one year from the date of approval of this appeal.

Date _____

[Signature]
(Signature of Applicant)

Telephone No. _____

(Signature of Applicant)

***** FOR USE OF ZONING BOARD OF APPEALS ONLY *****

Hearing Advertised _____

Date of Hearing 11-16, 1999.

Decision of the Zoning Board of Appeals: Recommend approval

Donald L. Prince, Chairman
(Signature)

(Signature)

GARAGE

204 HENRY



8 FT WALLS
2 FT OVERHAUNG
(N, S, E)
3 FT OVERHAUNG
(W)

