

File

VILLAGE OF NEW BERLIN

ZONING BOARD MINUTES

July 17, 1996

The Zoning Board met on July 17, 1996 at 7:30 p.m. with members Prince, Roach, DeGroot, and Copeland present; Wilson, Cantrall and Frank were absent.

Chairman Prince waived the reading of the minutes from the last meeting.

The Zoning Board met for the consideration of Dale Kloppe's variance for the placement of a 24' x 45' garage five (5) feet from the west property line.

The Zoning Ordinance, Chapter 40, Article 2-7, Paragraph B, was read by Chairman Prince. It states all newly erected buildings should be in conforming use which is a minimum of ten (10) feet from property lines. A variance should not be granted unless the lot is less than 50 feet, or the placement of the building would cause undue hardship in keeping with the ten (10) foot side yard requirement. If lots can accommodate the building, a variance should not be granted.

Bob and Nancy Mohr, neighbors to the west of Kloppe's property, were present to object the granting of this variance. Their objection was that Kloppe's property can accommodate the garage within the ten (10) foot requirement.

After consideration to this variance, a motion was made by Raoch and seconded by DeGroot to deny Kloppe's variance request for five (5) foot side yard placement of the garage. Roll call was taken and passed with members DeGroot, Copeland, Roach, and Prince voting aye to deny the variance; Cantrall, Wilson, and Frank were absent.

The meeting was adjourned at 7:50 p.m. with a motion by Prince and seconded by Copeland. Motion carried.

Marsha J. Sweet
Marsha J. Sweet
Village Clerk

FRIDAY, JUNE 21, 1996
SWIMMING LESSONS
Pam. Neuman 624-2200
NOTICE OF PUBLIC HEARING The Zoning Board of Appeals, Village of New Berlin, Il., will meet at the office of the Village Clerk, New Berlin, Il., at 7:30 p.m., July 17, 1996, to hear arguments on the following petition. A petition by Dale Kloppe of 712 E. Birch St., New Berlin, Il., requesting a side yard variance to allow construction of a 24 ft. by 45 ft. garage at the same address. This variance would allow a garage to be built within five feet of the west property line. All interested persons are invited.
DON PRINCE

Date 6-13-96

ZONING BOARD OF APPEALS
VILLAGE OF NEW BERLIN, ILLINOIS

I (We) DALE KLOPPE and _____
of 712 E. BIRCH ST. NEW BERLIN, IL.
(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) (SIDE 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.).

SIDE YARD VARIANCE TO ALLOW CONSTRUCTION OF GARAGE 24'X45' WITHIN 5FT OF WESTERN PROPERTY LINE. SINGLE STORY GARAGE FOR PERSONAL USE ONLY. IN A RESIDENTIAL DISTRICT. CODE # ~~40-2-7(A)~~ 40-2-7(B) P.1008

(see reverse side)

The premises are situated at 712 E. BIRCH ST. NEW BERLIN, IL
in a RESIDENTIAL District.

Lot No. (s) 038 of YATES ADDITION
(Addition, subdivision, etc)

Total Property Dimensions: 100' wide 208.66' deep.

Does applicant own the property? YES

What is the approximate cost of the work involved? \$ 10,000.00

Present Property Use SINGLE FAMILY RESIDENCE

(check one)

I hereby request that this appeal be considered at the next regularly scheduled hearing of the Zoning Board of Appeals.
(~~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 \$ 100.⁰⁰/₁₀₀ payable to the Village of New Berlin as payment of the necessary filing fee.
(~~Interpretations - \$20.00. Variations and amendments - \$50.00.~~)

DP D.K.

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 6/13/96

Dale E. Klapp
(Signature of Applicant)

Telephone No. 488-6535

(Signature of Applicant)

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

Hearing Advertised 6-21-96, _____.

Date of hearing 7-17-96, _____.

*PD CAST
6-13-96
DP*

Decision of the Zoning Board of Appeals: _____

(Signature)

(Signature)

VILLAGE OF NEW BERLIN, ILLINOIS

APPLICATION FOR BUILDING PERMIT

NO. 647

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

NEW BERLIN, ILL. 6-3 1996

BUILDING LOCATED 712 E BIRCH ST

TYPE OF BUILDING GARAGE

PROPOSED USE RESIDENTIAL

USE DISTRICT RESIDENTIAL AREA DISTRICT _____

LOT NO. AND LEGAL DESCRIPTION LOT # 1078. YATES ADD.

LOT SIZE _____ WIDE 100' DEEP 208.66

BUILDING SIZE _____ WIDE 24' LONG 42' 45" D.K. FT. HIGH ONE STORIES

OWNER'S NAME DALE KIOPPE ADDRESS NEW BERLIN ILL

ARCHITECT SELF ADDRESS _____

CONTRACTOR SELF ADDRESS _____

VOLUME OF BUILDING _____ CUBIC FT. ESTIMATED COST \$ 10,000.00

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 _____

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.

*Not approved
Approved 7-17-96.*

X. Dale E. Kloppe
OWNER OR AGENT

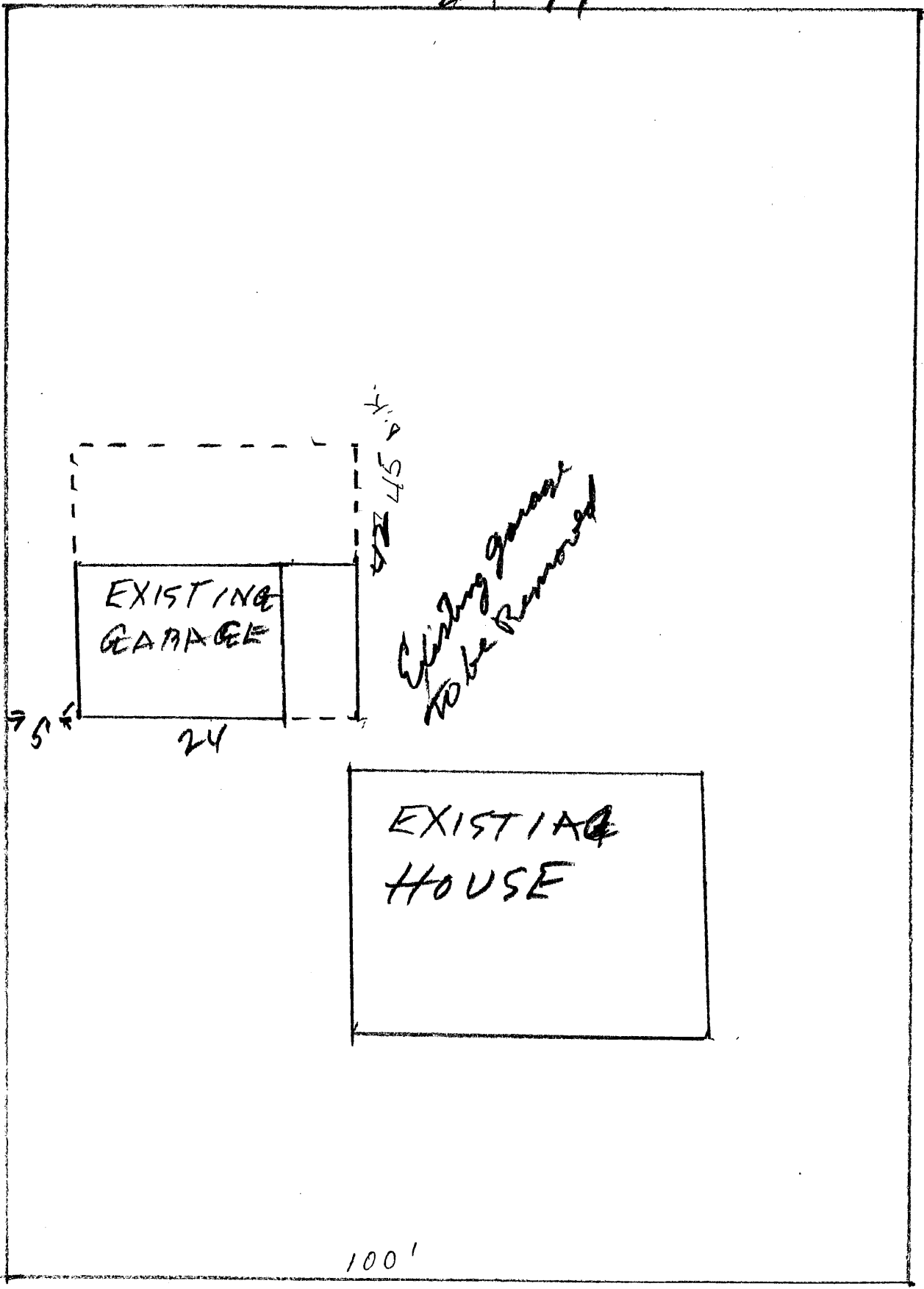
BUILDING PERMIT NO. 647

FEE FOR BUILDING PERMIT \$ 10.00

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

~~XX~~ N

W 208.66'



57'

24

57' 24''

Existing garage
to be removed

EXISTING
GARAGE

EXISTING
HOUSE

100'

S

E

C