

VILLAGE OF FOX POINT  
BUILDING BOARD MINUTES  
FEBRUARY 6, 2015

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, February 6, 2015 at 7:45 A.M. Those present included:

David Seno  
Michael Casper  
Stuart Rothman

Scott Miller, Building Inspector

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meeting laws and posted on the official bulletin boards.

**Approval of the minutes of the January 16, 2015 Building Board meeting.**

Stuart Rothman said that he noticed an error in the minutes. Mr. Rothman said that the word “not” is missing from item #4 of the project located at 7610 N. Regent Road. Mr. Rothman made a motion to approve the minutes of the January 16, 2015 meeting subject to this word being added to the minutes. The motion was seconded by Michael Casper. With all of the Building Board members voting in favor of the motion, the motion carried and minutes of the January 16, 2015 Building Board meeting were approved.

**Mr. and Mrs. Jason Kidd, 6720 N. Lake Drive, proposed entrance pillars and driveway gate.** It was the consensus of the Building Board to table this application because of the following reasons.

- 1) The application did not include an “as built” survey showing the location of the entrance pillars and driveway gate.
- 2) The application did not include enough information showing how the footing/foundation system was reinforced with rebar.

**Mike and Lisa Harper, 315 E. Daphne Road, proposed kitchen renovation and removal of the exterior solarium.** It was the consensus of the Building Board to approve this application subject to the applicant providing the Village with additional documentation showing that the grills on the new exterior door will match the window grills that are located on the existing home.

**Lynn Sprangers and Mike Gousha, 8165 N. Gray Log Lane, proposed interior renovation and installation of a new exterior transom window.** It was the feeling of the Building Board to table this application because of the following reasons:

- 1) The application does not show whether or not the door that is being eliminated on the first floor is a required exit.
- 2) The application does not show if the first floor bedroom will be provided with natural light as required by Village code.

**Arthur Zakhariants, 6747 N. Holly Court, proposed conversion of the existing attached garage into a bedroom and construction of a new attached garage.** It was the feeling of the Building Board to approve this application subject to the following conditions:

- 1) The applicant providing the Village with a code compliant survey showing setback and open area compliance.
- 2) The applicant providing the Village with revised plans that show that a code compliant firewall will be provided between the house and attached garage.
- 3) The applicant providing the Village with documentation showing that the electrical service panel will not be located in a clothes closet.
- 4) The applicant providing the Village with documentation showing that proper ventilation will be provided above the roof insulation.
- 5) The applicant providing the Village with documentation showing that this project complies with the Energy Code.
- 6) The applicant providing the Village with additional documentation showing that this project will comply with the wall bracing requirements of the Building Code.

**William Poznanski, 7535 N. Boyd Way, proposed new residence (tabled at the January 2, 2015 Building Board meeting).** It was the feeling of the Building Board to table this application because of the following reasons:

- 1) The survey does not accurately depict the proposed location of the residence.
- 2) The survey does not depict the first floor elevation height.
- 3) The Director of Public Works/Village Engineer has not approved a grading and drainage plan.
- 4) The application does not include a code compliant erosion control plan.
- 5) The drawings do not include any wall bracing information.
- 6) The drawings do not include a building section.
- 7) The drawings do not include enough information showing that this project will comply with the Uniform Dwelling Code (UDC).
- 8) The drawings do not include construction details showing that this residence will be constructed in compliance with the UDC.
- 9) The application does not show compliance with the Village's Open Area requirements.
- 10) The application does not show setback compliance.
- 11) The drawings do not contain dimensions showing compliance with the Village's 40'00" height requirement.
- 12) The drawings do not include window and door sizing information.
- 13) The drawings do not specify the exterior materials.

- 14) The drawings do not specify the exterior colors.
- 15) The application does not include a site plan showing the location of the driveway.
- 16) The application does not show compliance with the Village's clear cutting ordinance.
- 17) The application does not show if the structural members are properly sized.
- 18) The application does not show how the building will be attached to the foundation system.
- 19) The application does not show how the existing perimeter drain tile system will connect to the new perimeter drain tile system that is located on the side of the footings.

### **Adjourn**

On a motion of Michael Casper, seconded by David Seno, and unanimously carried, the Building Board adjourned at 8:40 A.M.

Respectfully Submitted,

Scott Miller  
Building Inspector  
Village of Fox Point