

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
June 5, 2015

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, June 5, 2015 at 7:45 A.M. Those present included:

Stuart Rothman
Michael Casper
David Seno

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 May 22, 2015 Building Board meeting.

On a motion of Stuart Rothman, seconded by Michael Casper, and unanimously carried, the Building Board approved the minutes of the May 22, 2015 meeting.

Mark and Lisa Ellegard, 6980 N. Barnett Lane, proposed changes to the exterior of the home and attached garage (Tabled at the May 1, 2015 meeting). It was the consensus of the Building Board to approve this application subject to the following conditions:

- 1) The applicant providing the Village with a revised sheet A102 of the construction drawings that deletes the word "flashing" that improperly appears above the roofline of this drawing.
- 2) The applicant providing the Village with more detailed drawings that depict how the flashing will be installed.

William Poznanski, 7535 N. Boyd Way, proposed new residence (Tabled at the January 2, 2015, February 6, 2015 and May 1, 2015 meetings). It was the consensus of the Building Board to table this application because of the following reasons:

- 1) The Foundation Plan does not show the locations of the existing and proposed foundation walls.
- 2) The construction drawings do not contain a detail showing how the new foundation walls will be tied into the existing foundation walls.
- 3) The foundation Plan does not show the location of the sump crock and pump.
- 4) The application does not show how the new drain tile system will connect to the existing drain tile system.
- 5) The application does not indicate if the actual size of the home will comply with the Village's 1,200 sq/ft minimum size requirement.

- 6) The Director or Public Works/Village Engineer has not approved a grading and drainage plan.
- 7) The Building Elevations do not indicate the proposed exterior materials.
- 8) The construction drawings do not show that a code compliant step will be provided below the patio door.
- 9) The Building Board expressed concerns that the size of the home, exterior building materials and building design may not be compatible with the other homes that are located in this neighborhood. As such, the Building Board is requesting that the applicant provide the Village with documentation from a licensed or qualified appraiser indicating that this project will not cause any substantial depreciation to the property values in the neighborhood.

Tom and Ann Murphy, 7033 N. Belmont Lane, proposed new exterior deck. It was the consensus of the Building Board to approve this project subject to the following:

- 1) The applicant providing the Village with a survey showing that the proposed deck will comply with Village setbacks.
- 2) The applicant providing the Village with a construction detail showing that the deck will be properly attached to the home.
- 3) The applicant providing the Village with revised drawings that show that the deck will be constructed with code compliant decay resistant materials.
- 4) The applicant providing the Village with revised drawings that show the sizes of all the structural members.

Brad Killam, 1100 E. Bywater Lane, proposed new detached garage. The Building Board said that they wanted the minutes to indicate that they had no objection with the design of the detached garage but felt that they must table the application at this time because it did not include a code compliant survey, footing/foundation plan, framing plan, and construction details showing that it will be built in compliance with Village code.

Tom Berghammer, 1315 E. Winkler Lane, proposed reconstruction of an existing sunroom. 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 structural members are properly sized.

John and Truc Price, 7441 N. Lake Drive, proposed new residence and attached garage. It was the consensus of the Building Board to approve this application subject to the following conditions:

- 1) The Director of Public Works/Village Engineer approving a grading and drainage plan.
- 2) The applicant obtaining a solid fill permit if the grade is being raised on this site.
- 3) The applicant providing the Village with a code compliant erosion control plan.
- 4) The applicant providing the Village with documentation showing that this project will comply with the Village's open area requirements.

- 5) The applicant providing the Village with revised plans that show that safety glass will be provided in the bathroom windows which are located within 3'00" horizontally and 5'00" vertically of a bathtub or shower stall drain.
- 6) The applicant providing the Village with additional documentation showing that the roof overhangs will not encroach more than one (1) foot into the front, side or rear setbacks.

Jon and Abigail Bloom, 7125 N. Barnett Lane, proposed new French door on the west elevation of the home. It was the consensus of the Building Board to approve this application subject to the applicant providing a code compliant step below the French door.

Chris and Beth Meece, 8334 N. Whitney Road, proposed new detached garage. It was the consensus of the Building Board to table this application because of the following reasons:

- 1) The construction drawings were reduced in size. As result, the plans did not adequately illustrate all of the required information in sufficient detail to demonstrate code compliance.
- 2) The application does not specify if this project included the removal of the existing detached garage.
- 3) The applicant shows that the roof overhangs will encroach more than one foot into the side yard setback.

John and Jennifer Siegert, 332 E. Acacia Road, proposed demolition of an existing screen porch and construction of a new addition and exterior deck. It was the consensus of the Building Board to approve this application subject to the following conditions:

- 1) The applicant providing the Village with a detail showing how the existing attached garage's footing/foundation system will be underpinned.
- 2) The applicant providing the Village with revised drawings that show that code compliant insulation will be provided in the roof system.
- 3) The applicant providing the Village with documentation showing that the structural members are properly sized.

Arthur Zakhariants, 6747 N. Holly Court, proposed changes to the plans that were approved by the Building Board at their February 6, 2015 meeting. It was the feeling of the Building Board to table this application because it was missing information and construction details with regard to the installation of the new stone veneer.

Brett and Helena Laven, 7050 N. Belmont Lane, proposed new building addition, building renovation and other improvements as indicated in the application. It was the consensus of the Building Board to approve this application.

James and Tracy Marthia, 400 E. Daphne Road, proposed new arbor, barbecue grill and fire pit (Tabled at the May 22, 2015 meeting). It was the feeling of the Building Board to table this application because of the following reasons:

- 1) The survey does not include dimensions showing the proposed locations of the arbor, barbecue grill and fire pit.
- 2) The application does not show how the arbor will be supported.
- 3) The application does not contain a dimensioned drawing showing that the distance from grade to the top of the arbor will comply with the Village's 8'7" height limitation.
- 4) The application does not include enough construction details with respect to the construction of the proposed arbor.

Adjourn.

On a motion of Michael Casper, seconded by David Seno, and unanimously carried, the Building Board adjourned at 9:18 A.M.

Respectfully Submitted,

Scott Miller
Building Inspector
Village of Fox Point