

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
July 8, 2016

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, July 8, 2016 at 7:45 A.M. Those present included:

Michael Casper
Michael West
Jeff Weber

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 June 17, 2016 Building Board meeting.

On a motion of Mike West, seconded by Jeff Weber, and unanimously carried, the Building Board approved the minutes of the June 17, 2016 meeting.

Alfonso Navarro, 7410 N. Santa Monica Blvd., propose3d new detached garage. It was the consensus of the Building Board to approve this application subject to the applicant complying with the Village's F-District review and approval process.

Dan Minahan, 1536 E. Goodrich Lane, proposed razing of a portion of the existing structure and constructing a new addition with attached garage. 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 code compliant survey which contains all of the required information.
- 2) The applicant providing the Village with revised plans that show that the new addition will comply with the Village's height ordinance.
- 3) The Director of Public Works/Village Engineer approving a grading and drainage plan if the area of land disturbance exceeds 4, 000 sq/ft.
- 4) The Director of Public Works/Village Engineer approving an erosion control plan if the area of land disturbance exceeds 8,000 sq/ft.
- 5) The applicant providing the Village with revised drawings that show the proposed location of the basement sump crock and its discharge piping.
- 6) The applicant providing the Village with additional documentation showing that the structural members are properly sized.

- 7) The applicant providing the Village with additional documentation showing that proper supports will be provided in the existing structure to accommodate the new addition(s).
- 8) The Board approved a revised drawing of sheet A 2.0 of the construction drawings that was submitted during the meeting which is dated 7/5/2016.

Catherine Mahoney, 8005 N. Santa Monica Blvd., proposed home repair due to fire damage (tabled at the June 17, 2016 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 revised drawings that show that the code compliant soffit vents will be provided.
- 2) The applicant providing the Village with revised drawings that accurately reflect the proposed siding materials that will be used on this project.

Kevin & Sara Summ, 6925 N. Yates Road, proposed new residence and attached garage. It was the consensus of the Building Board to approve this application subject to the Director of Public Works/Village Engineer approving a grading and drainage plan.

Thomas Weickardt, 8311 N. Greenvale Road, proposed new residence and attached garage (tabled at the February 5, meeting).

The property owner, Thomas Weickardt, and his architect, Jeff Van Loon, were present at the meeting. Mr. Van Loon said that they had to reduce the footprint of the home in order to comply with the Village's grading and drainage requirements. Mr. Van Loon said that the redesigned home complies with the Village's minimum first floor area requirement of 1,000 sq/ft. Mr. Van Loon said that they are proposing to make a minor change to the exterior of the home. Mr. Van Loon said that they would like to use tile instead of the brick that is shown on the architectural drawings. Mr. Van Loon showed the Board a sample of the tile that they would like to use on this project. Mr. Van Loon also showed the Board a picture of the tile they recently used on another project. The Board said that they have no objection to tile being used on this project, provided however, that the Building Inspector is provided with a copy of the picture that was shown at today's meeting so that he can include it with the application.

Chris Mehring, 881 N. Spooner Road, said that he is opposed to this project because of a number of reasons which included drainage, lack of neighbor notification with regard to filling activities, and the application does not include a code compliant survey.

Mr. Weickardt said that he has submitted a preliminary grading and drainage plan to the Director of Public Works/Village Engineer with respect to this project. Mr. Weickardt said he has already spent a good deal of time and money on this project. Mr. Weickardt said that he is withholding spending any additional time/money on this project until he receives Building Board approval of this project. Mr.

Weickardt said that once the Building Board approves this project, he will then complete the filling, erosion control and grading and drainage applications.

It was the finding of the Building Board that the exterior architectural appeal and functional plan of the proposed structure would not cause a substantial depreciation in the property values of the neighboring properties. The Building Board said that because of this finding, the applicant will be able to obtain a building permit for this project, provided however, that they obtain all of the necessary approvals from Village staff.

Adjourn.

On a motion of Mike West, seconded Mike Casper, and unanimously carried, the Building Board adjourned at 9:58 A.M.

Respectfully Submitted,

Scott Miller
Building Inspector
Village of Fox Point