

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
November 11, 2016

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, November 11, 2016 at 7:45 A.M. Those present included:

Mike West
Gerry Hussin
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 October 28, 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 October 28, 2016 meeting.

Dr. Pako and Nicole Anne Major, 1380 E. Winkler Lane, proposed building addition. (Tabled at the October 7, 2016 meeting)

The Building Inspector said that the applicant is requesting a 6.6% reduction in open area and proper notice of today's meeting was provided to the neighboring property owners as required by Village code. The Inspector said that per the Village code, the Building Board has the authority to approve up to a 15% reduction in open area. Also, the Inspector said that the applicant must submit a grading and drainage plan if the area of land disturbance exceeds 4,000 sq/ft.

The property owner, Nichole Anne Major, and her architect, John Leland Van Rooy, were present for discussion. Mr. Van Rooy said that the Village Forester, John Gall, visited the property and has approved the landscape plan for this project. Also, Mr. Van Rooy said that he has submitted a grading and drainage plan to the Village Engineer for his review and approval as well.

Mike West said that he wanted the minutes to reflect the fact that he visited the site before today's meeting. Mr. West said this is required per the ordinance because the applicant is requesting a reduction in open area. Mr. West said that he knows that Gerry Hussin had visited the site before today's meeting because he noticed him there when he was on site to view the property. Mr. West asked Jeff Weber if he too had visited the property before today's meeting. Jeff Weber confirmed that he visited the property before today's meeting as well.

It was the consensus of the Building Board, after the examination of the application and accompanying documentation, to approve the application and they requested that the minutes reflect the fact that they made the following finding: 1) The reduction of open area of the lot resulting from the erection of the proposed structure will not cause a substantial depreciation of the property values in the neighborhood; and 2) That the erection of the proposed structure will not reduce the open area of the lot on which it is to be built by more than 15% below the open area requirement for the lot.

The Building Board said that this approval is subject to the Director of Public Works/Village Engineer approving a grading and drainage plan if the area of land disturbance exceeds 4,000 sq/ft.

Tim and Christel Penn, 8312 N. Santa Monica Blvd., proposed building addition. It was the consensus of the Building Board to table this application at this time because it did not contain all of the required information. The Building Board said that they did not have any objections with conceptual design of the proposed addition but they felt that they could not approve it at this meeting because of the missing information.

Dirk and Mary Stallmann, 225 W. Cherokee Circle, proposed basement renovation which includes the installation of two (2) egress windows. 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 compliance with the Village's ceiling height requirements.
- 2) The applicant providing the Village with revised drawings that identify the use of all of the proposed rooms.
- 3) The applicant proving the Village with revised drawings that show how the area wells will be connected to the exterior drain tile system.
- 4) The applicant providing the Village with additional information showing that the bedroom windows will comply with the 8% glazing requirement.

Carl and Barbra Schwartz, 7239 N. Barnett Lane, proposed exterior deck.

The Building Inspector said that when he reviewed the application he noticed that the beams are over span. Also, he said that he noticed that the plans do not contain all of the necessary construction details showing how the joist(s), beams and ledger boards will be supported nor does it contain any flashing details.

It was the consensus of two of the Building Board members to approve the application subject to the applicant providing the Village with all of the necessary information showing that the deck will be constructed in compliance with Village code. Jeff Weber said that he wanted the minutes to reflect the fact that he was opposed to approving the application at this time because he felt that the applicant

should reappear before the Board for final approval of this project when all of the necessary information is provided and the plans are complete.

Adjourn.

On a motion of Mike West, seconded by Gerry Hussin, and unanimously carried, the Building Board adjourned at 8:22 A.M.

Respectfully Submitted,

Scott Miller
Building Inspector
Village of Fox Point