

**VILLAGE OF RIVER HILLS
BOARD OF APPEALS
MINUTES**

April 20, 2017

4:00 P.M.

VILLAGE HALL

1. **Roll Call:** was answered at 4:00 p.m. by Chairman Steven Spector and members David Melnick, Don Daugherty, Rosalie Gellman and Karen Plunkett. Chairman Spector confirmed that a quorum had been met. Also present were Village Manager Chris Lear, property owner Brad Hampel, Baumgartner Property Manager Bob Paduka and Excavator Todd Kons.

2. **The Agenda:** The notice and agenda were approved as published and posted.

3. **The appeal of Brad Hampel, 835 W. Green Tree Road regarding the Building Inspector's denial of a building permit application for construction of a pool house because the structure would be closer than 50 feet from the rear yard setback in violation of Section 7.030 of the Village of River Hills Ordinances**
Hampel presented his plat and plans for an accessory garage on the south of his lot. His hardship is the lack of building space anywhere else, due to a substantial sloping to the east and south away from his home, an area equivalent to half of his lot. After discussion, motion by Melnick/Gellman to approve a 25 foot setback from the south property line for the proposed garages per the submittal. Motion carried unanimously.

4. **The appeal of Donald Baumgartner, 2280 W. Dean Road regarding approval for the installation of a holding tank for sewage instead of connecting to municipal sewer lines, as provided per section 13.13 Private Sewage Systems of the Code of Ordinances.**
Paduka and Kons stated their hardship is not the ability to hook up the new accessory structure to the municipal sewer, or the cost of that option, rather the hardship would be damage to driveways and landscaping on the lot. After discussion the property owner representatives withdrew the appeal until a later date.

5. **ADJOURN** Motion by Melnick/Gellman to adjourn the meeting at 4:39 p.m. Motion carried unanimously.

Christopher B. Lear
Village Manager/Clerk/Treasurer
Board of Appeals Secretary