

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

March 27, 2018

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 Dougherty and Rosalie Gellman. Chairman Spector confirmed that a quorum had been met. Also present was Village Manager Chris Lear, John E. Machulak, 1400 W. Good Hope Rd. and Ben Mohns of Mohns Construction Company.
2. **The Agenda:** The notice and agenda were approved as published and posted.
3. **The appeal of John E. Machulak, 1400 W. Good Hope Road regarding the Building Inspector's denial of a building permit application for construction of kitchen addition would be in violation of Floodplain Regulations Section 7.0306 C (4) (a) of the Village of River Hills Ordinances.** Mr. Machulak stated his desire to build an addition to his kitchen. Because the home is completely situated in a floodplain, zoning regulations require a variance in order for him to obtain a building permit and proceed with the addition.

After discussion, motion by Melnick, second by Dougherty to approve the variance based on a practical difficulty that would occur, if the Board of Appeals did not approve the variance because the building footprint would be constructed to assist in raising a part of the house floor that is below the 100 year floodplain. This flood proof wall would be in line with the existing northern point of the house. Motion carried unanimously.

4. **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