

Village of River Hills

IN THE MATTER OF THE APPEAL OF MR. AND MRS. CONNOR, 9360 N SPRUCE RD,
REGARDING THE BUILDING INSPECTOR'S DENIAL OF A BUILDING PERMIT
APPLICATION FOR CONSTRUCTION OF A NEW ACCESSORY STRUCTURE THAT
WOULD HAVE A SIDE YARD SETBACK OF 43 FEET.

The meeting of the Village of River Hills Board of Appeals was called to order October 14, 2019 at 4:00 p.m. by Chairman Steve Spector, with Board Members David Melnick and Rosalie Gellman present pursuant to a notice duly published and posted. Also present Village Manager Tammy LaBorde, Building Inspector Tod Doebler, and Deputy Clerk Stephanie Waala.

A letter from 9400 N Spruce Rd residents received and discussed due to being unable to attend

Homeowner Michael Connor present

- presented reasons for variance
 - Currently has 2 car garage but is requesting an additional 2 car detached garage due to lack of storage and ample parking for cars
 - A tree would have to be cut down
 - The well head access would cause the machinery to go around the garage instead of quick access between the garage and detached garage
 - Location of snow piles could more easily be dispersed

Board member Melnick states there is no hardship the reasons given are more about conveniences.


Board member Spector states esthetically there is no other place to build and doesn't think the neighbor's issue of being able to see the garage is an issue.

Board member Gellman states the hardship would be the shoveling; esthetically it doesn't matter the neighbors already see the attached garage; the request from the neighbors for a hedge doesn't seem that unreasonable.


Homeowner states it would take quite a few hedges and cost a lot of money; the shed on the East side of the property will not be removed once the detached garage is installed

Motion by Melnick and seconded by Gellman to approve the hardship with the condition that 1 large tree be planted to block the neighbors view of the detached garage from their second story view; motion carried unanimously.

Motion by Melnick and seconded by Gellman to amend the previous motion to include the approval of the setback for the detached garage to be 43 feet instead of 50 feet; motion carried unanimously.



Steve Spector
Board of Appeals Chairman



Tammy LaBorde
Village Manager/Clerk/Treasurer