

## Village of River Hills

IN THE MATTER OF THE APPEAL OF MR. AND MRS. NOEGEL, 1315 W LARKSPUR LN, 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 20 FEET AND A FRONT SETBACK OF 42 FEET.

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The meeting of the Village of River Hills Board of Appeals was called to order November 11, 2019 at 4:00 p.m. by Chairman Steve Spector, with Board Members David Melnick, Karen Plunkett, and Alternate Don Daugherty present pursuant to a notice duly published and posted. Also present Village Manager Tammy LaBorde, Building Inspector Tod Doebler, and Deputy Clerk Stephanie Waala.

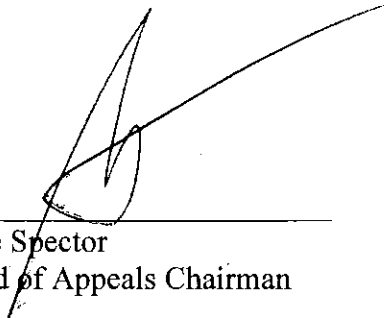
Homeowner Andrew Noegel present

- Presented reasons for variance request
  - Currently has 2 car garage but is requesting an additional 2 car detached garage due to lack of storage and ample parking for vehicles
  - Feels the hardship he encounters is the location of his home on his lot which has caused his setbacks to be smaller

Board member Plunkett asks why is the garage not being attached to the home instead of being detached

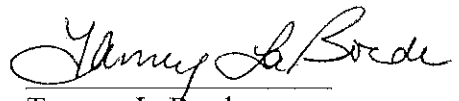
- Homeowner answers there is a drop off by the side of the garage which will cause additional cost for grading

Motion by David Melnick and seconded by Karen Plunkett to approve the variance for side yard setback of 20 feet and front yard setback of 42 feet under section 7.1008 (B) exceptional circumstances, because the lot setup has made construction locations restrictive; motion carried unanimously.



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Steve Spector  
Board of Appeals Chairman



Tammy LaBorde

Village Manager/Clerk/Treasurer