

Village of River Hills

IN THE MATTER OF THE APPEAL OF LANCE LICHTER AND ROXANNE DAVIDOFF, 2333 W COUNTY LINE RD, REGARDING THE BUILDING INSPECTOR'S DENIAL OF A BUILDING PERMIT APPLICATION FOR CONSTRUCTION OF A NEW SINGLE-FAMILY HOME WITH A SIDE YARD SETBACK OF 36 FEET.

The meeting of the Village of River Hills Board of Appeals was called to order March 10, 2020 at 4:00 p.m. by Chairman Steve Spector, with Board Members David Melnick, Billie Smith, and Don Daugherty present pursuant to a notice duly published and posted. Also present Building Inspector Tod Doebler, Village Manager Tammy LaBorde, and Deputy Clerk Stephanie Waala.

Architect John Vetter presents hardship and reasons for variance

- The property to the East is currently a vacant lot which is bordered by natural greenage
- A natural drainage swale runs through the property and the proposed location of the home would not affect it nor would it need to be moved.
- 30-40 trees would need to be cut down in order for the home to be within the setbacks

Board of Appeals member Billie Smith questions why can't the house not be rotated to run north south so it would not affect the drainage swale or trees and still be within the setbacks

- Architect John Vetter explains the proposed location would give the home the maximum solar orientation throughout the day, a natural prairie would not be disturbed, and there would be better views from this proposed location

Board of Appeals member Billie Smith questions what would be the cost to cut down the trees and relocate the drainage swale

- Architect John Vetter informs the board those numbers were not done and his opinion would be \$50,000 - \$75,000.

Board of Appeals member David Melnick questions why if there is already an existing home why not just add on to that home.

- Board of Appeals Chairman Steve Spector states he has been to the property and it would take a lot to move all the trees and the swale, plus there has been no opposition from the neighbors.

Motion by Smith and seconded by Daugherty to approve variance of side yard setback to be 36 feet; motion carried unanimously.



Steve Spector
Board of Appeals Chairman



Tammy LaBorde
Village Manager/Clerk/Treasurer

Created by Stephanie Waala, Deputy Clerk, on March 13, 2020.