

Village of River Hills

IN THE MATTER OF THE APPEAL RANDY KNAFLIC, 7815 N RIVER RD, REGARDING THE BUILDING INSPECTORS DENIAL OF A BUILDING PERMIT APPLICATION FOR INSTALLATION OF A CHICKEN COOP THAT WOULD HAVE A SIDE YARD SETBACK OF 38.5 FEET.

The meeting of the Village of River Hills Board of Appeals was called to order June 11, 2020 at 4:00 p.m. by Chairman Steve Spector, with Board Members Billie Smith, Don Daugherty, Rosalie Gellman, Chris Beidel, and Kieran Donohue 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 Randy Knafllic presented his situation interpretation of the ordinance and the reasoning behind the current proposed location of the chicken coop.

Board member Smith asked about the detached garage being 31 feet from the lot line and the coop is proposed at 38-1/2 feet from the lot line. Deputy Clerk Waala responded that the garage was grandfathered in as it was built in 1998 before the change to the ordinance in 1995.

Chairman Spector asked if the shed/coop was on the original drawings submitted. Mr. Kudlata stated that it was. Spector asked how long Mr. Kudlata has been in business and he stated 45 years.

Board member Daugherty asked when Mr. Knafllic received approval for the chicken coop. Mr. Kudlata stated that he thought it was approved once he submitted the information requested about the aesthetics and that there was also a precedent with the garage already there. Daugherty asked if it was told to Mr. Kudlata that the chicken coop was approved. Mr. Kudlata stated that no it had not been told to him.

Board member Beidel read the items approved on July 15, 2019 and then at a later meeting, and that it stated in the minutes that landscaping and the chicken coop were to be brought back to the Building Board. No permit was granted.

Neighbor Andy Kimmel stated that he had no objection to the chickens and no concerns with any noise and was in favor of the chicken coop.

Motion by Smith and seconded by Beidel to grant the variance of 38.5 feet for the side yard setback of the chicken coop provided that additional screen of up to two small non leave shedding trees be installed on the east side of the property.



Steve Spector
Board of Appeals Chairman



Tammy LaBorde
Village Manager/Clerk/Treasurer

Created by Stephanie Waala, Deputy Clerk, on June 30, 2020.