

# **AGENDA**

## **ZONING BOARD OF APPEALS**

Wednesday, November 30, 2016

**Village Hall – Rm. 201**

**7:00PM**

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1. Roll Call and Declaration of a Quorum
2. Public Comment
3. Chairperson To Outline Procedure To Be Followed
4. Public Hearing(s)

**Cal. No. 28-16-Z: 1022 Clarence Avenue, Sean Kelley, Reveal Design**

Sean Kelley, Reveal Design, on behalf of the owner of the Subject Property, is requesting that a variation be granted from Section 3.5.4 (B) (3) and Section 4.10.3 (Appurtenances Permitted in Side Yards) of the Village of Oak Park Zoning Ordinance, wherein Section 3.5.4 (B) (3) require a minimum side yard setback of five (5) feet in the R-4 Single-Family District, and Section 4.10.3 prohibits open porches (decks) from projecting into the required side yard, to permit the construction of a deck on the south side of the residence that would be located approximately 3.5' from the side lot line at the premises commonly known as 1022 Clarence Avenue. (Open Public Meeting)

**Cal. No. 29-16-Z: 1159 Lyman Avenue, Fred Baryla**

*Fred Baryla, on behalf of the property owner, is seeking variations from the following sections of the Zoning Ordinance of the Village of Oak Park to permit the construction of a new single-family residence using the existing foundation on a substandard lot of record at the premises commonly known as 1159 Lyman Avenue, Oak Park, Illinois;*

1. *Section 4.1 (A) (2), which section states that buildings or structures shall not occupy smaller lots than the district requirement of 3,500 square feet, whereas the existing lot is 3,158.5 square feet; and*
2. *Section 3.5.4 (A) (1) (Minimum Lot Size), which section requires a minimum lot size of 3,500 square feet in the R-4 Single-Family District, whereas the existing lot is 3,158.5 square feet; and*
3. *Section 3.5.5 (B) (2) (Rear Yards), which section requires a 25 foot rear yard setback, whereas the applicant is proposing a four (4) foot setback to accommodate a garage door at the rear of the property; and*
4. *Section 3.5.4 (B) (3) (Side Yards), which section requires a side yard setback of not less than five (5) feet, whereas the existing foundation is located three inches (3") from the north lot line and 4'-1" from the south lot line. (Request to Table until December 7, 2016)*

**5. Approval of Resolutions/Recommendations**

- ✓ Cal. No. 28-16-Z: 1022 Clarence Avenue, Sean Kelley, Reveal Design
- ✓ Cal. No. 29-16-Z: 1159 Lyman Avenue, Fred Baryla

**6. Approval of Minutes**

- ✓ November 9, 2016

**7. Other Business**

✓ None

## 8. Adjournment

Contact the Department of Development Customer Services for additional information at (708) 358-5449. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

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