



## **Zoning Board of Appeals**

Tuesday, May 21, 2019

7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

### **AGENDA**

#### **1. CALL TO ORDER / DECLARATION OF QUORUM**

#### **2. APPROVAL OF MEETING MINUTES from April 16, 2019.**

**Action: Approved**

#### **3. NEW BUSINESS**

##### **A. 1729 Dodge Ave.**

**19ZMJV-0029**

DonnaLee Floeter, architect, applies for major zoning relief to construct a single family residence in the R4 General Residential District. The applicant requests a 3.4' north interior side yard setback and a 3.5' south interior side yard setback where 5' is required (Zoning Code Section 6-8-5-7-A), and a 2.4' north interior side yard setback for an eave (yard obstruction) and a 2.5' south interior side yard setback for an eave (yard obstruction) where 4.5' is required (Zoning Code Section 6-4-1-9). The Zoning Board of Appeals is the determining body for this case.

**Action: Unanimously approved**

##### **B. 2650 Sheridan Rd.**

**19ZMJV-0028**

Shawn Jones, attorney, applies for major zoning relief to establish a curb cut and driveway from the street frontage (Sheridan Rd.) when alley access to the property is present (Zoning Code Section 6-16-2-2 & 6-8-2-12) in the R1 Single Family Residential District. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**Action: Unanimously recommended for denial, with the condition that if City Council grants approval, the ZBA recommends the driveway have a 3-point turn.**

##### **C. 1124 Florence Ave.**

**19ZMJV-0038**

**Order & Agenda Items are subject to change.** Information about the ZBA is available at:

<http://www.cityofevanston.org/government/agendas-minutes/agendas-minutes---zoning-board-of-appeals/index.php>

Questions can be directed to Melissa Klotz at [mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org) or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or

communications access assistance should contact 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

*La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).*

James Ticus, property owner, applies for major zoning relief for a second story addition to a commercial building in the B1 Business District with a 7' south interior side yard setback for an eave (yard obstruction) where 9' is required (Zoning Code Section 6-4-1-9), and for 3 parking spaces where 4 parking spaces are required (Zoning Code Section 6-16-3-1 Table 16-B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**Action: Continued without discussion to the June 18, 2019 ZBA hearing**

#### **4. OTHER BUSINESS**

#### **5. DISCUSSION**

#### **6. ADJOURNMENT**

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, June 18, 2019** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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