

NOTICE OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF NORTH BARRINGTON

Notice is hereby given that the Zoning Board of Appeals of the Village of North Barrington, Lake County, Illinois, will hold a Public Hearing on Tuesday, April 8, 2008, at 7:30 P.M., at the North Barrington Village Hall, 111 Old Barrington Road, North Barrington, Illinois.

This Hearing is held pursuant to the call of the Chairman of the Zoning Board of Appeals with notice to all Members of the Commission.

The Agenda for this hearing is as follows:

1. Call to order and Roll Call
2. Approve Minutes from December 11, 2007 Public Hearing
3. The following variations are requested in the petition submitted by Mrs. Nicole Plenge-Gilday and Mr. Scott Gilday, Jr., 240 Oxford Road, North Barrington, IL 60010:

ZONING VARIATIONS NEEDED:

ZR-10-1-2(B) and

ZR-10-4-2(A,1,b): A non-conforming building or use shall not be expanded.

The existing house is non-conforming due to encroachments into the required front and side yard zoning setbacks.

ZR-10-9-2(A,3): From all roads or streets, the setback to any building or structure shall not be less than sixty (60) feet from the established centerline of the road right-of-way.

Based on the 50 foot wide right-of-way established for Oxford Road, the required front yard setback shall be 35 feet as measured from the front property line.

- The northwest corner of the existing garage/bedroom is located approximately 27'-10" feet from the front property line, representing an existing front yard encroachment of approximately 7'-2".
- The northwest corner of the proposed garage/bedroom addition will be located approximately 31'-6" from the front property line, representing a new front yard encroachment of approximately 3'-6".
- The front wall of the proposed Kitchen addition and wing wall extension will be located approximately 31'-5" from the front property line, representing a new front yard encroachment of approximately 3'-7".

ZR-10-9(2,B): From each side line that does not border a road or street, the setback shall not be less than 10% of the average width of the lot or 10 feet, whichever is greater.

Based on an average lot width of approximately 345 feet, the required side yard setback shall be 34.5 feet.

- The east side of the existing house is located approximately 31'-5" from the side property line, representing an existing side yard encroachment of approximately 3'-1".
- The existing deck and front wing wall are located approximately 22'-2" from the side property line, representing existing side yard encroachments of approximately 12'-4".
- The east side of the proposed Kitchen addition will be located approximately 31'-5" from the side property line, representing a new side yard encroachment of approximately 3'-1".
- The new front wing wall extending off the east side of the house will be located approximately 22'-2" from the side property line, representing new side yard encroachments of approximately 12'-4".

ZR-10-9-2(C): From the rear line, the setback shall not be less than 20% of the depth of the lot or 40 feet, whichever is greater.

Based on an average lot depth of approximately 125 feet, the required rear yard setback shall be 40 feet.

- The southeast corner of the proposed bedroom addition will be located approximately 37'-8" from the rear property line, representing a new rear yard encroachment of approximately 2'-4".

4. Adjournment

Zoning Board of Appeals Members: In the event you are unable to attend this meeting, please call Kris Lennon @381-6000, extension 11 as soon as possible.

**Kris Lennon, Deputy Village Clerk
Village of North Barrington**

(zba agenda)