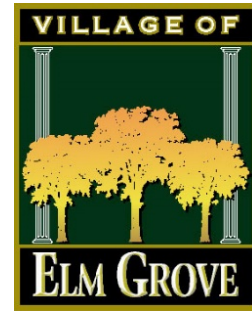


Memo



To: Board of Appeals
From: Katherine Gehl, Zoning & Planning Administrator / Assistant Village Manager
Date: July 10, 2023
Re: Review of Agenda for Monday, July 24, 2023

Item 3. Consideration, hearing, and action on appeal for a variance request from §335-88D(8)(e)[1] to allow for a semi above-ground swimming pool at a depth of more than two feet to be constructed on the property located at 1900 Westmoor Terrace.

Akel Akel, the property owner at 1900 Westmoor Terrace, is requesting a variance from §335-88D(8)(e)[1]. The applicant is requesting to install a semi-above ground pool to be installed in the rear yard of their property. The pool is proposed to be approximately 35” above grade. This would be at variance with §335-88D(8)(e)[1] which states the following:

(e) Above-ground swimming pools are permitted in any district except the floodland and wetland districts, provided that:

[1] No private swimming pool capable of having an aboveground water depth of more than two feet shall be initially constructed, installed, enlarged or altered in the Village of Elm Grove after December 31, 1997, and no permit shall be granted for such purposes. For purposes of this chapter, the aboveground depth of water shall be measured from the lowest elevation of the ground at which any vertical surface of the swimming pool is exposed to the uppermost edge of the swimming pool.

Please see the enclosed plan set and variance application materials for review.

Item 4. Consideration, hearing, and action on appeal for an appeal of a Building Board decision dated July 6th, 2023 regarding a variance request from §335-88D(8)(g)[3][d] of the Village Code of Ordinances for the property located at 14200 Woodlawn Circle.

Thalia Haseotes, the property owner at 14200 Woodlawn Circle, is requesting an appeal of a decision that was made by the Building Board on July 6th, 2023 at their regular meeting. The Building Board denied the request for variance to allow an Open Fence 4’ in height to project approximately 100’ forward of the rear line of the principal building on the west side of the property. This would have been at variance with Section 335-88D(8)(g)[3][d] of the Village Code regulating fencing and required a Public Hearing and Building Board consideration.

The Building Board made the following motion:

“Mr. Thedford motioned to deny the requested variance from §335-88D(8)(g)[3][d] as submitted in order for the Board to remain consistent with the precedent set by this Board. Ms. Raysich seconded. Motion passed 6-0.”

Please see the enclosed plan set and variance application materials for review.