I. Call the Meeting to Order

II. Roll Call

III. Approve the Minutes of the October 16, 2018, regular meeting of the Zoning Board of Appeals as printed.

IV. Approve the Agenda of the November 20, 2018, regular meeting of the Zoning Board of Appeals as printed.

V. Old Business

VI. New Business

**Case No. PZBA20-003**


**Requesting**

1. A 15.0 ft. variance from Section 3-900 to allow the proposed attached accessory building to come to within 20.0 ft. of the west lake rear property line. (35 ft. minimum required)
2. A 14.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 18.0 ft. of the west lake rear property line. (32 ft. minimum required)
3. A 5.0 ft. variance from Section 3-900 to allow the proposed attached accessory building to come to within 5.0 ft. of the north side property line. (10 ft. minimum required)
4. A 4.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 3.0 ft. of the north side property line. (7 ft. minimum required)

**Property Location:** 345 S Cass Lake Rd
**Property Zoned:** R-1A, Single-Family Residential
**Applicant:** Ara Akkashian

**Case No. PZBA20-004**


**Requesting**
1. A 58.0 ft. variance from Section 3-901 Footnote 4 to allow the existing deck to be covered and come to within 11.0 ft. of the north lakefront shoreline. (57.5 ft. minimum required for subject property)

2. A 36 ft. variance from Section 3-901 Footnote 4 to allow the proposed covered deck addition to come to within 21.5 ft. of the north lakefront shoreline. (57.5 ft. minimum required for subject property)

Property Location: 4260 South Shore St
Property Zoned: R-1C, Single-Family Residential
Applicant: Toni Cerny

Case No. PZBA20-005


Requesting

An Appeal under Zoning Ordinance Section 6-100.4.F, of a Zoning Official decision based on available evidence, that a duplex use of the property, which is not a permitted principal or special approval use in the R-1C Single Family District, was not a lawful nonconforming use under the Zoning Ordinance.

Property Location: 130 S Josephine Ave
Property Zoned: R-1C, Single-Family Residential
Applicant: Andrea & Tyler Williams

VI. Discussions

VII. All Else

Election of Officers

1. Chairperson
   a. Nominations
   b. Vote(s) to elect

2. Vice-Chairperson
   a. Nominations
   b. Vote(s) to elect

3. Secretary
   a. Nominations
   b. Vote(s) to elect

VIII. Public Comment

IX. Adjourn the Meeting