

**CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES**

CALL MEETING TO ORDER

Chairperson Henry Bills called the meeting to order at 7:33 p.m.

ROLL CALL

Present

Henry Bills  
Thomas Hoffmann  
Keith Strege  
Gerald McDougall

Absent

Gerry Maier  
Al Johnson

BUSINESS

1. CASE #690, TIM GIBBONS, 2364 WOODLAND PARK DRIVE, DELAFIELD, WI

The fee had been paid, the proper neighbors had been notified, and the notice was properly posted in the paper.

A letter dated January 22, 2004 from Tom Maney, Building Inspector, was read. The existing home is in RL-2 zoning and has deck 45 feet from the shoreline when the minimum shore setback of 50 feet is required. In addition, a minimum side yard of 8 feet is required and the existing home is only .51 feet from the north side lot line and the deck is only .16 feet. On the south side lot line, the home is only 6.12 feet from the lot line.

A letter from Tim Gibbons dated January 22, 2004 was read requesting a variance for the proposed home addition. It stated that the proposed addition would only increase the non-conformity by 3”.

There were no other letters in the file. H. Bills asked Mr. Gibbons to mark the addition as proposed on the survey map. Mr. Gibbons stated that the hatched area on the drawing is the addition. The well will be relocated. Mr. Gibbons thanked the board for their time. He distributed a drawing showing the layout of their existing home.

The following individuals in the audience spoke:

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7:30 PM

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Dean Wintersberger, 2370 Woodland Park Drive – Owns the property directly north of the Gibbons. Their home is also nonconforming. They did not have any problem with the proposed addition and it would give them more privacy.

Cheryl Hynes, 2360 Woodland Park Drive – They have just moved in and wanted to find out what was happening. She had no objection to the proposed addition.

H. Bills stated that this property was built in the 1920's and the zoning was very lenient at that time. K. Strege stated that it would make the property better. T. Hoffman agreed. He thought that this was an improvement.

**T. HOFFMANN RECOMMENDED THAT BASED ON THE REQUEST FOR THE ADDITIONAL INCHES TO MOVE TO GRANT THE REQUEST AS OUTLINED IN THE LETTER. H. BILLS STATED THAT THE EXISTING NONCONFORMING FACTORS ALREADY EXIST AND ARE THE HARDSHIPS. G. MCDUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

ADJOURN

**T. HOFFMANN MOTIONED TO ADJOURN FROM THE MEETING. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:48 P.M.**

Minutes prepared by:

Accurate Business Communications LLC