

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

CALL MEETING TO ORDER

Chairperson Henry Bills called the meeting to order at 7:31 p.m.

ROLL CALL

Present

Henry Bills
Keith Strege
Al Johnson
Gerald Maier
Gerald McDougall

Absent

Thomas Hoffmann

BUSINESS

1. CASE #686, MICHAEL TRIER, 925 SUNSET 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 September 11, 2003 from Tom Maney, Building Inspector, was read. The existing detached garage is non-confirming due to the fact that in R-3 zoning the minimum interior side yard required is 16 feet per Section 17.39 (13)(g). The proposed side yard is only 10' from the eastern side lot line.

A letter from Michael Trier was read requesting a variance for the construction of the garage.

There were no letters in the file. A sketch of the garage and layout of the lot were included in the commissioner's packets. Mr. Trier was present and explained the future plans he has for his home and how the plans would be affected by the garage location. He stated that the neighbors do not object to the proposed location of the garage. Presently, he does not have a garage on the property. There is a large oak tree located approximately 10-15' north of the proposed the garage.

H. Bills stated that the hardship would be the oak tree. Discussion took place regarding other alternative locations for the garage.

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G. Maier stated that the oak tree is a potential hardship and there were not any other logical locations for the garage. H. Bills stated that it would be difficult to enlarge the house if the garage was in another location.

G. MAIER MOVED TO GRANT THE VARIANCE AS REQUESTED. K. STREGE SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

2. CASE #687, STEVE REICH (OWNER), 706 MAIN STREET, DELAFIELD, WI

Case #687 was withdrawn.

OTHER

H. Bills reviewed the quorum requirements for the Board of Zoning Committee. He will request that the City Attorney review this.

ADJOURN

G. McDOUGALL MOTIONED TO ADJOURN FROM THE MEETING. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:55 P.M.

Minutes prepared by:

Accurate Business Communications LLC