

July 25, 2002

7:00 PM

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CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

CALL MEETING TO ORDER

Chairperson Henry Bills called the meeting to order at 7:30 p.m.

ROLL CALL

Present

Henry Bills
Bill Hargarten
Tom Hoffman
Al Johnson

Absent

Gerald Maier
Jerry McDougall

BUSINESS

1. CASE #678, JACKI CHAPMAN, 924 NAGAWICKA STREET, DELAFIELD, WISCONSIN

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

A letter from Tom Maney, Building Inspector, dated July 5, 2002 was read. The building permit was denied because the addition would violate Section 17.39(11)(g), 17.39(11)(h) and 17.57 of the City of Delafield Municipal Code relating to the minimum street setback of 30 feet, side yard requirements of 15 feet and expansion, enlargement, re-construction or structural alteration of an existing non-conforming standing structure in an R-1D zoning. There were no letters from any neighbors included in the packet.

The letter to the Board of Zoning Appeals from Jacki Chapman was read. A plat of survey and drawings of the exterior and interior of the proposed house/addition were included in the commissioner's packets.

Jacki Chapman was present at the meeting. Discussion took place. It was stated that this was a lot with an existing home that has been there for many years (1931). There is not any way to acquire additional land. A survey was included showing the existing structure. The addition would go straight up and will not extend outward at all. The setbacks would not change. Discussion took place regarding the present house being non-conforming and the surrounding neighborhood structures. It

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was stated that this is an existing non-conforming house. It is not increasing any non-conformity. B. Hargarten expressed his thoughts about granting variances for structures that were already nonconforming. It was stated that attempts are being made to improve the neighborhood and the house itself. If the proposed addition were approved, it would make the home legally conforming as far as square footage and would improve the house and property. The proposed addition would only go up and would not extend past the existing structure.

A. JOHNSON MOTIONED TO GRANT THE REQUEST FOR PUTTING THE ADDITION UP AS STATED IN THE DESCRIPTION. T. HOFFMAN SECONDED. B. HARTGARTEN DISAGREED. DISCUSSION TOOK PLACE. A NEIGHBOR ENTERED THE MEETING AT THIS TIME AND THE COMMISSIONERS EXPLAINED THE SITUATION TO HER. THREE WERE IN FAVOR OF THE MOTION. ONE OPPOSED. THE VARIANCE WAS DENIED.

ADJOURN

A. JOHNSON MOTIONED TO ADJOURN. T. HOFFMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:03 P.M.

Minutes Prepared By:

Accurate Business Communications