

August 22, 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
Tom Hoffman
Gerald Maier
Jerry McDougall

Absent

Bill Hargarten
Al Johnson

BUSINESS

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

It was stated that this was a re-hearing of the case. H. Bills read the minutes from the 7/25/02 meeting relating to this case.

The home would be going from 800 sf to 1600 sf. There would be no increase in the nonconformance. The proposed addition would make the house conforming in size to the zoning code. This would be one less nonconformance on the property.

A review of why this case was being reheard took place. H. Bills read portions of a letter written to him by Attorney Chapman dated August 5, 2002. G. Maier stated that he felt that all members should view the property so that they know what they are talking about. H. Bills responded that because of the attorney's letter advising them not to view the properties, he felt that it could not be done.

G. MAIER MOTIONED TO APPROVE THE VARIANCE AS REQUESTED. T. HOFFMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. CASE #680, ORVILLE CLEMMONS, 3358 NAGAWICKA AVENUE, DELAFIELD, WI

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

A letter dated August 2, 2002 from Tom Maney, Building Inspector, was read. The letter stated that in RL-2 zoning the minimum street setback requirement is 25 feet per Section 17.39(9)(f) of the Delafield Municipal Code. The proposed attached garage would only be 12 feet from the street lot line.

Mr. & Mrs. Clemmons were present at the meeting and stated that they are the owners of the property.

A letter from Paul R. Schultz, architect for the owners, stating the hardships in this situation was read. A survey of the property was included in the commissioners' packets. The proposed entrance to the garage would be even with the road.

Pictures of the existing structure were distributed and discussion took place on the proposed structure. An existing nonconforming shed, nonconforming deck, and nonconforming-attached garage would be removed.

The approach to the garage would be the same as it is now.

T. HOFFMAN MOTIONED THAT WITH THE REMOVAL OF THE NONCONFORMING ITEMS AND THE NEW ATTACHED GARAGE THAT THE COMMISSION WOULD GRANT THE VARIANCE AS STATED. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

ADJOURN

J. MC DOUGALL MOTIONED TO ADJOURN FROM THE MEETING. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:54 P.M.

Respectfully submitted:

Minutes Prepared By:

Marilyn Czubkowski, CMC
City Clerk/Treasurer

Accurate Business Communications