

**CITY OF DELAFIELD
(262) 646-6220**

**Board of Zoning Appeals Agenda
Thursday, September 11, 2014
6:00 p.m.**

****CITY HALL COMMON COUNCIL CHAMBERS**
500 Genesee Street, Delafield, WI 53018**

Call Board of Zoning Appeals Meeting to Order.
Pledge of Allegiance.
Roll Call.

1. Approve minutes of July 24, 2014 Board of Zoning Appeals meeting.
2. Unfinished Business
3. New Business
 - a. Discussion and action on Case 790: Appeal of Peter Haenle, owner, to construct a new single family residence located at 2921 Sylvester Drive, DELC 0749.048. The parcel is zoned RL2. This lot is substandard and proposed site plan does not meet all RL2 zoning requirements. Existing lot area of 7,132 sq ft does not meet the RL2 minimum of 10,000 sq ft. Proposed open space of 5,531 sq ft does not meet the RL2 minimum of 7,000 sq ft. Proposed site plan **does** meet FAR, street, side and rear setback requirements. The existing lot is nonconforming and does not meet all of the RL2 zoning requirements. This parcel can only be developed per Section 17.58 of the City of Delafield Zoning Appeals after site and building plans have been approved by the Board of Zoning Appeals, after site and building plans have been approved by the Board of Zoning Appeals.. Applicant is not seeking a variance.
 - b. Discussion and action on Case 791: Appeal of Architectural Homes by Anders, Inc., agent, and Bonnie Leukert, owner, to construct a new single family residence located at 34268 Valley Rd, DELC 0624.003. The parcel is zoned RL1-A. This lot is substandard and does not have sufficient depth to satisfy minimum RL1-A shore and street setback requirements. Proposed shore setback of 31.62 feet doesn't meet the 55 feet minimum. Proposed street setback of 32 feet doesn't meet the 50 feet minimum. Proposed site plan **does** meet FAR, street, side and rear setback requirements. The existing lot is nonconforming and does not meet all of the RL1-A zoning requirements. This parcel can only be developed per Section 17.58 of the City of Delafield Zoning code, after site and building plans have been approved by the Board of Zoning Appeals. Applicant is not seeking a variance.
4. Adjournment

Person requiring an interpreter or other assistance should contact the City Clerk's office (262) 646-6220, 72 hours prior to the meeting. Notice is hereby given that a majority of the City Council or Plan Commission may be present at the meeting of the Board of Zoning Appeals Board meeting scheduled for September 11, 2014 to gather information about subject over which they have decision making responsibility. This constitutes a meeting of the City Council or Plan Commission pursuant to State ex rel. Badke v. Greendale Village

Bd., 173 Wis. 2d 553, 494 N.W.2d 408 (1993), and must be noticed as such, although the Council and Plan Comm. will not take any formal action at this meeting.

Utility Clerk SJ

Posted: 2014-8-22

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