

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

Call Board of Zoning Appeals Meeting to Order  
Sawall called the meeting to order at 6:00P.M.

Pledge of Allegiance  
The Pledge of Allegiance was recited.

Roll Call for the Thursday, February 9, 2017 Board of Zoning Appeals Meeting:

Present

Marty Sawall, Chair  
Thomas Hoffmann  
Al Johnson  
Jeff Krickhahn

Absent

Gerry Holton  
Jeff Krajacic

1. Approve minutes of the August 25, 2016 Board of Zoning Appeals meetings.

**KRICKHAHN MOVED TO APPROVE AUGUST 25, 2016 BOARD OF ZONING APPEALS MEETING MINUTES AS PRESENTED. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

2. Unfinished Business – None.

3. New Business

- a. **Discussion and action on Case 794: Appeal of Timothy Abhold, owner, to construct addition to existing residence located at 1722 West Shore Drive. The parcel is zoned RL2. Proposed site plan does not meet the 25 foot minimum front street yard requirement district per Section 17.39(9)(f). Proposed addition meets all other RL2 zoning requirements.**

**Steve Fischer, N4640 Indian Point Road, Sullivan, WI of Groskopf Construction, and Michele Abhold, 1722 West Shore Drive, applicant,** were present. Fischer explained the Abhold's did not have a garage. A garage was desired for storage of belongings, security and to keep the property clean. A preliminary design had been provided to the Building Inspector that originally encroached nine feet into the roadway setback. Options were discussed and the plan submitted for approval now included an encroachment of 2.7 feet into the setback. The garage had been pushed into the house structure with a minimum depth garage as a result. The proposed plan would still allow an entry stairway into the house that was necessary due to the entry level of the house. The proposed plan would not impact any traffic or safety of the surrounding neighborhood. The garage location was similar to others in the neighborhood. If the garage construction were allowed, roofing and siding would be replaced with matching siding to enhance the aesthetics of the property. There were no objections from any neighbors. Two neighbors were present in support of the request. All neighbors had signed copies noting the plans had been reviewed and support was granted for this matter.

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

Abhold explained the house was constructed prior to inception of the City's zoning regulations. The proposed plan was an attempt to try to minimize the garage structure to the extent possible while still allowing a garage entry into the house.

Board members questioned the age of the house, number of houses on the street that encroached into the setback, and whether the two areas shown in the plans that jutted from the house could be minimized or removed. Fischer explained the two areas could not be removed because there would no longer be adequate use of the garage and no stairway entry from the garage into the house due to existing grades. The driveway would be removed and replaced.

**JOHNSON MOVED TO APPROVE THE APPEAL OF TIMOTHY ABHOLD, OWNER, TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE LOCATED AT 1722 WEST SHORE DRIVE AS PRESENTED. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

4. Adjournment

**JOHNSON MOVED TO ADJOURN THE FEBRUARY 9, 2017 BOARD OF ZONING APPEALS MEETING AT 6:14 P.M. HOFFMANN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.**

Minutes prepared by: Accurate Business Communications, Inc.  
Approved June 28, 2018