

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

1. CALL MEETING TO ORDER

H. Bills called the meeting to order at 7:30 P.M.

2. ROLL CALL

Present

Henry Bills
Thomas Hoffmann
Al Johnson
Rick Lieblang
Gerry Maier

Absent

3. APPROVE MINUTES OF DECEMBER 11, 2008 MEETING

G. MAIER MOTIONED TO APPROVE THE DECEMBER 11, 2008 BOARD OF ZONING APPEALS MEETING MINUTES AS PRESENTED. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 759 – APPEAL OF DAVID & GAIL ABBOT (OWNERS) AND ANTHONY FEDERSPILL, ANTHONY THOMAS BUILDERS, INC. (AGENT) FOR PROPOSED ADDITION AT 2129 WEST SHORE DR, DELC 0786.096, RELATING TO SECTION 17.39(9)(N) REGARDING MINIMUM OPEN SPACE REQUIREMENTS AND MAXIMUM FLOOR AREA RATIO REQUIREMENTS.

H. Bills reviewed the case, noting the request for a proposed addition at 2129 West Shore Drive pertaining to minimum open space requirements and maximum floor area ratio requirements had been denied. He noted fees had been paid and neighbors notified as part of the process for this case. He read into record a letter from the City Building Inspector denying the request for a building permit as the minimum open space requirement had been exceeded and a variance would be necessary for the 460 square feet of open space proposed. In addition, a variance of 460 square feet was needed for the maximum floor area ratio. A letter from the applicant was read requesting consideration be given to a variance for the 460 square feet necessary to complete the addition as the variance would join the existing house and garage. This would allow the owners to remain in their home long term.

David and Gail Abbot, as well as Anthony Federspill, Vice President of Anthony Thomas Builders, Inc., representing the applicant, were present.

Anthony Federspill noted prices had been reviewed and as a result, changes to the elevations were being modified. The garage roof line was being simplified to mitigate cost.

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H. Bills noted the house currently was set back toward the western portion of the lot and he thought this advantageous as it was set back from West Shore Drive. This request would attempt to enclose the area behind the house. G. Maier noted this would not be visible from the street.

A. Federspill stated the proposed construction would remain within all setback areas. In response to a question, he noted the distance from the road easement to the closest portion of the house was 66.33 feet.

G. Maier noted this situation was similar to many houses in the area and he had no issues with the request. R. Lieblang and A. Johnson agreed.

G. MAIER MOTIONED TO APPROVE A REQUEST FOR VARIANCE IN THE APPEAL OF DAVID & GAIL ABBOT (OWNERS) AND ANTHONY FEDERSPILL, ANTHONY THOMAS BUILDERS, INC. (AGENT) FOR PROPOSED ADDITION AT 2129 WEST SHORE DR, DELC 0786.096, RELATING TO SECTION 17.39(9)(N) REGARDING MINIMUM OPEN SPACE REQUIREMENTS AND MAXIMUM FLOOR AREA RATIO REQUIREMENTS. AS REQUESTED DUE TO THE HARDSHIP EXPLAINED AND GOOD PLANS FOR THE REQUEST. A. JOHNSON SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

A. JOHNSON MOTIONED TO ADJOURN THE MARCH 26, 2009, BOARD OF ZONING MEETING AT 7:43 P.M. R. LIEBLANG SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes prepared by:

Accurate Business Communications, Inc.