

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

1. CALL MEETING TO ORDER

H. Bills called the meeting to order at 7:32 P.M.

2. ROLL CALL

Present

Henry Bills
Thomas Hoffmann
Al Johnson
Gerry MacDougall
Gerry Maier

Absent

3. APPROVE MINUTES OF SEPTEMBER 11, 2008 MEETING

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

4. NEW BUSINESS

CASE 752 – APPEAL OF JIM & PAM KLEKOSKI (OWNERS) FOR PROPOSED GARAGE ADDITION AT 828 HAWKS HOLLOW, DELC 0878.125, PERTAINING TO SECTION 17.39(15)(A)(E) REGARDING MINIMUM FRONT STREET SETBACK REQUIREMENTS.

H. Bills reviewed the case, noting the request for a proposed garage addition at 828 Hawks Hollow pertaining to minimum front street setback 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 noting the encroachment of the proposed garage addition into the front street setback of 12 feet. He then read into record a letter from the applicant noting the need for a garage as a result of the Wisconsin winters, small size of the existing one car garage, and marketability of the house for future sales.

James and Pam Klekoski were present.

A. Johnson stated while there was a great deal of space available on the lot, the house was situated close to the roadway making it difficult to expand the garage.

G. Maier stated there was only one logical space for the garage on the site and it seemed as though that would constitute a hardship in this case.

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G. MacDougall suggested a shed could also be placed on the property. A. Johnson stated he preferred to see a garage expansion rather than another shed on the property.

G. Maier explained while the request did not meet the zoning requirement for the district he did not have a problem with granting the request. T. Hoffmann agreed.

A. Johnson clarified the zoning requirement in this case was 35 feet and a variance was required for 12 feet as requested. G. Maier noted that the corner of the garage expansion closest to the road was located at 23 feet from the lot line and then the proposed garage angled away from the roadway. He also noted the unusual situation with the original house location.

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

P. Klekoski thanked the Board for its time in this case.

CASE 753 – APPEAL OF JIM ZAHORIK (OWNER) FOR PROPOSED NEW HOME ON LOT 29, NAGAWICKA LAKE HEIGHTS ADDITION ON WEST SHORE DRIVE, DELC 0786.083, PERTAINING TO SECTION 17.39(9)(M) REGARDING MAXIMUM FLOOR AREA RATIO REQUIREMENTS.

H. Bills reviewed the case, noting the request for a proposed new home on Lot 29, Nagawicka Lake Heights Addition on West Shore Drive, pertaining to maximum floor area 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 noting the minimum open space requirements for the lot had been exceeded by 775 square feet and the maximum floor area exceeded by 321 square feet. In addition, H. Bills read a letter from the applicant requesting consideration be given to approval of the case as the house had been designed to have as small a building footprint as possible for the lot to provide needed open space. In addition, he noted the small size of the lot and as such the lot would only allow a house the size of a two car garage without a variance. Also, the floor area requested was minimized to the extent possible to accommodate the growing family needs and would be an improvement to the neighborhood as the lot was vacant at this time.

Jim and Mary Zahorik were present. J. Zahorik explained he owned the lot and wanted to build a house for his daughter and family upon it as they wanted to continue to reside in the City of Delafield.

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To preclude anticipated issues with encroachment and side yard setbacks, J. Zahorik stated he had worked with the builder to scale the house in an appropriate manner to accommodate bedrooms for the growing family. In addition, by building it into the hill and keeping the footprint small, he would be able to have adequate open space on the property. He noted other houses in this neighborhood had been built that were similar in lot size and construction. As proposed, the house would be set back from the road in a manner similar to the Dunkovich property to the south.

In response to a question by H. Bills, J. Zahorik explained the lot next door was vacant to the north; however, the owners were not interested in selling at this time. His lot had predated the RL-2 zoning designation and was a single lot of record.

G. Maier noted the proposed house seemed to be minimized as much as possible, and it seemed quite similar to other houses and lots currently in existence in the neighborhood. In addition, it seemed as though the City had created a portion of the lot issue when lots of this size had been allowed in the past.

Tom Madden, 1936 West Shore Drive, was present and stated he had no objection in this case.

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

5. CORRESPONDENCE

None.

6. ADJOURN

G. MAC DOUGALL MOTIONED TO ADJOURN THE SEPTEMBER 11, 2008, BOARD OF ZONING MEETING AT 8:00 P.M. T. HOFFMANN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes prepared by:

Accurate Business Communications, Inc.