

**CITY OF DELAFIELD BOARD OF ZONING MINUTES**

1. CALL MEETING TO ORDER

H. Bills called the meeting to order at 7:30 p.m.

2. ROLL CALL

Present

Henry Bills  
Tom Hoffmann  
Al Johnson  
Gerry Maier  
Gerald MacDougall

3. APPROVE MINUTES OF MAY 24, 2007 MEETING.

**G. MAIER MOTIONED TO APPROVE THE MINUTES FROM THE MAY 24, 2007 MEETING. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

4. NEW BUSINESS

CASE 737 – APPEAL OF KEN AND BARB KOZLOWSKI (OWNERS) FOR A PROPOSED DETACHED GARAGE AT 2012 WEST SHORE DR., DELC 0786.035, IN VIOLATION OF MINIMUM INTERIOR SIDE YARD REQUIREMENTS.

It was noted that the fees had been paid and the neighbors had been notified.

A letter from the building inspector dated May 24, 2007 was read denying the building permit. The minimum interior side yard required in the RL-2 zoning is 8 feet. The proposed garage is only 2 feet from the north side lot line.

A letter from Ken and Barb Kozlowski dated May 17, 2007 was read. It stated that this home had previously been a cottage that was converted to a year round home. After many years, they are still lacking a garage on their property. Because of lot constraints, no matter where they would propose to build a garage, a variance would be required. The garage would enable them to clean up their property and at the same time blend in with the surroundings. The letter stated that the neighbors to their north were not opposed to the proposed garage placement.

Ken Kozlowski was present at the meeting and reviewed the constraints on their lot, elevations, and the placement of their home and plantings. Various options for garage placement were discussed.

G. Maier stated that there was no practical place to build a garage without asking for a variance.

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Jim Zahorik, 1948 West Shore Drive – He is concerned about the neighborhood and improvements that take place. By putting this improvement on the property it would serve to store equipment that is currently outside and would make the property look cleaner and more presentable along with providing privacy to the neighbor to the north. He was in favor of the proposed garage. Several garages in the area were referenced and he thought that this proposed garage would look appropriate.

G. Maier did not think the zoning requirements made sense for this lot.

**G. MAIER MOTIONED TO GRANT THE VARIANCE AS REQUESTED WITH THE HARDSHIP BEING THAT THE LOT HAS PLENTY OF OVERALL AREA, BUT THE WIDTH IS EXTREMELY RESTRICTIVE. T. HOFFMANN SECONDED THE MOTION. THE DISTANCE FROM THE GARAGE TO THE HOUSE IS APPROXIMATELY 15'. ALL WERE IN FAVOR. MOTION CARRIED.**

5. CORRESPONDENCE

None.

6. ADJOURN

**THE MOTION WAS MADE AND SECONDED TO ADJOURN FROM THE MEETING. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:52 P.M.**

Minutes Prepared By:

Accurate Business Communications, Inc.