

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

Call Board of Zoning Appeals Meeting to Order

Chairman Rick Lieblang called the Board of Zoning Appeals meeting to order at 6:02 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Thursday, April 24, 2014 Board of Zoning Appeals meeting:

Present

Rick Lieblang, Chair

Gerry Holton

Thomas Hoffman

Al Johnson

Chuck Hajinian (Arrived 6:13 p.m.)

Scott Hussinger, Building Inspector

Susan Johnson, Utility Clerk

Absent

1. Approve minutes of December 12, 2013 Board of Zoning Appeals meeting.

A. JOHNSON MOVED TO APPROVE THE DECEMBER 12, 2013 BOARD OF ZONING APPEALS MEETING MINUTES AS PRESENTED. G. HOLTON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. Unfinished Business

3. New Business

- a. Discussion and action on case 788, Appeal of William Loepfe, agent, and 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 code - after site and building plans have been approved by the Board of Zoning Appeals. Applicant is not seeking a variance.

R. Lieblang read the case details into the record. Building Inspector S. Hussinger advised that the site and building plans meet the zoning requirements except for the open space. Gary Marciniak, adjacent property owner was concerned about poor soil bearings on this property and excavation affecting his existing foundation. R. Lieblang stated that the Board of Zoning Appeals is concerned with zoning requirements only. S. Hussinger advised that that would be a civil matter, not a building or zoning matter and that soil conditions would be the owner's responsibility to do correctly. Builder William Loepfe advised that he is proposing to raze the current structure and build a single family residence for primary use in summer. It meets all requirements for zoning, but not lot size. G. Holton stated he drove by the property and complimented the owner and builder on how they will make new structure fit. It is virtually impossible to get open space on this lot. A. Johnson stated the improvement of the property is an asset.

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A. JOHNSON MOVED TO APPROVE CASE 788, APPEAL OF WILLIAM LOEPFE, AGENT, AND PETER HAENLE, OWNER, TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE LOCATED AT 2921 SYLVESTER DRIVE, DELC 0749.048, AS PRESENTED. R. LIEBLANG SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

James Pfeil, neighbor (add address), was concerned that the building is too big for a small lot, and it will affect his ability to sell his house that is for sale. R. Lieblang stated that the house does meet zoning requirements on all four sides.

4. Adjournment

T. HOFFMANN MOVED TO ADJOURN THE THURSDAY, APRIL 24, 2014 BOARD OF ZONING APPEALS MEETING AT 6:17 P.M. G. HOLTON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes Prepared By:

Susan Johnson
City of Delafield Utility Clerk
Waukesha County