

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

Absent

Henry Bills
Thomas Hoffmann
Al Johnson
Gerry Maier
Keith Strege
Gerald MacDougall

3. APPROVE MINUTES OF SEPTEMBER 22, 2005 MEETING

A. JOHNSON MOTIONED TO APPROVE THE MINUTES OF THE SEPTEMBER 22, 2005 MEETING AS PRESENTED. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 716 – REQUEST OF CURT AND CAROL DELIE (OWNERS) AND MATT HEATON (AGENT) FOR A PROPOSED NEW HOME AT 2940 NAGAWICKA AVE (DEL 750.076)

It was noted that the fee had been paid and the proper neighbors were notified. A letter from the building inspector dated September 15, 2005 denying the building permit due to violation of minimum open space requirements was read. The letter from Mr. & Mrs. Delie was read stating that they were applying for a variance of 375 sf on the open space requirement.

There were no letters in the file. No neighbors were present at the meeting.

Matt Heaton and Curt and Carol Delie were present at the meeting. It was clarified that no trees within the 50’ of the waterfront would need to be removed; this is in compliance with the tree ordinance. Curt Delie stated that they have stayed within the setbacks, but it is important to have a three-car garage in order to store items inside. A porch is necessary on the side of the house in order to taper the grade to avoid storm water run-off to the neighbor. M. Heaton noted that the floor plan, the building area, and the garage total 3023 sf and stays within the 30% FAR and allows for 7,000 sf of open space. The decks are what cause the problem with the open space. Visually there is not a lot of impact with these areas.

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G. MAIER MOTIONED THAT IN VIEW OF THE FACT THAT THE HOUSE IS DESIGNED WITHIN THE DESIRED SETBACK/FOOTPRINT AND NEEDS THE TWO DECKS, TO GRANT THE VARIANCE AS REQUESTED. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

A. JOHNSON MOTIONED TO ADJOURN FROM THE MEETING. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:43 P.M.

Minutes Prepared By:

Accurate Business Communications, LLC