

MINUTES – BOARD OF APPEALS

Meeting of May 19, 2010

Meeting called to order by Chairperson Pete Strysick @ 5:15 P.M.

Present: Pete Strysick, Harold Peek, Lee Montemayor, Richard Linde, Manager of Planning & Zoning – Steve Sokolowski, Building Inspector - Jack Van Der Weele, and Traci Hermann, Secretary

Absent & Excused: Robert Timm & Rob Ecker

Pledge of Allegiance

A motion was made by Lee Montemayor and seconded by Richard Linde to approve the minutes. All in favor. MOTION CARRIED.

UNFINISHED BUSINESS:

HEARINGS:

APPEAL NO. 10-08 - JACKIE RADUECHEL – 501 MICHIGAN AVE

Requesting a variances to Section 15.105(d)3.b.c to tear down existing home and build a new home with 42.3% lot coverage where ALLOWED is 40%, to Section 15.105(d)3.b.l: to have a rear yard setback of 16' where REQUIRED is 20', to Section 15.105(d)e.b.E: to have a front street setback of 9' where REQUIRED is 25', to Section 15.105(d)3.b.G to have a side street setback of 3.83' where REQUIRED is 25', and to Section 15.105(d)3.b.H: to have a total aggregate of 14.33' where REQUIRED is 30'.

Present: Jackie Raduechel Gregg Wagner Mary Ross Joe Ross
Nancy Moudry Gloria Dawson Carol Morgan

Seven years ago bought this property at 501 Michigan Avenue with the intent of building our retirement home. We designed the home (gables, wrap-around porch) to fit into the neighborhood. The inspector who was going to give me the loan stated that the silt plate is rotted and the house should be razed in five years. I am surprised at the neighbors' reaction because seven years ago I met the neighbors and there was no problem. I also met with building officials (City Planner, Building Inspector) to discuss requirements and make sure it would work; showed me how to make the measurements to make the print/home fit on this lot. After a lengthy discussion, a motion was made by Harold Peek and seconded by Don Cvetan to GRANT this variance request. MOTION CARRIED (AYE: 4 NAY: 1 ABSTAINED: ABSENT: 2)

APPEAL NO. 10-09 - CHRISTOBAL CONTRERAS – 1906 N 12TH ST

Requesting a variance to Section 15.720(c)2: to have a 6' high solid fence in required street side yard where REQUIRED is 4' high & 50% opaque.

Present: Christobal Contrearras Jessica Gomez
Bob Steinbruecker Nick Stenz
Melissa Ressler

After discussion, a motion was made by Lee Montemayor and seconded by Richard Linde to GRANT this variance with the following stipulations; fence to be a shadow box type fence and to have a 10' site triangle along driveway adjacent to garage. MOTION CARRIED (AYE: 5 NAY: ABSTAINED: ABSENT: 2)

APPEAL NO. 10-10 - JOSE ESPINOZA – 1328 HEERMANN CT

Requesting a variance to Section 15.105(d)3.b.B: to have a car port between house and garage which creates a 44% lot coverage where ALLOWED is 40% and a variance to Section 15.105(d)3.b.N: to have a carport closer than 10' between structures where REQUIRED is 10'.

Present: Jose Espinoza

After discussion a motion was made by R. Linde and seconded by D. Cvetan to GRANT this variance with the following stipulations; carport to be brought to code, must have curb cut, and driveway to be paved with concrete (remove brick driveway). MOTION CARRIED (AYE: 5 NAY: ABSTAINED: ABSENT: 2)

APPEAL NO. 10-11 - SCOTT WIRTZ – 2435 CENTER AVE

Requesting a variance to Section 15.105(c)3.b.K: to have a garage 1.5' from rear property line where required is 5', a variance to Section 15.105(c)3.b.E: to have garage 20' from front property line where REQUIRED is 25'.

Present: Katherine Wirtz

After discussion a motion was made by R. Linde and seconded by D. Cvetan to GRANT a variance of 3' setback where requested was 1.5'. MOTION CARRIED (AYE: 5 NAY: ABSTAINED: ABSENT: 2)

NEW BUSINESS:

OLD BUSINESS:

ADJOURN

Being no further business, a motion was made by Lee Montemayor and seconded by Richard Linde to adjourn at 6:20 P.M. All in favor – MOTION CARRIED.

Pete Strynick, Chairperson

Traci Hermann - Secretary