

MINUTES – BOARD OF APPEALS

Meeting of August 18, 2010

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

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

Absent & Excused: Don Cvetan & Harold Peek

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. 10-15 - CRAIG LARSEN – 1603 S 9TH STREET

Requesting a variance to Section 15.703(2) to have an approach within 34' of corner where ALLOWED is 60', a variance to Section 15.405(4)(c)1. to have a deck 2.9' to rear property lines where REQUIRED is 8', a variance to Section 15.704(6)(h): to have a 15' x 9' parking pad where minimum ALLOWED is 18' L x 9'W, a variance to Section 15.704(7)(e)1 to have a parking pad in required street side yard where NOT ALLOWED, a variance to Section 15.704(7)(e)1: to have a parking pad in required front street yard where NOT ALLOWED and a variance to Section 15.706(2)(b) to be able to park a recreational vehicle in required street yards where NOT ALLOWED.

Present: Craig Larsen

After a lengthy discussion about vision issues, parking, fire safety, and with no objections by the planning and building representatives, the three variances were all voted on separately. Craig placed on file a letter from Commander Keith Risse; Sheboygan Fire Department stating the department would not oppose the approval of this variance. A motion was made by Richard Linde and seconded by Rob Ecker to approve the variance requests for the two parking slabs. MOTION CARRIED (AYE: 3 NAY: 1 ABSTAINED: ABSENT: 2) A motion was made by Richard Linde and seconded by Lee Montemayor to approve a deck no less than 3' from property line vs. the 2'9" as requested but must also observe the requirements set forth by Commander Risse as stated in the letter placed on file. MOTION CARRIED (AYE: 4 NAY: ABSTAINED: ABSENT: 2) A motion was made by Rob Ecker and seconded by Lee Montemayor to DENY the variance to allow parking of a recreational vehicle in the required street yard, other than the summer months as allowed per ordinance. MOTION CARRIED (AYE: 4 NAY: ABSTAINED: ABSENT: 2). With board member Lee Montemayor' concerns it was strongly suggested that when the work is complete that Mr. Larsen give Mr. Montemayor a call and invite him to come and eyeball the finished projects, Mr. Larsen had no objections to the suggestion.

APPEAL NO. 10-16- DEBORAH WEIGERT– 515 BLUFF AVENUE

Requesting a variance to Section 15.105(d)3.K: to have a new detached garage 12” from alley where REQUIRED is 5’ and a variance to Section 15.105(d)3.b.J: to have a new garage 6” from west property line where REQUIRED IS 3’.

Present: Scott Weigert

Requesting a variance for a new garage 1’ off alley and 6” off side property lines. This garage variance was brought before the board last month is coming back this month because since the last meeting the garage has been razed and now does not meet the side property line to have a new structure (garage) vs. just relocating. After discussion, a motion was made by Richard Linde and seconded by Rob Ecker to GRANT these variance requests with the stipulation that both ends (north & alley) of the fence by the garage be blocked off. MOTION CARRIED (AYE: 3 NAY: 1 ABSTAINED: ABSENT: 2)

APPEAL NO. 10-17 - KURT BECKMAN – 1025 N 4TH STREET

Requesting a variance to Section 15.105(3) b.E: to have a covered front porch 21.76’ from front property line where REQUIRED is 25’ and a variance to Section 15.105(3)b.I: to have an enclosed rear porch 10.8’ from rear property line where REQUIRED is 20’. to have a parking pad in required front yard where NOT ALLOWED and a variance to Section 15.704(7)(e)1: to have a parking pad in required street yard where NOT ALLOWED.

Present: Kurt & Leslie Beckman
Donna Wendlandt

It was noted that the posting of this item was wrong in regards to the setback distances requested. This application will need to be put on hold, re-noticed and then brought before the board once again for review. It was mentioned that the front porch variance request is met by taking the averages of the other area homes front setbacks. Board members discussed the concerns with Donna Wendlandt, daughter of Harvey Hartmann, 327 Erie Avenue, who attended this meeting to learn more about the variance requests; what the porch would look like, will it take away the value of my Dad’s property because of the closeness; that the porch is only 10’ setback with a small amount of space between the two properties. A motion was made by Lee Montemayor and seconded by Richard Linde to table this item till next month’s meeting. MOTION CARRIED (AYE: 4 NAY: ABSTAINED: ABSENT: 2)

NEW BUSINESS:

OLD BUSINESS:

ADJOURN

Being no further business, a motion was made by Rob Ecker and seconded by Lee Montemayor to adjourn at 6:22 P.M. All in favor – MOTION CARRIED.