

In attendance: Chairman J. Fuchs, Board Members T. Matt, M Heise, R. Welcenbach. Also present were Zoning Administrator J. Gibbs and Recording Secretary K. Tarczewski.

- 1.0 Call to Order and Pledge of Allegiance - Chairman Fuchs called the meeting to order at 6:30 p.m.
- 2.0 Approval of Minutes Dated November 4, 2015

A motion was made and seconded, (T. Matt, M. Heise) to approve the meeting minutes dated November 4, 2015. Motion Passed: 4-For, 0-Against.

- 3.0 Public Hearings
- 4.0 Discussion and Possible Action Regarding the Petition of **KEVIN BRUCHERT** for the Property Located at N4 W27099 Northview Drive (PWC 0984-998) for a Variance to Build a Detached Garage Specifically Related to the Following:

17.0408(e) Building Height and Size - 18 feet - requesting a variance of 3 feet to allow a detached garage to exceed the RS-4 height restriction.

Mr. Gibbs stated the property owner wishes to build a home on Northview Drive and a detached accessory that is taller than the City's restrictions at a taller height to accommodate a large RV.

Mr. Fuchs asked the clerk to confirm the notices were properly filed. Ms. Tarczewski confirmed that the notice was published twice in the City's official newspaper, property owners within 1,000 feet were sent written notice and the agenda was posted in its normal posting sites along with sending it to the local media.

Mr. Fuchs swore in Kevin Bruchert, John Gibbs and Caroline Ciampi (W271 N518 Jills Drive).

Mr. Bruchert stated the proposed garage will be in back of the residence. If he had to build the garage to code there wouldn't be enough pitch in the roof to accommodate a 12-foot high door. He stated if he was permitted to build the garage 21-feet high he could have the same roof slope as the house. He said the building materials would match as well.

Mr. Heise commended Mr. Bruchert for his submittal. He stated it was well done and the detail was appreciated. Mr. Matt asked about the proposed mezzanine. Mr. Bruchert stated it was strictly for storage. Mr. Welcenbach asked Mr. Bruchert questions about the photos he submitted.

Ms. Ciampi asked where the structure was to be on the property. Mr. Bruchert stated the accessory structure is slightly behind the house and would be set back approximately 200 feet. He submitted a survey of the property to the board for their review. She asked where the doors would be facing. Mr. Bruchert stated they would face out towards the north. Ms. Ciampi stated she would be facing that area and she would see his stuff. She stated she doesn't want to see anything like Sennot's structure.

Mr. Fuchs stated Mr. Bruchert would be able to build the structure where he was proposing, the only issue being considered today was whether or not he could build it 3-feet higher than the City's restrictions.

In reviewing what Mr. Bruchert's hardship would be, it was determined that there is a limited time when a RV could be stored outside on his property and that the City's code requires that the accessory structures aesthetically blend or match the primary structure with like materials.

Mr. Fuchs stated holding Mr. Bruchert to the height restriction would be an unreasonable hardship. He recommended to grant the height variance, stipulating that the structure be consistent with the survey and home plans, the garage is strictly for storing equipment and that it be built complying with all building codes.

A motion was made and seconded, (M. Heise, T. Matt) to approve the petition of Kevin Bruchert for the property located at N4 W27099 Northview Drive (PWC 0984-998) for a variance to build a detached garage based on the finding of facts and conclusion of laws that are spelt out in the agreement with the outlined conditions. Motion Passed: 4-For, 0-Against.

Mr. Fuchs asked Mr. Bruchert if he wants the City to record the Zoning Board of Appeals decision with the County. He stated it will show in Mr. Bruchert's chain of title. Mr. Bruchert stated he was interested in having it filed.

5.0 Adjournment – **A motion was made and seconded, (T. Matt, R. Welcenbach) to adjourn the meeting at 6:49 p.m.** Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer