

ZONING BOARD OF APPEALS MINUTES

A meeting of the De Pere Zoning Board of Appeals was held on July 25, 2011 at 4:45 p.m. in the Council Chambers of the De Pere City Hall.

Members present were: Kathy Van Vonderen, Bill Vande Hei, Chairman Tom Keidatz and Paul Deleeuw. Also present was Building Inspector David Hongisto.

1) Approval of minutes of the June 27, 2011 Zoning Board of Appeals meeting.

Motion was made by Deleeuw, seconded by Van Vonderen to approve the minutes of the June 27, 2011 meeting. Motion carried.

2) Request submitted by Angela Bougie, 706 Lewis Street, De Pere, Wisconsin for a building permit to construct a 6' high fence in a corner side yard setback on the property located at 706 Lewis Street, De Pere, Wisconsin which would require a three (3) foot height variance.

Keidatz read the notice of public hearing.

Building Inspector Hongisto explained the regulations of the fence ordinance which restricts the height in a corner side yard to a maximum of three (3) feet.

Petitioner Angela Bougie told board members that she has 2 small children and wants an area where they can be safe from traffic being that they live on a corner lot.

The board unanimously approved the variance request with a four (4) foot height and a setback of 2' in from the city sidewalk while noting that the neighbors did not have any objections and that the fence would not be detrimental to property values.

3) Request submitted by John and Molly Bluma, 620 N. Superior Street, De Pere, Wisconsin for a building permit to construct a detached garage on the property located at 620 N. Superior Street, De Pere, Wisconsin which would require a 6' interior side yard setback variance and a 140 square foot size variance.

Keidatz read the notice of public hearing.

Hongisto explained the pertinent requirements of the zoning code and noted that the garage would be on the property line and that if approved the eaves could go over the property line.

Petitioner John Bluma said that abiding by the current code would force him to have to make a sharp turn into the garage and that a large tree would have to be removed.

The board unanimously approved the variance requests with the conditions that no part of the structure of gutters go over the property line and that roof water be diverted back on to Mr. Bluma's property while noting that the lot is an existing substandard lot of record.

- 4) *Request submitted by St. Anne's Episcopal Church, 347 Libal Street, De Pere, Wisconsin for a building permit to construct a detached accessory building (Food Distribution Center) on the property located at 347 Libal Street, De Pere, Wisconsin which would require a 2,225 square foot size variance.*

Keidatz read the notice of public hearing.

Hongisto explained the regulation in the Zoning Code pertaining to size of detached accessory buildings and said that he believed that the 700 square foot maximum was intended to apply to typical residential lots. He noted that the St. Annes' proposal was unique.

James Stupka provided a power point presentation of the need for storage of food items at the church. Currently all available space is being used including classrooms. He felt that a separate building would be more functional in serving the needs of the community.

Keidatz noted that this request was an extraordinary situation.

The board unanimously approved the variance request while noting that accessory building would not be detrimental to the surrounding neighborhood and complimented St. Anne's for the work that they are doing to serve residents in need of assistance in the city.

- 5) *Request submitted by Michael and Patty Mason, 1013 Meadow View Lane, De Pere, Wisconsin for a building permit to construct an addition to an attached garage on the property located at 1013 Meadow View Lane, De Pere, Wisconsin which would require a 6' interior side yard building setback variance.*

Keidatz read the notice of public hearing.

Hongisto explained that the zoning code requires a ten (10) foot interior side yard setback.

Patty Mason told board members that they were in need of space for additional vehicles and storage space. She also stated that the neighbor's garage and their garage abut each other.

The board unanimously approved the variance request noting that the neighbor did not object and recognizing that the garages abutted each other.

- 6) *Request submitted by Kurt Ditzman, 1801 Payton Court, De Pere, Wisconsin for a building permit to construct a deck on the property located at 1801 Payton Court, De Pere, Wisconsin which would require a 10' rear yard setback variance.*

Keidatz read the notice of public hearing.

Hongisto explained the zoning code requirements for deck locations.

Petitioner Kurt Ditzman said that he would have to swivel the deck to meet the code and that it would not be practical.

The board unanimously approved the variance request while noting that there is a large garage directly behind the Ditzman's property.

Motion was made by Deleeuw and seconded by Vande Hei to adjourn. Motion carried.
Time 5:30 p.m.

Respectfully submitted,

David R. Hongisto
Building Inspector