

ZONING BOARD OF APPEALS MINUTES

A meeting of the De Pere Zoning Board of Appeals was held on October 25, 2010 at 4:45 p.m. in the Council Chambers of the De Pere City Hall.

Members present were: Mickey Karchinski, Kathy Van Vonderen, Robert De Groot and John Fairchild. Also present was Building Inspector David Hongisto.

De Groot chaired the meeting.

1) Approval of minutes of the August 16, 2010 meeting.

Motion was made by Vqn Vonderen seconded by Karchinski to approve the minutes as presented. Motion carried.

2) Request submitted by Ronald Coenen, 1129 Fay Court, De Pere, Wisconsin for a building permit to construct a 12' x 12' shed on the property located at 1129 Fay Court, De Pere, Wisconsin which would require a 146 square foot size variance.

De Groot read the notice of public hearing.

Building Inspector Hongisto explained the requirements of the De Pere Municipal Code.

Petitioner Coenen told commission members that he had built a new down sized garage and wanted a shed to keep equipment that he had stored in his old larger garage.

After noting that the neighbors did not object to the variance request a vote was taken on the variance request with unanimous approval while noting that there would not be an adverse affect on the surrounding properties relating to values or safety.

3) Request submitted by Adam Ford, 805 Roth Road, De Pere, Wisconsin for a building permit to construct a fence on the property located at 805 Roth Road, De Pere, Wisconsin which would require a 3 foot height variance to allow for a 6 foot high wood fence in a corner side yard building setback.

De Groot read the notice of public hearing.

Building Inspector Hongisto explained the requirements for fences in the De Pere Municipal Code.

Petitioner Adam Ford told commission members that his corner lot was an irregular shaped lot. He said that the neighbors have approved his fence proposal.

De Groot said that the location of the fence would not present a safety hazard for vehicles or pedestrians.

A vote was taken on the variance request with unanimous approval while noting that there would not be an adverse affect on adjacent properties and that there would not be a safety issue.

4) Request submitted by Leona L.Sausen, 847 Cedar Street, De Pere, Wisconsin for a building permit to relocate a detached garage on the property located at 847 Cedar Street, De Pere, Wisconsin which would require a 348 square foot size variance; a 33 front yard setback variance; and a variance to allow a detached garage in an interior side yard.

De Groot read the notice of public hearing.

Building Inspector Hongisto explained the requirements of the zoning code as they pertained to the variance request.

The petitioner's agent Garritt Bader explained that the garage was being proposed to be moved to a different location on Ms. Sausen's lot as part of an overall development plan for property located on the northwest corner of Main and Eighth Streets. A house is being planned to be moved to the south of Ms. Sausen's residence. As a result a curb cut would be required to come off of Cedar Street.

Neighbor Lori Stang to commission members that she had changed her mind and didn't want the garage even though she had signed a letter approving of the variance request. She felt it would be too close to her home.

Hongisto explained that the interior side yard building setback met the requirements of the De Pere Zoning Code.

Van Vonderen, De Groot and Fairchild took considerable time explaining that Ms. Stang would a green space in her rear yard while taking into consideration that her house slightly infringes on Ms. Sausen's property.

A vote was taken on the variance requests with unanimous approval while noting that the garage is one of two garages that are already on Ms. Sausen's property. These garages had been grandfathered in because they've been on the property for a number of years and it was felt that the garage relocation would not have an adverse affect on Ms. Stang's property.

Motion was made by Karchinski seconded by Fairchild to adjourn. Motion carried. Time 6:45 p.m.

Respectfully submitted,

David R. Hongisto
Building Inspector