

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
May 18, 2016

Approved
June 15, 2016

A. Call to Order and Roll Call

Chairman Anthony Megna called the May 18, 2016 regular meeting of the Board of Zoning and Building Appeals to order at 6:34 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Chairman Megna and Members Bob Knackert, Juan Rodriquez, Don Adams and Robert Montgomery. Excused were Members Robert Campbell Jr. and Phil Nickerson. Also present was Senior Planner Nick Fuchs.

B. Approval of Minutes

1. Approval of regular meeting of November 18, 2015.

Member Knackert moved and Member Adams seconded approval of the minutes of the Regular Meeting held November 18, 2015 as presented. All voted 'aye', motion carried.

C. Public Hearing Business Matters

1. **CASE NO. 2016-01** **William J. Spaciel and Jacqueline A. Spaciel**
9212 W. Grandview Court

The hearing was opened at 6:38 p.m.. Joseph Goodman, 635 W. Laverne Drive, Oak Creek, was sworn in and presented the application. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:41 p.m.

Member Adams moved and Member Knackert seconded to approve a variance request from Section 15-3.0801B.3., Table 15-3.0204 and Section 15-3.0801C.1. of the Unified Development Ordinance to allow a 288 square foot addition to the north side of an existing 480 square foot detached garage, resulting in a 768 square foot accessory building with a 15-foot rear yard setback from the north property line, opposed to the maximum accessory building size of 720 square feet and the R-3E District minimum rear yard setback of 30-feet for property located at 9212 West Grandview Court; Tax Key No. 753-0018-002, subject to the applicant submitting a drainage plan, for review and approval by the Engineering Department, demonstrating that the flow of the existing storm drainage swale is maintained around the proposed accessory structure and pursuant to the Findings and Factors as presented by the applicant. On voice vote, those voting to approve the request for Variance were Members Knackert, Rodriquez, Adams and Montgomery. Therefore, with a vote of '4 to 0', the request was approved.

2. **CASE NO. 2016-02** **William J. Spaciel and Jacqueline A. Spaciel**
9212 W. Grandview Court

Joseph Goodman presented the application for Area Exception.

Member Knackert moved and Member Montgomery seconded a motion to approve an Area Exception request from Table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of approximately 16.5%, exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of

Item C.2. continued:

0.15 or 15% for construction of a 288 square foot addition on the north side of an existing detached accessory building for property located at 9212 West Grandview Court; Tax Key No. 753-0018-002., pursuant to the Standards as presented by the applicant. On voice vote, those voting to approve the request for an Area Exception were Members Knackert, Rodriquez, Adams and Montgomery. Therefore, with a vote of '4 to 0', the request was approved.

D. Announcement

The next scheduled meeting of the Board of Zoning and Building Appeals is June 15, 2016 at 6:30 p.m. No action needed, none taken.

E. Adjournment

Member Adams moved and Member Knackert seconded to adjourn the Regular meeting of the Board of Zoning and Building Appeals of May 18, 2016 at 6:46 p.m. All voted 'aye', motion carried.