

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
October 17, 2012

Approved
November 1, 2012

I. ROLL CALL

Chairman Megna called the October 17, 2012 regular meeting of the Board of Zoning and Building Appeals to order at 6:32 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Chairman Megna and Members Campbell, Nickerson, Adams, and Montgomery (arrived at 7:00 p.m.). Excused was Member Knackert. Also present was Senior Planner Fuchs.

II. APPROVAL OF MINUTES

A. Minutes of the Regular Meeting held September 19, 2012

Member Adams moved and Member Campbell seconded approval of the minutes of the regular meeting held September 19, 2012. All voted 'aye', motion carried.

III. HEARINGS

A. CASE NO. 2012-06
7236 and 7242 South 68th Street
James Richey
7236 South 68th Street
Franklin, WI 53132

The hearing was opened at 6:38 p.m. Richard Bollis, 7270 South 68th Street, was sworn in and gave testimony. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:48 p.m.

B. CASE NO. 2012-07
11749 West Woods Road
Janell Stanosz
11749 West Woods Road
Franklin, WI 53132

The hearing was opened at 6:49 p.m. Property owner, Janell Stanosz, 11749 West Woods Road, was sworn in and presented the project. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:53 p.m.

IV. ACTION OF APPEALS

A. CASE NO. 2012-06
7236 and 7242 South 68th Street
James Richey

Member Adams moved and Member Nickerson seconded a motion to table the request for variances from Table 15-3.0207 of the Unified Development Ordinance to locate a detached accessory structure with a 10-foot setback from the rear property line, opposed to the required 30-foot rear yard setback of the R-6 Suburban Single-Family Residence District and exceed the maximum height requirement of 15 feet by approximately five feet, a variance from Section 15-3.0801B.1. to locate a portion of a detached accessory building within the front yard and a variance from Section 15-3.0801C.2. to construct a 1,008 square foot detached garage, exceeding the 900 square foot maximum square footage limit for accessory structures on properties exceeding 40,000 square feet in area, for property located at 7236 and 7242 South 68th Street.

Upon voice vote, those voting to table the variance requests were Members Campbell, Nickerson, Adams, and Montgomery. Therefore, with a vote of '4 to 0', the variance requests were tabled.

- B. CASE NO. 2012-07 Janell Stanosz
11749 West Woods Road

Member Montgomery moved and Member Adams seconded a motion to approve a variance from Table 15-3.0203 of the Unified Development Ordinance to construct a 720 square foot detached garage with a 25-foot setback from the rear property line, opposed to the required 30-foot rear yard setback of the R-3 Suburban/Estate Single-Family Residence District, accepting the findings and factors as presented by the applicant.

Upon voice vote, those voting to approve the variance request were Members Campbell, Nickerson, Adams, and Montgomery. Therefore, with a vote of '4 to 0', the variance request was granted.

V. ANNOUNCEMENT:

The next scheduled meeting of the Board of Zoning and Building Appeals is November 21, 2012 at 6:30 p.m.

No action needed, none taken.

VI. ADJOURNMENT

Member Nickerson moved and Member Adams seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals at 7:04 p.m. All voted 'aye', motion carried.