

CITY OF FRANKLIN  
**BOARD OF ZONING AND BUILDING APPEALS**  
MINUTES  
October 18, 2006

**I. ROLL CALL**

Chairman Norm Hintz called the Regular Meeting of the Board of Zoning & 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 Hintz and Members Knackert, Megna, Nickerson, and Adams. Member Olejniezak was absent. Also present was Planner II Mentkowski.

**II. APPROVAL OF MINUTES**

A. Minutes of Regular Meeting of September 20, 2006.

Member Nickerson moved and Member Knackert seconded approval of the minutes of the regular meeting held September 20, 2006. Upon voice vote, all voted 'aye'. Motion carried.

**III. HEARINGS (6:30 p.m. or soon thereafter)**

A.	CASE NO. 2006-10 7219 South Cambridge Drive	Ramon & Aida Cruz 7219 South Cambridge Drive Franklin, WI 53132
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The hearing was opened at 6:38 PM. Ramon Cruz was sworn and gave testimony. No one else coming forward, the hearing was closed at 6:50 PM.

**IV. CLOSED SESSION** The Board may enter in CLOSED SESSION pursuant to Section 19.85(1)(a), WI Statutes for deliberations.

*Member Megna moved and Member Nickerson seconded to move the Board into closed session at 6:51PM, pursuant to Section 19.85(1)(a), WI Statutes for deliberations and then to reconvene into open session at the same place thereafter. Upon roll call vote, motion carried. Upon roll call in closed session, all members present at the beginning were present.*

**V. Reconvene into Open Session**

*Member Nickerson moved and Member Adams seconded to reconvene the Board into Open Session at 7:05 PM. Upon voice vote, all voted 'aye'. Motion carried. Upon roll call in open session, all members present at the beginning were present.*

**VI. Action of Appeals**

A. CASE NO. 2006-10 / Variance  
Member Nickerson moved and Member Megna seconded to grant a variance for case number 2006-10 located at 7219 South Cambridge Drive, to allow the construction of a driveway three (3) feet from the lot line, pursuant to Section 15-3.0202 C(8) of the Unified Development Ordinance.

Upon roll call vote, those voting to approve the Variance were Chairman Hintz, Members Nickerson, Knackert, Megna and Adams. Therefore, by a vote of '5 to 0,' the Variance was granted.

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## **VI. (Continued)**

The Board had the following findings regarding Case No. 2006-10 finding the approved Variance did meet the City standards:

1. The variance will have minor impact on the surrounding properties.
2. It is a corner property, requiring a larger corner side-yard setback and it affects the turning radius into the garages.
3. The hardship was not self-created.
4. There is no economic loss or gain.
5. The variance allows reasonable access to their garage.
6. The neighboring property most affected supported the granting of this variance.
7. The board noted no other factors.

## **VII. ANNOUNCEMENT**

No Action taken.

## **VIII. ADJOURNMENT**

Member Nickerson moved and Member Knackert seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals at 7:10 PM. Upon voice vote, all voted 'aye'. Motion carried.