

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
December 15, 2010

I. ROLL CALL

Chairman Hintz called the December 15, 2010 regular meeting of the Board of Zoning and Building Appeals to order at 6:31 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Chairman Hintz and Members Nickerson, Megna, Lasky, and English. Excused was Member Knackert. Also present was Senior Planner Fuchs.

II. APPROVAL OF MINUTES

A. Minutes of Regular Meeting held November 17, 2010

Member Nickerson moved and Member English seconded approval of the minutes of the regular meeting held November 17, 2010. All voted 'aye', motion carried.

III. HEARINGS

- A. CASE NO. 2010-11
8311 West Puetz Road
- Scott D. Gouza
8311 West Puetz Road
Franklin, WI 53132

The hearing was opened at 6:35 p.m. Property owner Scott D. Gouza was sworn in and presented the request. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:39 p.m.

- B. CASE NO. 2010-12
6051 West Beacon Hill Place
- Carl C. and Nancy J. Schopp
6051 West Beacon Hill Place
Franklin, WI 53132

The hearing was opened at 6:40 p.m. Property owner Carl C. Schopp was sworn in and presented the request. No one else came forward in favor or opposition to the appeal. The hearing closed at 7:04 p.m.

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

Member English moved and Member Nickerson seconded to move the Board into Closed Session at 7:04 p.m., 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 of the meeting were present.

V. RECONVENE INTO OPEN SESSION

Member Megna moved and Member Nickerson seconded to reconvene the Board into Open Session. Upon voice vote, all voted 'aye', motion carried. Upon roll call in Open Session, all members present at the beginning of the meeting were present. The meeting entered Open Session at 7:27 p.m.

VI. ACTION OF APPEALS

- A. CASE NO. 2010-11 Scott D. Gouza
8311 West Puetz Road

Member English moved and Member Megna seconded a motion to grant approval of a variance from Section 15-3.0801C.1. of the Unified Development Ordinance to construct a 936 square foot detached accessory building, exceeding the 720 square foot maximum size requirement for accessory structures on properties not exceeding 40,000 square feet in area, with a 27 foot front yard setback, opposed to the required 45 foot front yard setback of the R-3 Residence District, accepting the Findings and Factors as presented by the applicant.

Upon voice vote, those voting to approve the variance request were Members Hintz, Nickerson, Megna, Lasky and English. Therefore, with a vote of '5 to 0', the variance request was granted.

- B. CASE NO. 2010-12 Carl C. and Nancy J. Schopp
6051 West Beacon Hill Place

Member Nickerson moved and Member Lasky seconded a motion to grant approval of a variance from Table 15-5.0202C.8. of the Unified Development Ordinance to construct a driveway addition along the side of the home with a setback of four feet from the East property line, opposed to the required six foot setback, accepting the Findings and Factors as presented by the applicant, amending the two foot requested setback to four feet.

Upon voice vote, those voting to approve the variance request were Members Hintz, Nickerson, Megna, Lasky and English. Therefore, with a vote of '5 to 0', the variance request was granted.

- VII. ANNOUNCEMENT: Next meeting January 19, 2011.
No action needed, none taken.

VIII. ADJOURNMENT

Member English moved and Member Megna seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals at 7:31 p.m. All voted 'aye', motion carried.