

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
October 17, 2018

Approved
November 21, 2018

A. Call to Order and Roll Call

Member Nickerson called the October 17, 2018 regular meeting of the Board of Zoning and Building Appeals to order at 6:30 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Members Phil Nickerson, Robert Campbell, Jr., Robert Knackert and Robert Montgomery. Excused were Chairman Anthony Megna and Member Donald Adams. Also present was Principal Planner Orrin Sumwalt.

B. Approval of Minutes

1. Approval of regular meeting of June 20, 2018.

Member Knackert moved and Member Montgomery seconded approval of the minutes of the regular meeting held June 20, 2018 as presented. All voted 'aye', motion carried.

C. Public Hearing Business Matters

1. **CASE NO. 2018-05 Variance Application**
Rosemarie Bosch

11731 W. Forest Home Avenue

The hearing was opened at 6:34 p.m. Applicant Rosemarie Bosch was sworn in and presented the Variance Application. Three other citizens came forward and gave sworn testimony. The hearing closed at 6:44 p.m.

Member Campbell, Jr. moved and Member Montgomery seconded a motion to move the Board into closed session at 6:45 p.m., pursuant to Wis. Stat. §19.85(1)(a) for deliberations and then to reconvene into open session at the same place thereafter. Upon voice vote, all voted 'aye'. Motion carried.

Member Nickerson moved and Member Campbell, Jr. seconded a motion to reconvene the Board into Open Session at 7:26 p.m. Upon voice vote, all voted 'aye'. Motion carried. All members present at the beginning were present.

Member Nickerson moved and Member Knackert seconded motion to approve a Variance from Sections 15-3.0801B.1. and 15-3.0801C.2. of the Unified Development Ordinance to locate a detached accessory structure within the corner side yard and rear yard abutting a street and to exceed the maximum square footage limit for wood-framed accessory structures (i.e. 900 square feet) to allow construction of a 2,160 square foot detached garage upon property located at 11731 W. Forest Home Avenue, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, those voting to approve the Variance request were Members Nickerson and Knackert. Those voting to oppose the Variance request were Members Campbell, Jr. and Montgomery. Therefore, with a vote of '2 to 2', the variance was not approved, as the concurring vote of four (4) members of the board is required to decide in favor of the applicant on any matter upon which it is required to pass, pursuant to Section 15-10.0202(l) of the City of Franklin Unified Development Ordinance.

