## CITY OF FRANKLIN BOARD OF ZONING AND BUILDING APPEALS MINUTES September 21, 2016

### A. Call to Order and Roll Call

Chairman Anthony Megna called the September 21, 2016 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 Chairman Megna and Members Robert Campbell, Jr., Bob Knackert, Phil Nickerson and Juan Rodriquez. Also present was Principal Planner Nick Fuchs.

#### B. Approval of Minutes

1. Approval of regular meeting of August 17, 2016.

Member Campbell, Jr. moved and Member Nickerson seconded approval of the minutes of the Regular Meeting held August 17, 2016 as presented. All voted 'aye', motion carried.

### C. Public Hearing Business Matters

# 1. CASE NO. 2016-08 Ralph and Janice Przybylski 10780 S. 60<sup>th</sup> Street

The hearing was opened at 6:34 p.m. Ralph Przybylski was sworn in and presented the variance application. No one came forward to appeal. The hearing closed at 6:35 p.m.

Member Knackert moved and Member Nickerson seconded a motion to approve a variance from Section 15-3.0801C.2 of the Unified Development Ordinance to allow construction of a 2,520 square foot detached accessory building, exceeding the maximum accessory structure size of 900 square feet (1,200 if masonry constructed) for properties exceeding 40,000 square feet in area upon property located at 10780 South 60<sup>th</sup> Street; Tax Key No. 981-9989-000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, those voting to approve the variance request were Members Campbell, Jr., Nickerson, Rodriquez and Knackert. Therefore, with a vote of '4 to 0', the variance request was approved.

## 2. CASE NO. 2016-09 Bruce and Susan Williams 4032 W. Southland Drive

The hearing was opened at 6:40 p.m. Bruce Williams was sworn in and presented the variance application. Two came forward in favor with no opposition to the appeal. The hearing closed at 6:46 p.m.

Member Campbell, Jr. moved and Member Rodriquez seconded a motion to approve a variance from Section 15-5.0202C.8. of the Unified Development Ordinance to pave a driveway with a setback of approximately two feet from the east property line, opposed to the required minimum driveway setback of six feet for property located at 4032 West Southland Drive; Tax Key No. 854-9980-000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, those voting to approve the variance request were Members Campbell, Jr., Nickerson, Rodriquez and Knackert. Therefore, with a vote of '4 to 0', the variance request was approved.

# 3.CASE NO. 2016-10Anderson Enterprises LLC6943 S. North Cape Road

The hearing was opened at 6:47 p.m. David Koscielniak, "Koz," 12310 West Waterford Avenue, Greenfield, WI 53228 was sworn in and presented the variance application. No one came forward in favor or opposition to the appeal. The hearing closed at 6:53 p.m.

Member Nickerson moved and Member Knackert seconded a motion to approve a variance from Table 15-3.0203 of the Unified Development Ordinance to allow for the existing dwelling encroachment into the side and rear yards and construction of an addition to the existing home with an approximate 13 foot rear yard setback, opposed to the required R-3 District minimum rear yard setback of 30 feet for property located at 6943 South North Cape Road; Tax Key No. 748-9986-000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, those voting to approve the variance request were Members Campbell, Jr., Nickerson, Rodriquez and Knackert. Therefore, with a vote of '4 to 0', the variance request was approved.

## D. Announcement

The next scheduled meeting of the Board of Zoning and Building Appeals is October 19, 2016 at 6:30 p.m. No action needed, none taken.

## E. Adjournment

Member Campbell, Jr. moved and Member Knackert seconded to adjourn the Regular meeting of the Board of Zoning and Building Appeals of September 21, 2016 at 6:56 p.m. All voted 'aye', motion carried.