

CITY OF NEW BERLIN
PROCEEDINGS OF THE BOARD OF APPEALS
Thursday, June 2, 2011

Please note: Minutes are unofficial until approved by the Board of Appeals at the next regularly scheduled meeting.

CALL MEETING TO ORDER; PLEDGE OF ALLEGIANCE

Meeting was called to order at 7:05 PM by Chairman McGrath.

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Present were: Commissioners John Goetter, Perry Grutza, Dennis Bohlen, Brian Loohaus and James Klappa. Commissioner Milton Galke was absent.

Also Present: Lead Inspector; Al Wnek, Code Compliance Specialist; Corliss Tischer and Records Technician; Donna Cox

APPROVAL OF MINUTES: MINUTES FROM THE MAY 5TH, 2011 MEETING.

Motion by Commissioner Klappa to approve the Minutes of the May meeting. Seconded by Commissioner Bohlen.

Motion Passed

NEW BUSINESS: CASE NO. 11-2595, EDUARDO A. GONZALEZ, 12706 W. MEADOW LANE

- Petitioner requests a variance to construct a detached garage 4-feet from the side lot line. The property is zoned R-5 residential, which requires a 10-foot side yard set back. A variance of 6-feet is required in order to obtain a building permit.

The first and sole petition called was that of Eduardo Gonzalez, of 12706 W. Meadow Lane, New Berlin, WI, Case No. 11-2595. Chairman McGrath read the petition. It was noted that 35 addresses were notified by mail and that publication had been made on two occasions.

Before Mr. Gonzalez spoke, 1st District Alderman; John Hopkins was present at the meeting and spoke in favor of the variance. Ald. Hopkins conveyed to the Board that since the Gonzalez family has resided at this property, many improvements have been made, and that by granting this request for a variance will not only continue improving the Gonzalez's home, but will also improve the neighborhood. Ald. Hopkins informed the Board that all the neighbors he has spoken with are also in favor of this variance. Please also note: Written communication from neighbors in favor of this variance were submitted and are a part of the applicants original file.

Mr. Gonzalez came forward to speak and explained to the Board his reasons as to why his request for a variance should be granted.

Mr. Gonzalez stated that his property was extremely narrow only 60- feet and that the current location of the garage is the only place on the lot where the garage can go. The current garage is only 20' x 20', making it too small to fit two SUV's, which are the vehicles that he and his wife currently drive. Mr. Gonzalez is proposing to keep the garage at its current location, only cutting into the yard to widen the garage size to 24' x 26'. Mr. Gonzalez explained that the garage will not be going closer to the current lot line.

Mr. Gonzalez provided the Board with several letters from his neighbors communicating their approval of the variance. Mr. Gonzalez also noted that an alike variance was previously granted to his neighbor.

There was no one further to speak in favor or in opposition to the petition.

Based on the reasons provided above by the applicant, the Commissioners agreed that because of the extremely narrow lot, this is the only practical location on the property for the garage and that because a 20' x 20' garage is too small for two vehicles and that the distance to the property line remains the same, the Board having considered written communication from neighbors that support the request for a variance and no neighbors appeared or communicated to the Board any complaints. An alike variance was previously granted to Mr. Gonzalez's neighbor.

The sole petition considered by the Board was that of Mr. Eduardo A. Gonzalez, Case No. 11-2595. Commissioner Bohlen made a motion to approve the variance to widen the existing garage to 24'x26'. Seconded by Commissioner Loohaus.

The motion to approve the variance passed, 5 to 0

ADJOURN

There being no further matters to be discussed in front of the Board of Appeals, the said meeting was adjourned at 7:41 PM.

Respectfully Submitted