

BOARD OF APPEALS

May 5, 2005

The meeting was called to order at New Berlin City Hall, at 7:00 PM.

On roll call, Chairman McGrath, Goetter, Galke, Bohlen, Loohaus, Jim Klappa and Leo Wallner. Also present was Inspection Services Manager Robert Sigris.

Chairman McGrath reviewed the procedures for taking testimony for the pending petitions with the persons assembled for the meeting, noting, that if your case was approved, a building permit is required and it can be picked up at the Building Inspection Department. Mr. McGrath also noted that it takes 4 affirmative votes to approve any variance request.

The first petition called was that of John Coomer, Case No.2495. Mr. McGrath read the petition. It was noted that 4 addresses were notified by mail and that publication had been made on two occasions. Mr. Coomer, homeowner of 5230 S Racine Ave came forward to speak in favor of the petition. Mr. Coomer explained the main reason for getting a variance to build a garage was for improving the lot for more storage, and wants to keep the area open and out of the way of the house. Mr. Coomer wants to block the existing barn. He has lived at this residence for one and a half years. Mr. Coomer stated that the size of the detached garage he is planning on building is a 40 x 24. Amongst the board members there was discussion on changing the direction of the garage to the North and South, or moving the garage North of the mound system, but the ground is too low there and the driveway would have to be off Racine Avenue.

There was no one further to speak in favor of the petition, and there was no one to speak in opposition to the petition. Case No. 2495 was declared closed.

The second petition called was that of Richard Demski, Case No.2496. Mr. McGrath read the petition. It was noted that 29 addresses were notified by mail and that publication had been made on two occasions. Mr. Demski, homeowner of 12800 W Weatherstone Blvd came forward to speak in favor of the petition. Mr. Demski explained the main reason for getting a variance for the screened in patio room was to enjoy the weather without the mosquito's biting in the summer and in the winter to store the lawn furniture. He has a wedge shaped lot and not much room to add on. If he goes off the other side of the house he would have to go through a bedroom to get to the patio room. He has lived in his home since 1986. Mr. Demski stated that the size of the room would be 11 x 21 ½ feet. The board members stated that the door from the garage to the patio room would have to be fire rated. There were also three letters from neighbors that were in favor of the screened patio room.

There was no one further to speak in favor of the petition, and there was no one to speak in opposition to the petition. Case No. 2496 was declared closed.

The third petition called was that of Dan & Leah Tranchita, Case No.2497. Mr. McGrath read the petition. It was noted that 32 addresses were notified by mail and that publication had been made on two occasions. Mrs. Tranchita, homeowner of 13472 Wembly Court came forward to speak in favor of the petition. Mrs. Tranchita explained the main reason for getting a variance for the addition was because they want to stay in New Berlin; they have 3 kids and no bedroom on the main floor. She also explained they want to have a bedroom on the main floor for accessibility if the need should arise in the future. They could not put it on the other side of the house due to lack of lighting in the family room. There is a sport court in the back yard and could not go further out that way or they would be on top of that. They have lived at this address for 10 years. Mrs. Tranchita stated that the size of the addition would be 1255 sq feet for the first floor addition. The board members discussed that it is the homeowner's responsibility to talk with the architectural review board for the subdivision. For approval of addition there were also 3 letters from neighbors that were in favor of the addition and 1 letter from a neighbor that was opposed to the addition stating that it did not meet the deed restrictions for the subdivision.

There was also the Agent architect Joan Sweet that spoke in favor of the petition, and there was no one to speak in opposition to the petition. Case No.2497 was declared closed.

Mr. McGrath declared the evidentiary portion of the meeting completed, and the Board made the following decisions.

The first petition considered by the Board was that of John Coomer, Case No.2495. Mr. Goetter made a motion to deny the petition and, Mr. Loohaus seconded the motion.

The petition for a variance was unanimously denied 5 to 0.

The second petition considered by the Board was that of Richard Demski, Case No.2496. Mr. Goetter made a motion to approve the petition and Mr. Wallner seconded the motion. Mr. Goetter withdrew his motion along with Mr. Wallner. Mr. Klappa made a motion to approve the petition and Mr. Wallner seconded the motion.

The petition for a variance was unanimously approved 5 to 0.

The third petition considered by the Board was that of Dan & Leah Tranchita, Case No.2497. Mr. McGrath made a motion to approve the petition and Mr. Wallner seconded the motion.

The petition for a variance was unanimously approved 5 to 0.

There being no further matters to be discussed in front of the Board of Appeals, the said meeting was adjourned at 8:10 PM.

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CITY OF NEW BERLIN

Brian McGrath, Chairman