

Minutes

BOARD OF APPEALS

JANUARY 4TH, 2001

The meeting was called to order at 7:00 PM.

On roll call, Chairman Dorlack, Messrs. Wallner, McGrath, Gaulke, and Loohaus. Also present was Chief Inspector Howard Gygax.

Chairman Dorlack 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. Dorlack also noted that it takes 4 affirmative votes to approve any variance request.

The first petition called was that of Peter Wolf, Case No. 2396. Mr. Dorlack read the petition. It was noted that 15 people were notified by mail and that publication had been made on two occasions. Mr. Wolf of 13520 W. Honey Ln. came forward to speak in favor of the petition. Mr. Wolf stated the previous owner built this addition, and Mr. Wolf did not realize it did not meet Code until the day of closing on the property. Mr. Wolf noted the railroad right-of-way and the New Berlin bicycle trail were behind the building so the rear lot line does not adversely affect a property owner behind him. If the building were destroyed and moved, one mature tree would have to be removed and there would be the possibility of damaging the roots of two other mature trees. Mr. Wolf presented pictures showing the building is in line with other sheds in the neighborhood. Mr. Wolf stated he only stores bicycles and yard equipment in the building. Howard Gygax stated the building really was not an addition but a totally new accessory building as the previous owner tore down the tool shed that had previously been located on the property, and constructed this accessory building without a permit. Mr. Wolf stated the cement slab is 5" thick and there is not a grade beam around the perimeter. Mr. Gygax stated a normal slab is 4" thick and requires an 8" x 8" concrete edge around the perimeter. If the slab were 5" thick, it would require a 10" x 10" concrete edge around the perimeter. Mr. Wolf stated the building is clad with aluminum and has a shingle roof with cross ties. When asked Mr. Gygax stated a building of this type should last approximately 30 years. Mr. Wolf presented documents signed by seven neighbors in support of the variance, three of which surround this property. 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. 2396 was declared closed. Mr. Dorlack then closed the open portion of the meeting.

The petition of Peter Wolf, Case No. 2396, was considered by the Board. Mr. Wallner made a motion to grant an amended petition to allow a 182 sq. ft. accessory building that is 7 feet from the rear lot line, and, 12 feet from the side lot line with the elimination of the grade beam requirement around the perimeter of the slab. Mr. Galke seconded the amended motion. All members voted in favor of granting the amended petition.

There being no further matters to be discussed in front of the Board of Appeals, the said meeting was adjourned at 7:15 PM.

**BOARD OF APPEALS
CITY OF NEW BERLIN**

Joseph J. Dorlack, Chairman