

**CITY OF LAKE GENEVA
ZONING BOARD OF APPEALS
INCLUDING THE ANNUAL MEETING**

THURSDAY SEPTEMBER 25, 2014 – 5:00 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. Meeting called to order at 5:00 PM by Secretary Gregoles.

2. Roll Call

Present: Ellyn Kehoe, Tom Anthony, Bob McCormick, Frank Marsala
Not Present: Bernie Williams, Mary Jane Jaros
Also Present: Attorney Dan Draper, Inspector Ken Robers, Secretary Gregoles

3. Elect an Acting Chairman

MOTION #1

Marsala/Anthony nominated Kehoe as acting Chairman.
The motion carried unanimously.

MOTION #2

Marsala/Kehoe moved to close the voting.
The motion carried unanimously.

4. Approve minutes of Zoning Board of Appeals meeting of October 15, 2013.

No minutes available.

5. Public Hearing and action on an application for Variance submitted by Richard & Marji Gray, 1133 Geneva Street, Lake Geneva, WI 53147 for a decrease in the required setbacks for the street yard for the construction of a new covered porch located at 1133 Geneva Street, Lake Geneva, WI 53147. Tax Key No. ZOP 00191.

DISCUSSION

Mr. Gray, Inspector Robers and the members of the board discussed the details of the variance. Essentially the request is to reconstruct the porch that was there and make it slightly bigger. Inspector Robers also provided an email from the Lake Geneva Historic Preservation Commission who unanimously agreed that they had no objections to the proposed addition.

PUBLIC SPEAKER - None

MOTION #3

McCormick/Anthony move to close the Public Hearing. The motion carried unanimously.

DISCUSSION

The board discussed the application in brief prior to voting.
See the attached five Conditions for Granting Variance document with roll call vote on each item.
All five were approved unanimously.

MOTION #4

Marsala/Anthony move to approve the application for variance submitted by Richard & Marji Gray, 1133 Geneva Street. Lake Geneva, WI 53147 for a decrease in the required setbacks for the street yard for the construction of a new covered porch located at 1133 Geneva Street. Lake Geneva, WI 53147. Tax Key No. ZOP 00191. The motion carried unanimously.

6. Adjournment

MOTION #5

McCormick/Anthony move to adjourn the meeting at 5:22 PM. The motion carried unanimously.

A QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Conditions for granting Variance

- 1. There exists a unique hardship, which is caused by special condition of the property and is not self created by the Applicant.** - The house was built on a particular lot and there were no setbacks at that time. The home now encroaches on the current setbacks which is the unique hardship and was not self created by the applicants.

ROLL CALL VOTE

Ellyn Kehoe	YES	Bob McCormick	YES
Tom Anthony	YES	Frank Marsala	YES

- 2. A literal enforcement of the provisions of the Ordinance will result in practical difficulty or undue hardship.**
Trying to enforce the zoning ordinance would make it difficult for them to do what they are trying to accomplish.

ROLL CALL VOTE

Ellyn Kehoe	YES	Bob McCormick	YES
Tom Anthony	YES	Frank Marsala	YES

- 3. Granting of the variance is within the spirit of the Zoning Code.**

ROLL CALL VOTE

Ellyn Kehoe	YES	Bob McCormick	YES
Tom Anthony	YES	Frank Marsala	YES

- 4. The Public's health, safety and welfare are secured.**

ROLL CALL VOTE

Ellyn Kehoe	YES	Bob McCormick	YES
Tom Anthony	YES	Frank Marsala	YES

- 5. Granting of the variance will result in justice being served. (Ord. No. 04-33 8/23/04)**

ROLL CALL VOTE

Ellyn Kehoe	YES	Bob McCormick	YES
Tom Anthony	YES	Frank Marsala	YES