

RACINE COUNTY BOARD OF ADJUSTMENT
PUBLIC HEARING AND BOARD MEETING SUMMARY MINUTES
January 5, 2021, 9:00 A.M.

(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee, and members of the general public present at the meeting.)

Board members present by roll call: George Bieneman, B. Jean Schaal, Dave Hendrix, Fred Chart

Board members excused: none

Staff present Jarmen Czuta, Kim Parsons

Others present: none

Chairman Bieneman called the January 5, 2021, Racine County Zoning Board of Adjustment public hearing to order at 9:00 a.m. Board members were introduced by roll call and Chairman Bieneman explained meeting procedures.

SCHAAL MOVED, seconded by Chart, to approve the December 1, 2020, Racine County Board of Adjustment public hearing and board meeting summary minutes as presented. **Motion carried unanimously. VOTE: 4/0**

Jarmen Czuta announced that Board members may have visited the sites prior to this meeting, and pertinent information obtained during the visits may be discussed at this meeting and used to assist them in their decision-making.

PUBLIC HEARING

1. Tri and Jacqui Nguyen -Burlington- The proposed addition to the existing detached garage will exceed seventeen (17) feet in building height and will cause the detached garage to have insufficient side yard setback.
9:04

Czuta presented the petition. The Board heard public testimony and communications were read into the record. At the Board portion of the hearing, **HENDRIX MOVED, seconded by Chart**, to amend and approve the variance to construct a 14.0' x 24.3' addition to the existing detached garage, located at 2500 Cedar Drive, Section 27, Town 3 North, Range 19 East, in the Town of Burlington. Amendment to the variance request authorizes the insufficient side yard setback and requires that the proposed addition to the existing detached garage be redesigned so that it has a code compliant building height that will not exceed seventeen (17) feet in building height. This amended variance approval must be in compliance with the plans and documents received by the Racine County Development Services office on November 19, 2020. Approval is also subject to the applicant submitting revised architectural drawings for review and approval to the Racine County Development Services office which illustrate that the

proposed addition to the existing detached garage will not exceed seventeen (17) feet in building height.

The Board granted approval subject to the following conditions:

Before beginning this project, the applicant must obtain a zoning permit card from this office after paying the required fee of \$85.00. This card must be displayed in a prominent location at the project site. Also, a copy of these conditions must be kept at the project site at all times until the project has been completed. This variance approval will expire on October 5, 2021, unless substantial work has commenced pursuant to such grant, or an application for extension is submitted to this office before the expiration date and said extension request shall be placed upon the next available agenda. No construction may begin after such time unless the Racine County Board of Adjustment grants an extension in writing. The proposed 14.0' x 24.3' addition to the existing detached garage shall be located and sized as shown on the submitted survey that was received by the Racine County Development Services office on November 19, 2020. The exterior of the addition to the existing detached garage must be the same as or in harmony with the exterior of the building to which it is being attached. The proposed 14.0' x 24.3' addition to the existing detached garage and the portion of the existing detached garage must only be used for storage of personal items owned by the property owners. There must be no business, commercial or industrial use and no living quarters in any portion of the addition to or the existing portion of the detached garage. Prior to zoning permit issuance, the applicant must submit revised architectural drawings for review and approval to the Racine County Development Services office which illustrate that the proposed addition to the existing detached garage will not exceed seventeen (17) feet in building height. The applicant must allow full and unlimited access to the project site at a reasonable time to any Public Works and Development Services Department employee who is investigating the project's construction, operation, or maintenance. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses and for abiding by all applicable codes and regulations. Minor changes may be approved by Development Services staff through a revised zoning permit if said changes are the same as or more in conformance with this approval. No other additions, deletions, or changes may be made to these conditions without the prior approval of the Zoning Board of Adjustment. Failure to comply with the terms and conditions stated herein may result in the issuance of citation(s) and/or revocation of this approval/permit. **Motion carried unanimously. VOTE: 4/0**

2. Mark and Nancy Jo Wilcox -Norway- The proposed detached garage will
9:25 exceed seventeen (17) feet in building height.

Czuta presented the petition. The Board heard public testimony and communications were read into the record. At the Board portion of the hearing, **HENDRIX MOVED, seconded by Schaal**, to lay over this variance request for up to six (6) meetings to allow time to explore other options to redesign or possibly reduce the height of the detached garage to be in, or more in, compliance with the zoning ordinance requirements of seventeen (17) feet in building height. **Motion carried unanimously. VOTE: 4/0**

(9:57) **SCHAAL MOVED**, seconded by Chart, to close the public hearing. **Motion carried unanimously. VOTE: 4/0**

BOARD MEETING

A. Decisions on preceding petitions

B. Other business as authorized law
10:06

NONE

C. Adjourn
10:07

There being no further business, **SCHAAL MOVED**, seconded by Hendrix, to adjourn at 10:07 a.m. **Motion carried unanimously. VOTE: 4/0**