

RACINE COUNTY BOARD OF ADJUSTMENT
PUBLIC HEARING AND BOARD MEETING SUMMARY MINUTES
June 7, 2022, 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, Fred Chart

Board members excused: David Hendrix

Staff present Jarmen Czuta, Kim Parsons

Chairman Bieneman called the June 7, 2022, Racine County Zoning Board of Adjustment public hearing to order at 9:02 a.m. Board members were introduced by roll call and Chairman Bieneman explained meeting procedures.

SCHAAL MOVED, seconded by Chart, to approve the May 3, 2022, Racine County Board of Adjustment public hearing and board meeting summary minutes as submitted. **Motion carried unanimously. VOTE: 3/0**

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

A.	Jeffrey and Lesli Hrouda	-Waterford-	The proposed detached garage will have insufficient street yard setback.
9:04			
9:32			

Czuta presented the petition. The Board heard public testimony and communications were read into the record. Jeffrey Hrouda was present to answer any questions of the board members.

At the Board portion of the hearing, **SCHAAL MOVED, seconded by Chart**, to approve the petition as presented. **Motion carried. VOTE: 3/0**

The Board approved this variance request as the Racine County Director of Public Works and Development Services had no objection pursuant to her correspondence dated June 6, 2022. Submitted documentation and public hearing testimony established a need for a detached garage of this size to protect the owner's belongings from the effects of the outdoor environment and the need to preserve the substantial property rights of the owners that are also enjoyed by others in this area. The variance does not appear to be contrary to the purpose and spirit of the ordinance, as the proposed detached garage is consistent with the existing development in this area, the location should not impair visibility for traffic, and it should not compromise aesthetics. Unusual lot configuration as well as other obstructions,

create a hardship and limit the location for proper placement of a detached garage on this property. The request does not appear to create substantial detriment to adjacent property as there was no opposition shown at the public hearing and the public interest does not appear to be negatively impacted by this request. To comply with the ordinance would render conformity with such restrictions as unnecessarily burdensome.

The Board granted approval subject to the following conditions:

1. Before beginning this project, the applicant must obtain a zoning permit card from this office after paying the required fee of \$85.00 (detached garage). 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.
2. This variance approval will expire on March 7, 2023, 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.
3. The proposed detached garage shall be located and sized as shown on the submitted survey received by the Racine County Development Services office on April 28, 2022.
4. The accessory structure must not be used for human habitation, it is restricted to only code-compliant uses for the property owners, with no business, commercial, or industrial use, and no rental of space within this structure.
5. The applicants 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.
6. The applicants are responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses and for abiding by all applicable codes and regulations.
7. 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.
8. 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.

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| B. | Joe and Shari Severson | -Waterford- | The proposed attached garage addition will have insufficient street yard setback. |
| 9:13 | | | |
| 9:34 | | | |

Czuta presented the petition. The Board heard public testimony and communications were read into the record. Shari Severson was present to answer any questions of the board members.

At the Board portion of the hearing, **SCHAAL MOVED, seconded by Chart**, to layover the petition for up to three meetings to allow time to explore other options to redesign or possibly reduce the size of the attached garage to be in or more in compliance with the zoning ordinance requirements or to submit additional information to clarify some of the questions that were brought up at the public hearing. **Motion carried. VOTE: 3/0**

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

BOARD MEETING

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|------|----------------------------------|-------------|--|
| A. | Decisions on preceding petitions | | |
| 9:32 | | | |
| B. | Susan Bissing and Dawn Quist | -Waterford- | Request to extend the variance approval granted on July 6, 2021. |
| 9:52 | | | |

Czuta presented the petition request to extend the previously approved variance.

At the Board portion of the hearing, **SCHAAL MOVED, seconded by Chart**, to approve variance extension request as presented for nine months. **Motion carried. VOTE: 3/0**

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| C. | Richard Ida | -Burlington- | Request to extend the variance approval granted on December 1, 2020. |
| 9:56 | | | |

Czuta presented the petition request to extend the previously approved variance.

At the Board portion of the hearing, **SCHAAL MOVED, seconded by Chart**, to approve variance extension request as presented for nine months. **Motion carried. VOTE: 3/0**

D. Other business as authorized law
9:58

None

D. Adjourn
9:58

There being no further business, **SCHAAL MOVED, seconded by Chart**, to adjourn at 9:58 a.m. **Motion carried unanimously. VOTE: 3/0**