

RACINE COUNTY BOARD OF ADJUSTMENT
BOARD MEETING SUMMARY MINUTES
August 2, 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, Dave Hendrix, Fred Chart

Board members excused: none

Staff present Jarmen Czuta, Kim Parsons

Chairman Bieneman called the August 2, 2022, Racine County Zoning Board of Adjustment committee meeting to order at 9:03 a.m. Board members were introduced by roll call and Chairman Bieneman explained meeting procedures.

SCHAAL MOVED, seconded by Chart, to approve the June 7, 2022, 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.

BOARD MEETING

A. Joe and Shari Severson -Waterford- The proposed attached garage addition
9:04 (*laid over on June 7, 2022*) will have insufficient street yard setback.

Czuta explained that this petition was laid over from the previous public hearing and answered questions of the board. The board members reviewed and discussed the updated plans.

HENDRIX MOVED, seconded by Chart, to approve the petition as presented. **Motion carried. VOTE: 4/0**

The Board approved this variance request as submitted documentation and public hearing testimony established a need for an attached garage addition 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 attached garage addition is consistent with the existing development in this area, the location should not impair visibility for traffic, and it should not compromise aesthetics. The location of the existing residence in relation to the road right-of-way as well as other obstructions, create a hardship and limit the location for proper placement of an attached

garage addition to the existing residence 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 shoreland conditional use contract after paying the required fee of \$250.00. In addition, the applicant must obtain a zoning permit card from this office after paying the required fee of \$200.00 (attached garage addition to the existing residence). This card must be displayed in a prominent location at the project site. Also, a copy of these conditions must be always kept at the project site until the project has been completed.
2. This variance approval will expire on May 2, 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. Prior to zoning permit issuance, the applicant must submit a revised Plat of Survey to the Racine County Development Services office for review and approval that illustrates, and inventories existing and proposed impervious surfaces. Please note that based upon the findings of the revised Plat of Survey additional mitigation measures may have to be implemented by the owners to comply with impervious surface regulations.
4. The exterior of the addition must be the same as or in harmony with the exterior of the building to which it is being attached.
5. Racine County Shoreland Conditional Use approval must be obtained before a zoning permit can be issued.
6. 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.
7. 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.
8. 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.
9. 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.

- B. Judith T. Boyle Living Trust -Burlington- Request to extend the shoreland
9:16 Thomas Boyle, Applicant conditional use and variance approval
granted on November 2, 2021.

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

HENDRIX MOVED, seconded by Schaal, to grant the extension request for nine months to expire on May 2, 2023. **Motion carried. VOTE: 4/0**

- C. Other business as authorized law
9:17

- D. Adjourn
9:19

There being no further business, **SCHAAL MOVED, seconded by Chart**, to adjourn at 9:19 a.m. **Motion carried unanimously. VOTE: 4/0**