

RACINE COUNTY BOARD OF ADJUSTMENT
PUBLIC HEARING AND BOARD MEETING SUMMARY MINUTES
May 7, 2024, 9:00 A.M.

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

Staff present Jarmen Czuta, Kim Parsons

Chairman Bieneman called the May 7, 2024, 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 April 2, 2024, Racine County Board of Adjustment public hearing and board meeting summary minutes as submitted. **Motion carried unanimously. VOTE: 4/0**

Public Hearing

A. 9:03 9:18	Jeffrey and Karen Schilz Revocable Trust -Norway- ADM Contractors LLC, Agent	The proposed four-seasons room addition will have insufficient rear yard setback.
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Czuta presented the petition. The Board heard public testimony and communications were read into the record. Bob Adams of ADM Contractors was present to answer questions of the committee.

At the Board portion of the hearing, **DAVE HENDRIX moved, seconded by Schaal**, to deny the variance as presented. **Motion carried. VOTE: 3/1**, with Bieneman dissenting.

The Board denied this variance request as The Racine County Public Works and Development Services Director did not support this request pursuant to the memorandum dated May 6, 2024. The Board may not grant a variance that is inconsistent with the purpose and intent of the regulations for the district in which the project is located, and the proposed four-season room addition is inconsistent with such as it would have insufficient rear yard setback, which is contrary to zoning objectives. There were no exceptional, extraordinary, or unusual circumstances or conditions that apply to this parcel to allow for the granting of a variance. No unnecessary hardship was demonstrated that would unreasonably prevent the owners from using the property for the permitted purpose allowed by code. The requested variance approval is not necessary to provide reasonable use of the property. The applicant has other options available that will comply with the zoning ordinance including redesigning and/or reorienting the proposed four-season room addition and building a code-complying addition.

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

BOARD MEETING

A. Decisions on preceding petitions
9:18

B. Other business as authorized law
9:28

None

D. Adjourn
9:28

There being no further business, **SCHAAL MOVED, seconded by Chart**, to adjourn at 9:28a.m. **Motion carried unanimously. VOTE: 4/0**