

CITY OF DODGEVILLE

Board of Zoning Appeals Meeting Minutes Monday, April 19, 2021 5:00 p.m.

The Board of Zoning Appeals was called to order by William Helin at 5:00 PM with the following members present: Robert Metcalf, William Helin, Jim Short, Jean Luecke, David Wilke and Ted Chitwood.

Others Present: Jeffrey & Michelle Weber & Eugene Dougherty, Deputy Clerk Treasurer, Julie Abing and Building Inspector, Larry Gilles.

Confirmed the compliance of the Open Meeting Law. Virtual meeting attendance was offered due to COVID19.

The Board of Appeals heard the appeal of Jeffrey and Michelle Weber for the denial of a building permit by the Building Inspector per Zoning Code 17.13 (3) to build a deck and ramp with possibly a roof over them to the front of the existing house at 218 E Dodge St. on property described as: LOT 89 MADDIN'S ADDITION. The deck built last year without permits is now 17' from the front lot line, so a variance of 8 feet is being sought.

Ted Chitwood stated that he & Jim Short drove over and reviewed the property and that the additional deck appears to line up with the rest of the properties in the area. In this older part of the city there are several homes in the area that are not meeting the 25' property set back requirement. His opinion is that it does not create an eye sore and that the property owners did not really have another option as there is a gas meter in the way so that the ramp could not have gone any closer to the house. David Wilke stated that it is a violation of the ordinance but not a noticeable difference in look. There are no neighbors that object to the ramp. Robert Metcalf verified that the Weber's have been cooperative and received the proper building permit after the fact and have paid for the Board of Zoning Appeals Meeting. Larry verified that they have been cooperative and have done everything that was asked of them.

Ted Chitwood made a motion to approve the requested variance of 8' variance from the front lot line. Robert Metcalf seconded the motion. Roll call: Robert Metcalf; Yes, William Helin; Yes, Jim Short; Yes, Jean Luecke; Yes, David Wilke; Yes, and Ted Chitwood; Yes. Motion carried 6-0.

The Board of Appeals heard from representative Eugene Dougherty, acting as agent for Stanley Peterson (Owner), from meeting the required rear setback of 25' per Zoning Code 17.13(3), and having a variance of 5' so that the back of a proposed new home can be set at 20 feet from the rear lot line in order to have the driveway come off of Garden Lane instead of Fountain Lane which would result in a steeper driveway. This lot is on the NE corner of Garden Lane and Fountain Lane and described as LOT 3 CSM 502 PT OF LOT 37 BLACK'S ADDITION CRANE'S MAP.

The Petersons are looking to build a new home and would like to have the driveway come off of Garden Lane instead of Fountain Lane so they would have a zero entry into the garage versus several steps to get into the home if entering on the Fountain Lane side due to the slope of the land. House will be approximately a 30' x 54' with 1500 square foot upstairs. There will be a basement under the home.

Robert Metcalf made a motion to approve the requested variance of 5' so that the back of the proposed home can be set at 20 feet from the rear lot line instead of the Zoning Code requirement of 25'. David Wilke seconded the motion.

William Helin made the motion to adjourn the meeting at 5:30 PM. Ted Chitwood seconded the motion. Motion carried. Roll call: Robert Metcalf; Yes, William Helin; Yes, Jim Short; Yes, Jean Luecke; Yes, David Wilke; Yes, and Ted Chitwood; Yes. Motion carried 6-0.

Respectfully Submitted,
Julie A. Abing, Deputy Clerk-Treasurer