

CITY OF SHEBOYGAN
ZONING BOARD OF APPEALS MINUTES

Wednesday, October 19, 2022

Members Present: Kevin Sampson, Don Gerber, Ed Surek, Sala Sander, Dick Linde and Keeli Johnson

Members Excused: Kimberly Meller

Staff/Officials Present: Manager of Planning & Zoning Steve Sokolowski and Building Inspector Jeff Lutzke

OPENING OF MEETING

1. Call to Order

Kevin Sampson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflicts of interest

No committee member had a conflict of interest.

MINUTES

4. Approval of the Board of Appeals minutes from August 17, 2022.

Motion by Don Gerber, second by Ed Surek to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Housing appeal application by Ryan Laswell requesting to construct 2 bedrooms and a storage room in his basement with a 6 foot 6 inch ceiling located at 2609 Main Avenue.

Motion by Dick Linde, second Ed Surek to approve as presented. Motion carried.

6. Variance application by Jill and James Prigge requesting to remove and reconstruct an enclosed front porch that is too close to the front property line. The new structure will be similar size and design as the old structure, 5-foot x 13-foot 6-inches located at 504 Pennsylvania Avenue.

Motion by Keeli Johnson, second Sala Sander to approve as presented. Motion carried.

7. Variance application by Adam and Julia Schmitz requesting to add second floor living space to a legally nonconforming structure. The addition would increase the nonconformity in the front yard and in the street, yard located at 842 Ashland Avenue.

Motion by Keeli Johnson, second by Sala Sander to approve with the following condition:

1. Prior to building permit issuance, final elevation drawings and site plan shall be submitted to staff for review. If staff has any concerns with the final elevation drawings and/or site plan, the elevations and/or site plan can be brought back for board review.

Motion carried.

8. Variance application by Anastasia Chronis requesting to construct a 20-foot x 28-foot parking pad in their required street yard located at 1331 Indiana Avenue.

Motion by Kelli Johnson, second by Ed Surek to approve as presented. Motion carried.

9. Variance application by Debra Fettig requesting to construct a new driveway on the west side of the dwelling. The distance to the west property line is approximately 11 foot 6 inches from the dwelling. The new driveway would be 10 feet wide and have a 1 foot 6-inch setback to the west side property line located at 1504 Michigan Avenue.

Motion by Don Gerber to table until survey is provided. Motion died for lack of second.

Motion by Keeli, second by Sala Sander to approve a zero back from the property line with the following condition:

1. Prior to starting the project, the property owner needs to provide a CSM showing property lines, width of driveway, and drainage pitch of the driveway.

Motion carried.

NEXT MEETING

10. November 16, 2022

ADJOURN

11. Motion to Adjourn

Motion by Dick Linde, second by Ed Surek to adjourn. Motion carried.

Being no further business, the meeting is adjourned at 3:45 p.m.