

CITY OF SHEBOYGAN
ZONING BOARD OF APPEALS MINUTES

Wednesday, March 15, 2023

Members Present: Kevin Sampson, Keeli Johnson, Don Gerber and Ed Surek

Members Excused: Sala Sander and 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 December 21, 2022.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Variance application by Lauren Michelle Blue to construct either phase 1 or phase 2 located at 1 North Point Drive. Phase 1 - Owner currently has a 388 sq ft attached garage and would like to construct a second 670 sq ft detached garage. Total garage sq ft is 1058. Phase 2 - Owner will remodel existing attached garage and reduce the size by 58 sq ft which reduces the total garage space to 1000 sq ft. And property owner would like to construct a new second driveway access on North Point Drive.

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

6. Variance application by Dennis and Jill Prigge to enlarge an existing sidewalk on the east side of the property. The sidewalk crosses over the property line to the adjacent property (502 Pennsylvania Ave). There is an easement for the sidewalk and there is a 2nd variance request for 502 Pennsylvania Ave to increase the sidewalk width located on the west side of the property. Also, would like to raise the walls and roof height at the north end of the dwelling to create a larger 2nd floor storage room located at 504 Pennsylvania Avenue.

Motion by Keeli Johnson, second by Ed Surek to approve with the following condition:

1. The roof pitch must match the existing roof pitch of the front of the house.

Motion carried.

7. Variance application by Dennis Pentek to increase the sidewalk width located on the west side of the property with a zero paving setback location at 502 Pennsylvania Avenue.

Motion by Keeli Johnson, second by Don Gerber to approved as presented. Motion carried.

8. Variance application by Fidel Najera who poured concrete sidewalks and patios around the perimeter of the dwelling. The concrete at the west side is closer than 3 feet to the side property line, and the concrete on the east side crosses over the side property line located at 1612 Indiana Avenue.

Motion by Keeli Johnson, second by Ed Surek to with the following condition:

1. Applicant must obtain a building permit for the work that was completed.

Motion carried.

NEXT MEETING

9. April 19, 2023

ADJOURN

10. Motion to Adjourn

Motion by Dick Linde, second by Keeli Johnson to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 3:41 p.m.