

Hopkins Township Board of Appeals

Minutes of Quarterly Meeting July 11, 2006

MEMBERS PRESENT: Bruce Modreske, Doug Hills, Lori Costello and Carol Levandoski - Secretary

GUESTS PRESENT: Justin Nielsen

Meeting called to order at 7:31pm by Carol Levandoski Meeting adjourned at 8:25pm

NEW BUSINESS CONDUCTED:

1. Application from James Petersen, for relief from the Front Yard Setback requirement of not less than thirty (30) feet in the R-2 Zoning District, for the purpose of building a detached garage. Parcel is located at 2284 N. East Lake Dr., parcel # 0310-100-014-00.

Discussion: Son-in-law Justin Nielsen was present and indicated that he wanted to build a 25ft. x 25ft. detached garage centered between the side lot property lines, positioned 4 ft. from the back of the house and 8 ft. from the road. No site plan was provided or building plan so Carol requested that Justin draw his plan on the whiteboard to give board members an idea of his plans. Justin also showed the board members digital pictures on his camera that he had taken before the meeting.

The property dimensions indicated on the application were 60'x40'x38'x60', not indicating whether the 38ft dimension was at the road side or lake side of the property. Assuming the roadside dimension was 38ft, there was not enough room for a 25x25 garage without a side-lot variance request.

Carol asked why the garage was being built at 25ft. rather than the standard 24ft size, Justin indicated he would be building the standard size garage 24ft x 24ft. Nonetheless, this would require an additional variance from 15.244 (b) to be granted. Carol asked what the plans were for the existing shed that sits between the house and roadway, next to the property line. Justin indicated he was considering asking the neighbor if he could move it across the street and down a ways on that neighbor's property.

Lori asked Justin about drainage on the side lots from the roof overhang of the garage. Justin indicated that his property was already trenched for drainage.

Bruce and Doug discussed concern regarding the garage being too close to the existing home. The General Provisions Chapter XII, 15.439 (c) The distance between a detached accessory building and any principal building shall not be less than ten (10) feet. Carol asked why he decided on a detached garage versus an attached garage. Justin indicated that price and easier construction were the main factors in the decision but if he needed to have it attached he would build an attached garage. Board members read the options that qualified as attached.

Lori indicated that she didn't feel comfortable making any decision at this meeting based on the fact that the plans weren't concrete and kept changing. Lori recommended that she make copies of the ordinances that Justin needed to take into consideration and then attend the next scheduled Board of Appeals meeting on August 8th. Justin expressed his frustrations regarding the process that he had to follow and the special fees he had to pay for the special meeting. Justin wondered why his neighbor could build a two story garage close to his house and we were giving Justin a hard time about it. Justin indicated that he expected to be given the variance because his neighbor three doors down had twice the building that he planned to build. Lori indicated that she would search the variance requests for documentation regarding Justin's neighbor.

Motion to table making a decision on this variance request until the regular meeting scheduled on August 8th when Justin can present written and drawn plans for his construction, including a survey, was made by Lori Costello, supported by Bruce Modreske.

4 ayes; 0 naves Motion passed.

OLD BUSINESS CONDUCTED:

1. Minutes from the last Board of Appeals meeting held on May 23, 2006 were read.
Motion to accept the minutes with the correction to change the term sublets to sub-lessee, was made by Lori Costello, and supported by Doug Hills.

4 ayes; 0 naves Motion passed

Motion to adjourn was made at 8:25pm by Bruce Modreske, and supported by Doug Hills.

4 ayes; 0 naves Motion passed

Respectfully submitted,
Carol Levandoski