

MINUTES
CITY OF PLATTEVILLE ZONING BOARD OF APPEALS

April 15, 2024 at 7:00 p.m.
Council Chambers at City Hall

MEMBERS PRESENT: Dana Niehaus, Karen Lynch, Gene Weber, Todd Kasper, Kevin Wunderlin
ALTERNATE MEMBERS PRESENT: None
MEMBERS ABSENT: None
ALTERNATE MEMBERS ABSENT: John Zuehlke
STAFF PRESENT: Joe Carroll (Community Development Director), Ric Riniker (Building Inspector)

APPROVAL OF MINUTES:

Motion by Kasper, second by Lynch, to approve the minutes of the March 18, 2024 meeting. Motion approved.

VARIANCE REQUEST:

85 Broadway Street – Todd & Stephanie Mumm

Carroll introduced the variance request from Todd & Stephanie Mumm who seek a variance regarding the setback of a proposed building addition.

The property has a driveway and parking area on the south side of the house but does not have a garage. The applicant is proposing to construct a 22' wide by 30' deep, 2-car garage addition onto the south side of the house. The house is currently 23' from the south lot line, so the proposed addition would only be 1' from the lot line.

The minimum side-yard setback for principal structures is normally 10 feet but based on the size of the property (approximately 4,900 sq. ft.), this lot qualifies as a substandard lot. This designation means the required side-yard setback is reduced to 5 feet. However, even with this designation the proposed addition will not be adequate to meet the ordinance. Therefore, the applicant is requesting a variance from the minimum side yard setback requirement to allow the 1' requested setback.

It is questionable if this request has not met all the standards needed for approval. If the Board feels the standards have not been met, then the variance should be denied.

Applicant statement.

Todd Mumm provided the applicant statement. They would like to construct a garage to provide an area to keep the vehicles inside and provide additional space for storage and a workspace. They talked to their neighbors to let them know what they are proposing to build, and nobody has indicated any concerns about the idea.

The Board asked about the relation and proximity of the proposed garage to the neighbor's house. The response was that the garage would be back further than the neighbor's house so as not to block the windows and would be approximately 6 feet away.

There was a question regarding the driveway space that will remain after the garage is built. The applicant responded that there will still be space to allow two vehicles to park in the driveway in front of the garage.

Public statements in favor. None

Public statements against. None

Public statements in general. None

Applicant Rebuttal. None

Board Discussion.

There was a discussion related to installing one wider 16' garage door rather than two as proposed. This could create an issue with not having adequate bracing for the wall. The narrower garage would limit the ability to park two vehicles in the garage. There was some concern related to the 1' setback distance to the property line as proposed. There was also a discussion related to the need to have flexibility with the ordinances in the older neighborhoods that were built with different rules and where the lots are smaller and the structures closer together. There was also a discussion related to the fire separation requirements of the building code that would apply to this situation.

Motion by Lynch to approve the variance. Second by Kasper. Motion was approved 4-1 (Wunderlin voted against).

The Findings of Fact

The shape of the lot and the small lot size are unusual and makes it necessary to provide some flexibility with the zoning requirements.

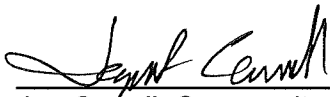
The garage would improve the appearance of the neighborhood, so would be beneficial for the neighbors.

The garage would increase the value of the property and the tax benefits for the City.

There were no concerns expressed by any neighbors or residents.

ADJOURN:

Motion by Weber, second by Kasper, to adjourn. Motion carried unanimously.



Joe Carroll, Community Development Director

Approved: 5/28/2024