



Board of Appeals MEETING MINUTES

September 5, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Please note: Minutes are unofficial until approved at the next scheduled meeting.

MINUTES

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Board Member Goetter called the meeting to order at 6:01PM and led the Pledge of Allegiance.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Board Member Goetter took the roll call as follows:

Present: Board Member Oldham, Board Member Klappa, Board Member Goetter, Commissioner Schulpilus,
Alternate #1 Board Member Willoughby

Excused: Alternate #2 Board Member Ronald Stair, Board Member Paul Langer

Staff Present: Code Compliance Specialist Dan Hogan, Community Relations Specialist Joelle Erickson

3. APPROVAL OF MINUTES

A. August 1, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Board Member Schulpilus
Second by: Board Member Klappa
Motion Passes 5-0

4. NEW BUSINESS

A. Case #2677, Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit. This case was previously heard and approved on February 2, 2023.

Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit. Chairman Goetter gave an overview of the appeals process. The staff report and variance request were read into the record. Chairman Goetter then swore in the petitioner, Joseph Bales.

Petitioner Bales is requesting a garage variance in order to put the garage back in the same space it was in. The garage was built in the 1950's and the garage's floor has collapsed. The terrain in his yard has hills and different movement so building the garage in a different space is not really an option. He is looking to add electricity to the garage.

Petitioner Bales: We are looking to put a little bit bigger garage (20' feet instead of 16' feet wide, 30' feet long instead of 22' long) than what is currently there but in the same space. I was here in February 2023, and got approval but wasn't able to get the logistics together to get the garage built. I'm here trying to get it reinstated.

Board Member Oldham: Has anything, with the property, changed since 2023 - in respect to the type of variance and the amount of variance that you are requesting. The only issue is that the permit expired?

Petitioner Bales: Correct.

Board Member Oldham: Why weren't you able to get construction going on this project within that one year period?

Petitioner Bales: Finding a contractor to work with Spancrete, doing it correctly and working with the terrain proved to be more difficult. I've found the right contractor now to do this.

Code Compliance Specialist Dan Hogan: Alderman Hopkins (District 1) contacted me and spoke in favor of this project.

No one was present to speak in favor or opposition of this variance.

MOTION: Motion to Approve Variance

VOTE: Motion by: Board Member Klappa
Second by: Board Member Schulpilus
Motion Passes 5-0

5. ADJOURN

MOTION: Motion to Adjourn at 6:11PM

VOTE: Motion by: Board Member Klappa
Second by: Board Member Schulpilus
Motion Passes 5-0

***Respectfully Submitted,
Joelle Erickson, Community Relations Specialist***