

MINUTES
CITY OF PLATTEVILLE ZONING BOARD OF APPEALS

August 5, 2021 at 7:00 p.m.
Council Chambers at City Hall

MEMBERS PRESENT: Michael Knautz, Joie Schoonover, Isaac Shanley, Angie Donovan, Mary Miller

ALTERNATE MEMBERS PRESENT: None

MEMBERS ABSENT: None

STAFF PRESENT: Joe Carroll (Community Development Director), Ric Riniker (Building Inspector)

A regular Board of Appeals meeting was held at 7:00 p.m., August 5, 2021.

APPROVAL OF MINUTES:

Motion by Shanley, second by Knautz, to approve the minutes of the May 17, 2021 meeting. Motion carried unanimously.

VARIANCE REQUEST:

Carroll introduced the variance request of Brian Dailey who seeks permission to construct an accessory structure in the street yard on the property at 885 Northside Drive, which will not be in conformance with Chapter 22.04 of the City of Platteville Municipal Code.

The applicant owns a single-family home at 858 Northside Drive. The applicant would like to construct a shop/garage building between the house and the street, which would not be in conformance with the location requirements of the zoning ordinance.

The applicant wishes to construct a 24' x 24' shop/garage east of the house and in the northeast corner of the property. The project would also include a new 18' wide by 24' long driveway connecting the building to the street.

Although accessory structures are permitted in the R-1 District, Section 22.04 (B) requires all accessory structures to be located in the side or rear yard. The proposed building will be located closer to the street than the principal structure, which would be considered the street yard. Since the property is located on a corner, it has two street yards. The applicant is requesting a variance to allow the structure to be located in the street yard.

Carroll addressed the three standards that must be considered for each variance request. He stated that it is questionable if the variance request meets all the standards needed for approval.

The applicant statement was made by Brian Dailey. They have a small two bedroom home, but are now raising their granddaughter and need additional space. He would like to build a detached garage/shop so that he can move his existing woodworking shop out of the basement. The rear yard is too small and placing a building there would block the views from all the windows, and would also encroach on the patio area and garden. There is a sewer line for the house that also limits the ability to place the building further towards the rear yard. The building will be designed and constructed to match the appearance of the house.

Public statements in favor. None

Public statements against. None

Public statements in general. None

Applicant Rebuttal. None

Board Discussion.

Several Board members mentioned they visited the site and were grateful for the stakes marking the proposed location of the garage. There were comments that it appears to be a well-maintained property and the proposed garage will fit the site. The access to the rear yard would be difficult, and a driveway to a garage in the rear yard would be difficult to install and would be very expensive. A garage in the rear yard would block most of the view from the house windows. There was consensus that the rear yard has limited space for a garage.

Motion by Shanley to approve the variance for a 24' x 24' garage on the east side of the property as presented. Second by Donovan. Upon roll call vote, motion was approved 5 - 0.

The Findings of Fact were discussed:

The property has limited space in the side or rear yard.

The corner lot has mostly street yard and limited side and rear yard.

Driveway access to the rear yard would be costly.

A building in the rear yard would block the window views.

The proposed building would maintain the property value without negatively impacting the value of neighboring properties.

ADJOURN:

Motion by Knautz, second by Schoonover, to adjourn. Motion carried unanimously.



Joe Carroll
Community Development Director

Approved: 12/20/2021