

Minutes

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City of Platteville Zoning Board of Appeals
August 15, 2022 at 7:00 p.m.
City Hall Council Chambers at City Hall
75 North Bonson Street
Platteville, Wisconsin 53818

Members present: Joie Schoonover, Todd Kasper, Dana Niehaus, Gene Weber

Alternate Members present: None

Members absent: None

Staff present: Ric Riniker (Building Inspector)

Applicants present: Rich and Jeanne Bonin

Meeting called to order by: Schoonover

Approval of Minutes: Motion by Kasper, second by Weber to approve Minutes July 18, 2022, as printed. Motion passed

Riniker introduced the variance request from the applicants where by they wish to construct a four foot open addition to an existing open frame porch. The porch is in need of repair so applicants would like to do the extension of the floor while the contractor is on site doing the remodeling of the porch. This open addition would extend the porch floor into a street yard which would then be about 10' from the Elm Street property line. The existing porch is currently legal non-conforming in regards to street setbacks.

This 4' addition would allow a passage-way for occupants to go from the porch to the existing parking which is on the Elm Street side of the house. Perhaps questionable if walking around the existing porch is an unnecessary hardship, but not having to walk around the existing porch to get to the parking is a plus for the property.

The house is located on a lot which is smaller than most lots in the area. This particular lot also has three street frontages, thus making this a unique feature of the property.

No statement was made by the applicants and no statements were made in favor or against the requested variance.

If this variance would be granted it would have little or no impact on the public interest. Most homes in this area are non-conforming in setback from property lines.

The Board discussion centered around visibility, lot size, age of existing structure, and time of lot platting in relationship to our modern day zoning requirements.

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Motion by Weber, second by Kasper to approve the request for the street yard setback variance.
Motion carried.

Findings of fact: Will not affect visibility.
No public concerns.
Lot platted and home built about 100 years ago.
Similar variances have been approved in the past.

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

Respectfully submitted,

Ric J. Riniker, Building Inspector