

ZONING BOARD OF APPEALS  
Tuesday, January 23, 2018

The City of Sturgeon Bay Zoning Board of Appeals meeting was called to order at 12:05 p.m. by Acting Chairperson James Goodwin in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members James Goodwin, William Murrock, Andrew Starr, and Alternate Dave Augustson were present. Excused: Members Wayne Spritka, Bill Chaudoir, and Bill Murrock. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Starr, seconded by Mr. Augustson to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 28, 2017.
4. Public hearing: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code, for a proposed addition that would encroach into the street right-of-way, for Jim McCarthy, 831 Louisiana Street.
5. Consideration of: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code, for a proposed addition that would encroach into the street right-of-way, for Jim McCarthy, 831 Louisiana Street.
6. Adjourn.

Carried.

**Approval of minutes from November 28, 2017:** Moved by Mr. Starr, seconded by Mr. Augustson to approve the minutes from November 28, 2017. All ayes. Carried.

**Public hearing: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code, for a proposed addition that would encroach into the street right-of-way, for Jim McCarthy, 831 Louisiana Street :** Acting Chairperson Goodwin opened the public hearing at 12:10 p.m.

James Joseph McCarthy, property owner at 831 Louisiana Street, stated that he would like to use the addition of the porch as an outdoor seating area. It would enhance the home and the neighborhood. It will be done structurally and aesthetically pleasing for the neighborhood. There are other porches in the neighborhood that are larger than what is proposed. He would be investing time and money in his own home for its aesthetic view and to have a seating place for the spring, summer, and fall times. The porch will not be screened in.

Mr. McCarthy explained that the hardship he is experiencing is that he has to go five feet into the setback. He can barely sit on the existing porch with only four feet. He is looking for more room for movability. He added that he had also spoken to his neighbors about the project and they had no problem with it.

Chris Kellems, 120 Alabama Street, stated that she was in favor of the variance request. The home is in the historic district. It puts a value on walkability in the neighborhood. Mr. McCarthy now has a small entry porch. This will be a fine, valuable addition.

Ms. Nault read a letter from Jacinda Duffin, 837 Louisiana Street, in favor of the variance request.

No one spoke in opposition. There were no letters of correspondence in opposition.

Mr. Sullivan-Robinson stated that there are several houses in the neighborhood that do not meet setbacks. The existing porch is set back 24 feet from the street right-of-way. With the addition, the setback would be 20 feet. The requirement is 25 feet in the R-1 district. In the R-2, R-3 and C-5 districts, the setback is 17 feet from the street right-of-way. The adjacent properties are non-conforming mainly due to the lot width.

Acting Chairperson Goodwin closed the public hearing 12:17 p.m.

**Consideration of: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code, for a proposed addition that would encroach into the street right-of-way, for Jim McCarthy, 831 Louisiana Street:** Due to only three members in attendance, consideration of the petition will be rescheduled at a later date. Four members are required to grant a variance.

**Adjourn:** Moved by Mr. Starr, seconded by Mr. Augustson to adjourn. All ayes. Carried. Meeting adjourned at 12:27 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary