

ZONING BOARD OF APPEALS
Tuesday, January 30, 2018

The City of Sturgeon Bay Zoning Board of Appeals meeting was called to order at 12:02 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members James Goodwin, William Murrock, Andrew Starr, and Alternate Justin Kirwen were present. Excused: Members Wayne Spritka and Bill Chaudoir. 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. Kirwen to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 23, 2018.
4. 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.
5. Adjourn.

Carried.

Approval of minutes from January 23, 2018: Moved by Mr. Starr, seconded by Mr. Goodwin to approve the minutes from January 23, 2018. All ayes. Carried.

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: Mr. Sullivan-Robinson summarized last week's meeting. Mr. McCarthy is requesting the construction of a porch that would be 20 feet from the street right-of-way instead of the required 25 feet. He lives on a historic lot, which typically is non-conforming and/or has a non-conforming structure. He would like the porch to match the aesthetics of the surrounding neighborhood. The R-2, R-3, and C-5 districts contain a 17-foot setback from the street right-of-way.

Mr. Olejniczak added that Mr. McCarthy would construct the porch to be 8 feet in depth and continue across the front of the house. A public hearing was held last week and one citizen spoke in favor of the variance. One letter was received also in favor. This home was built long before zoning created a hardship.

Mr. Starr stated that it seemed like all the houses in the neighborhood had porches that encroached into the setback. He recommended looking into changing the zoning code so that the R-1 district would match the other districts as far as setbacks, or basing setbacks on lot size. Mr. Olejniczak and Mr. Sullivan-Robinson will bring the issue up to the Plan Commission Chair as an agenda item.

After further discussion, it was moved by Mr. Starr, seconded by Mr. Kirwen to approve the variance, since it is currently a non-conforming structure on an older City lot. There were two citizens that supported the variance and there was no opposition.

Roll call vote: Mr. Kirwen had agreed with Mr. Starr and added that it is a porch and not a living space. All ayes. Carried.

Adjourn: Moved by Mr. Starr, seconded by Mr. Murrock to adjourn. All ayes. Carried. Meeting adjourned at 12:15 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary