



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 20, 2020, 5:30 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. ZOOM MEETING INFORMATION

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

I. Members: Don Carlson - Chair, Gregory Babcock - Vice Chair, Tommy Everman, Noel Halvorsen and Jim Hutchison

Does anyone need to abstain from voting? Was anyone out to any of the properties? Did you speak to anyone regarding this variance request?

Present: Tommy Everman, Noel Halvorsen (arrived at 5:41 p.m.), Don Carlson, Gregory Babcock, Jim Hutchison, Excused:

Chair Don Carlson asked if anyone needed abstain from voting, if anyone was out to any of the properties and if anyone spoke to anyone regarding the variances on tonight's agenda. All stated no.

Others Present: Ald. Barb Dorff

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 20, 2020, meeting of the Zoning & Planning Board of Appeals.
There was no motion or vote to approve the agenda.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 15, 2020, meeting of the Zoning & Planning Board of Appeals.

Moved by Jim Hutchison, seconded by Gregory Babcock to approve the minutes. Motion carried.
Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

E. REGULAR BUSINESS.

Moved by Tommy Everman, seconded by Jim Hutchison to open the floor for discussion. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

I. (Appeal 20-016) Phil Jennings, Creative Sign Company, Inc., has requested a ruling by the Board of Appeals on the interpretation of the Zoning Administrator with regards to a building mounted sign for Depot Gastropub, 200 Dousman Street (Ald. R. Scannell, District 7).

Moved by Noel Halvorsen, seconded by Don Carlson to overturn the ruling regarding the interpretation of the Zoning Administrator and allowing the building mounted sign for Depot Gastropub at 200 Dousman Street. Motion denied.

Yes- Don Carlson, Noel Halvorsen, No- Gregory Babcock, Tommy Everman, Jim Hutchison, Abstain- None

2. (Appeal 2017) Brian Johnston and Lisa Hartman, property owners, propose to reconstruct an attached garage located in a Low Density Residential (RI) District at 1265 Rockdale Street. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback and Section 13-613(c), general requirements accessory use area (Ald. C. Wery, District 8).

Moved by Tommy Everman, seconded by Gregory Babcock to grant the variance regarding the side yard setback and to deny the variance regarding the size of the accessory use as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

3. (Appeal 20-018) Calvin C. Eis, EIS Structure Movers, Inc., on behalf of Loretta Stoneburner, property owner, proposes to elevate an existing a single-family residence for a new foundation along with site alterations within the AE District of the 100 year floodplain and Low Density Residential (R1) District at 515 Hartung Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area and Section 13-1330(a)(1)(c) retaining wall height (Ald. B. Galvin, District 4).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

4. (Appeal 20-019) Mark Lemense, property owner, proposes to construct a single-family dwelling located in a Varied Density Residential (R3) District at 827 9th Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, corner side yard setback (Ald. B. Johnson, District 9).

Moved by Tommy Everman, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

5. (Appeal 20-020) Vincent and Sonia Hulse, property owners, propose to reconstruct an emergency exit for a two-family dwelling located in a Low Density Residential (R1) District at 710 South Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback (Ald. B. Johnson, District 9).

Due to technical issues, Board members moved on to Agenda Item #6 and come back to Agenda Item #5.

Moved by Noel Halvorsen, seconded by Gregory Babcock to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- Tommy Everman

6. (Appeal 20-021) Phil Mattern, Classic Renovations, Inc., on behalf of David and Theresa Hatch, property owners, proposes an addition to a single-family home located in a Low Density Residential (R1) District at 887 St. Charles Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. B. Dorff, District 1).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

7. (Appeal 20-022) Dave Dorn, property owner, proposes to reconstruct an attached garage to a single-family home located in a Low Density Residential (RI) District at 1649 Langlade Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. J. Vander Leest, District 11).

Moved by Tommy Everman, seconded by Noel Halvorsen to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

8. (Appeal 20-023) Rory Edmondson, on behalf of Scott Dollinger, property owner, proposes to construct a deck onto an existing single-family home located in a Low Density Residential (RI) District at 744 S. Clay Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback and Section 13-609 maximum impervious surface (Ald. B. Galvin, District 4).

Moved by Noel Halvorsen, seconded by Tommy Everman to table the variance until the next scheduled meeting. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

Moved by Noel Halvorsen, seconded by Tommy Everman to close the floor for discussion. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

F. INFORMATIONAL.

I. Date of next meeting: August 17, 2020.

G. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Tommy Everman to adjourn. Motion carried.

Yes- None, No- None, Abstain- None