



Village Office 2990 S. Pine Tree Rd, Hobart, WI
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Notice is hereby given according to State Statutes that the BOARD OF APPEALS of the Village of Hobart will meet on Monday February 3, 2020 at 5:30 P.M. in the Village Office. NOTICE OF POSTING: Posted this 17th day of January 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the Village's website.

MEETING MINUTES – BOARD OF APPEALS

Date/Time: Monday February 3, 2020(5:30 P.M.)

Location: Village Office

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. The meeting was called to order by Richard Happel at 5:30pm. Roll Call: Richard Happel, John Rehn, Jeff Johnson present. Excused David Bertler, Chris Igler.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by J. Johnson, second by J. Rehn to approve the agenda. The motion passed unanimously.
3. Approve Minutes of the August 28, 2018 meeting. Motion made by J. Rehn, second by J. Johnson to approve the minutes from August 28, 2018. The motion passed unanimously.
4. Public Comment on Non-Agenda Items. None.

ACTION ITEMS

5. PUBLIC HEARING – Variance from the Setback Requirements – (HB-1491-F-46, 4660 Wedgestone Ct.)

The applicant is seeking a variance to allow existing pool building to remain with a front yard setback of 30-feet. Section 295-45 of the Code requires a minimum of 40-feet for setback from right of way.

BACKGROUND

The accessory structure was constructed back in 2001 and the site plan submitted at that time clearly illustrates the building to maintain a 54-foot setback from the front property line (right-of-way). Village Staff believes that the building was intended to be constructed where it was shown on the submitted site plan, however that the measurement for the 54 feet may have been taken from the edge of roadway and not the right-of-way line as noted on the site plan. When reviewing the GIS aerial photos from 2005 (copy attached), the measurement between the structure and the edge of gravel adjacent to the roadway pavement is approximately 54.6 feet.

The intent of this zoning ordinance section is to set a minimum distance from property lines and for all structures to maintain uniformity within the respective neighborhoods. Staff performed a site visit and confirmed that this setback encroachment is located near the bulb of a cul-de-sac and not near any roadway intersections in addition of being separated by a fair distance from any existing private driveways so there would be no negative affect to both vehicle or pedestrian traffic due to this setback encroachment. Additionally, with this being an existing structure and Village Staff having not received any concerns for approximately the past 19 years, the Planning and Code Compliance Division would have a favorable recommendation to the variance request as submitted.

- 6. ACTION on aforesaid agenda item:** Motion made by J. Rehn second by J. Johnson, to approve the request to allow the existing building to remain at the 30' setback and allow Option#2 for the proposed addition. No addition may be closer than the 30' setback. The motion passed unanimously

- 7. ADJOURN:** Motion made by D. Happle, second by J. Rehn, to adjourn. The motion passed unanimously. Meeting adjourned 6:00pm.