



Board of Appeals Minutes
Hobart Village Offices; 2990 S. Pine Tree Rd, Hobart, WI
Monday May 15, 2016 6:00 pm

1. CALL TO ORDER; ROLL CALL: The meeting was called to order by R. Happel at 6:00 pm. Roll call, Richard Happel, David Bertler and John Rehn were present. Chris Igler and Jeff Johnson were absent.

2. VERIFY/MODIFY/APPROVE MEETING AGENDA: no changes were made to the agenda.

3. VARIANCE REQUEST PRESENTED FOR HEARING:

A. Discussion and Board Action:

- 1) Request for a reduced side yard setback for a garage addition on parcel HB:679-3, 4229 N. Pine Tree Rd.: The Village of Hobart acquired this property due to a Brown County tax foreclosure in the fall of 2015. The Village solicited proposals for the rehabilitation or redevelopment of this property. The Landwehr's submitted a proposal which the village selected as the preferred proposal, to rehabilitate the house by gutting, remodeling, converting the existing side loaded garage to habitable space and adding a two stall front load garage. The proposed 24-foot-wide front load garage addition requires securing a variance approval to the section 295-45, R2-Single Family Principal Structure Building Setback requirement of 25 feet. The existing side load garage requires multiple maneuvers by drivers in order to park two vehicles. Due to the lay of the lot, the garage addition would be a more functional garage and will not be contrary to the public interest. This is not a self-created hardship. The proposed 24-foot wide addition is an industry standard minimum width for a two stall wide garage. Reasonably accessible enclosed parking for at least two vehicles is necessary for successful rehabilitation and improvement of this house. The resulting 10' setback is the same side yard setback as is required for a detached garage, which could be built in this same location, or in a location between the house and the road. From a curb appeal perspective, an attached garage would provide a better outcome than a detached garage in this same location or in the front yard.

Motion made by John Rehn, second by David Bertler to approve the reduced side yard setback to 10' for the front load garage addition. The motion passed unanimously.

4. MEETING ADJOURNMENT: Motion made by David Bertler, second by John Rehn, to adjourn. The motion passed unanimously. The meeting adjourned at 6:07 pm.

