

MINUTES OF BOARD OF ZONING APPEALS MEETING  
June 14, 2012

The Board of Zoning Appeals meeting was called to order at 7:02 p.m. by Neighborhood Services Manager/City Planner Latisha Birkeland.

**Members Present:** Mark McPhail, Beverly Stone, Harriet Kaluva, Christine Ponder (arrived at 7:10 p.m.) and Jeff Eppers (alt).

**Members Absent:** Jim Olsen

**Others Present:** Neighborhood Services Manager/City Planner Latisha Birkeland, Matt Kuehl, Bob Friermuth, Nancy Stanford (Secretary).

Birkeland requested nominations for Board Chairperson. It was moved by Kaluva and seconded by Eppers to nominate Beverly Stone to serve as Board of Zoning Appeals Chairperson. Being no further nominations, a vote was taken. AYES: McPhail, Stone, Kaluva, Ponder, Eppers. NOES: None. ABSENT: Olsen.

It was moved by Kaluva and seconded by McPhail to nominate Harriet Kaluva to serve as Board of Zoning Appeals Vice-Chairperson. Being no further nominations, a vote was taken. AYES: McPhail, Stone, Kaluva, Ponder, Eppers. NOES: None. ABSENT: Olsen.

**CASE OF MATT KUEHL AND BOB FREIERMUTH (LAND AND WATER INVESTMENTS)**

Tax Parcel: /A1259 00002

Address: 510 West Walworth Avenue

- a. To allow a proposed addition to extend the current non-conforming front yard structure setback. Variance requested: a 15 foot 9.5 inch variance to the front yard setback requirement of 30 feet. (19.21.060) for the proposed structure addition of 35 feet
- b. To allow an expansion of an approved side yard parking area for two extra stalls – total of 12 stalls in the side yard parking area. (19.51.080 (c))

Latisha Birkeland was sworn in by Stanford and presented the request made by Friermuth and Kuehl. This project was addressed by the Plan Commission at its May 2012 meeting.

Matt Kuehl was sworn in by Stanford. Kuehl indicated that Land and Water Investments have owned the property for four years and that they have done extensive remodeling of the interior and increased the number of units from two to three. In past years there had been three units, but at some point this had been decreased to two. Their goal is to add two parking stalls to the existing ten stall lot so that there would be one parking place per bed. Placement of the additional stalls has been discussed with City staff.

Drawings of the proposed building alterations were then discussed with the Board. A previous addition to the building was non-conforming. In order to make any changes to that part of the structure a variance to the setback requirement is needed. The intent is to improve the aesthetic appeal of the exterior of the building by, in part, including a wrap-around porch as part of the design. This would add to the building's Victorian look and be an amenity for the tenants.

Kaluva had some questions concerning landscaping of the property. There was a brief discussion by the Board and Bob Friermuth was sworn in by Stanford to elaborate.

As of 4:30 p.m. on June 14 there were no objections received by the City to proposed changes to the building. There were no further questions from the Board or any objection made by those present. Several of those present made positive comments about previous projects built by Kuehl and Friermuth.

It was moved by Ponder and seconded by Eppers to stay in open session to discuss and vote on the variance requests presented. AYES: McPhail, Stone, Ponder, Eppers. NOES: Kaluva. ABSENT: Olsen.

It was moved by Kaluva and seconded by Ponder to allow a proposed addition to extend the current non-conforming front yard structure setback, allowing a 15 foot 9.5 inch variance to the front yard setback requirement of 30 feet for the proposed structure addition of 35 feet. (19.21.060) AYES: McPhail, Stone, Kaluva, Ponder, Eppers. NOES: None. ABSENT: Olsen.

It was moved by Eppers and seconded by Kaluva to allow an expansion of an approved side yard parking area for two extra stalls for a total of 12 stalls in the side yard parking area. (19.51.080(c)) AYES: McPhail, Stone, Kaluva, Ponder, Eppers. NOES: None. ABSENT: Olsen.

It was moved by Stone and seconded by Ponder to adjourn the meeting at 7:32 p.m. The motion was passed unanimously.

Respectfully Submitted,

Nancy Stanford  
Secretary