



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org
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OFFICIAL MINUTES ZONING BOARD OF APPEALS MEETING TUESDAY, SEPTEMBER 15, 2020 AT 6:30 PM VIA ZOOM WEBINAR

Call to Order

Chairman Vlach called the meeting to order at 6:37pm.

Roll Call

Present: Jane Pegel, Dennis Costello, Tom Lothian and First Alternate Mike Fieweger

Also Present: Zoning Administrator Bonnie Schaeffer and Village Administrator Weiss

Excused: Trustee Umans

Pledge of Allegiance

Approve Minutes

Lothian/Fieweger motion to approve Meeting Minutes of 08-18-2020. Unanimously carried.

Variance Application

Motion to Open Public Hearing – All interested in this matter are invited to attend

APPLICANT(S): Ryan & Allison Kuchnia (Owners), Ryan McKay (Agent)

TAX KEY: WLW2 00001

STREET ADDRESS: 236 Olive St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0212, *SF-6 Village Residential District*, to increase the height of a portion of the residence by 4'9" with an existing side yard setback of 7.3 feet (10 feet required) and to add an 8' x 8' covered porch with a side yard setback of 7.3 feet (10 feet required).

Consideration and possible action on recommendation of Variance.

Ryan Kuchnia (236 Olive St) stated that him and his wife grew up in Williams Bay and have now bought the residence at 236 Olive with the intention of fixing it up and making it safe through all four seasons. Kuchnia stated that there is a flat roof which is currently not up to code and there is significant water damage throughout the house creating mold. Kuchnia stated this would require them to reconfigure the roof lines in order to make the home safe and up to code. Ryan McKay (Agent) stated that there is virtually no air flow in the attic due to the rafters and has caused mildew and could cause ice damage in the winter with the heat being used in the house.

Zoning Administrator Schaeffer stated that they are increasing the height of the existing structure and they want to add the covered porch in the back, but it will follow the same line as the existing house. Schaeffer added that the hardship is not particular to this subject property, although in the existing location of the house, it would be impossible to do the work they want to do to it without a variance. Schaeffer stated that there is no home that this would affect nearby on the west side.

No one spoke in favor or in opposition.

Chairman Vlach closed the Public Hearing at 6:54pm.

Vlach/Lothian motion to approve the variance application as presented for Tax Key WLW2 00001 for Mr. and Mrs. Kuchnia at 236 Olive St, Williams Bay, WI 53191. Unanimously carried.

Adjournment

Pegel/Lothian motion to adjourn at 6:58pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

These are not official minutes until approved by the Zoning Board of Appeals