

**MINUTES
CITY OF БЕLOIT BOARD OF APPEALS
Meeting of July 11, 2017**

A Meeting of the City of Beloit Board of Appeals was held on Tuesday, July 11, 2017, in The Forum of Beloit City Hall, 100 State Street. Chairperson John Schroer called the meeting to order at 7:00 PM.

1. Roll Call

Director of Planning & Building Services Drew Pennington called the roll. Present were: John Schroer, Merlin Bussan, Carolyn Hansen, Willis Zick, and Dustin Gronau. John Petersen was absent.

2. Election of Officers

a. Nomination and election of Chairperson

Ms. Hansen nominated Mr. Schroer for Chairperson, seconded by Mr. Bussan. Mr. Schroer accepted the nomination. The Board voted unanimously to elect Mr. Schroer as the Chairperson.

b. Nomination and election of Vice-Chairperson

Ms. Hansen nominated Mr. Bussan for Vice-Chairperson, seconded by Mr. Schroer. Mr. Bussan accepted the nomination. The Board voted unanimously to elect Mr. Bussan as the Vice-Chairperson.

c. Nomination and election of 2nd Vice-Chairperson

Mr. Schroer nominated Mr. Zick for 2nd Vice-Chairperson, seconded by Mr. Bussan. Mr. Zick accepted the nomination. The Board voted unanimously to elect Mr. Zick as the 2nd Vice-Chairperson.

3. Approval of the Minutes of the May 9, 2017 Meeting

Ms. Hansen made a motion to approve the May 9, 2017 Minutes as submitted. Mr. Zick seconded the motion. The motion passed (5-0), voice vote.

4. Gerald Nichols – 964 Cleveland Street

BOA-2017-02 Area Variance to Section 6.3.4(d) of the City of Beloit Zoning Ordinance to allow the total area of a detached accessory structure (garage) to exceed 720 square feet, for the property located at 964 Cleveland Street.

Mr. Pennington reviewed the staff report and recommendation.

Mr. Bussan asked Mr. Pennington if the 720 square-foot maximum garage area standard is consistently enforced, and Mr. Pennington confirmed that it is consistently enforced. Mr. Schroer asked Mr. Pennington if Merrill Street would be reconstructed soon, and he responded that he did not know. There were no further questions of staff.

Mr. Schroer opened the public hearing. Mr. Nichols identified himself as the applicant, and summarized his statement of hardship as included in the application. Mr. Zick asked Mr. Nichols when he purchased his large boat, and Mr. Nichols stated that it was purchased last year. Mr. Zick asked Mr. Nichols if he checked the zoning standards relating to garages before buying the boat, and Mr. Nichols stated that he did not, as he originally planned to keep the boat at a storage facility.

Ms. Hansen asked Mr. Nichols if his neighbors support his proposal, and Mr. Nichols stated that he's spoken to 3 or 4 neighbors who support his plan. Ms. Hansen asked Mr. Nichols how he arrived at the proposed dimensions, and he responded that he considered a narrower garage, but that he needed enough width for his truck and boat.

Mr. Zick asked Mr. Nichols if he could comply with the maximum garage size in the ordinance, and he stated that he would have to sell his boat and buy a shorter boat in order to comply, which would cost him \$10K to \$15K. Mr. Schroer questioned the relevancy of the boat discussion, and Mr. Zick and Mr. Schroer discussed whether or not needing to sell one's property and buy smaller property could be considered hardship. Mr. Zick asked Mr. Nichols when he planned to start building the garage, and Mr. Nichols stated that he hoped to start as soon as possible. Mr. Schroer closed the public hearing.

Mr. Bussan stated that he agreed with the draft findings of fact in the staff report, and noted that four of the five criteria had not been met. Mr. Zick asked Mr. Pennington to clarify his position regarding the lack of hardship. Mr. Pennington stated that the applicant is voluntarily seeking to build a large garage to enclose his recreational vehicles, which does not qualify as hardship in staff's opinion. Mr. Zick stated his opinion that the five criteria for granting a variance have not been met.

Ms. Hansen made a motion to deny the requested variance. Mr. Bussan seconded the motion. The motion passed (5-0), voice vote.

5. Adjournment

The meeting adjourned at 7:40 PM.

Respectfully submitted,
Drew Pennington, AICP