

**MINUTES
CITY OF BELOIT BOARD OF APPEALS
Meeting of September 8, 2020**

A Meeting of the City of Beloit Board of Appeals was held on Tuesday, September 8, 2020, in The Forum of Beloit City Hall, 100 State Street. Chairperson Dustin Gronau called the meeting to order at 5:00 PM.

1. Roll Call

Director of Planning & Building Services Drew Pennington called the roll. Present were: Merlin Bussan, Dustin Gronau, John Petersen, David Baker, Kara Purviance Hawes, and Felipe Rodriguez.

2. Election of Officers

a. Nomination and election of Chairperson

Mr. Gronau nominated Mr. Petersen for Chairperson. Mr. Petersen accepted the nomination. The Board voted unanimously to elect Mr. Petersen as the Chairperson.

b. Nomination and election of Vice-Chairperson

Mr. Gronau nominated Ms. Purviance Hawes for Vice-Chairperson. Ms. Purviance Hawes accepted the nomination. The Board voted unanimously to elect Ms. Purviance Hawes as the Vice-Chairperson.

c. Nomination and election of 2nd Vice-Chairperson

Mr. Gronau nominated himself for 2nd Vice-Chairperson. The Board voted unanimously to elect Mr. Gronau as the 2nd Vice-Chairperson.

3. Approval of the Minutes of the December 18, 2018 Meeting

Mr. Bussan made a motion to approve the December 18, 2018 Minutes as submitted. Ms. Purviance Hawes seconded the motion. The motion passed unanimously, roll call vote.

4. Public Hearings (Variance Requests)

a. Consideration of an application from Peter Payne for an Area Variance to Section 7.1 of the City of Beloit Zoning Ordinance to allow the subdivision of a property with two existing residential structures into two lots - each less than 6,000 square feet in area in an R-1B, Single-Family Residential District, for the property located at 1435 E. Broad Street.

Mr. Pennington reviewed the staff report and recommendation. Mr. Bussan asked Mr. Pennington how the property lost its nonconforming status. Mr. Pennington stated that the units were vacant for more than one year. Mr. Petersen asked if the duplex status could be restored, and Mr. Pennington stated that it could not without a Use Variance.

The public hearing was opened. Mr. Peter Payne, 9315 74th Street, Kenosha, WI, identified himself as the applicant. Co-owner Mary Payne also called into the meeting but did not offer testimony. Mr. Payne explained his rationale for seeking the variance. Mr. Bussan asked Mr. Payne if he intended to restore the duplex status of each structure, and Mr. Payne stated that he did not. The public hearing was closed.

Mr. Petersen made a motion to approve the requested variance based upon the findings in the staff report. Ms. Purviance Hawes seconded the motion. The motion passed unanimously, roll call vote.

- b. Consideration of an application from Dennis Pounds for an Area Variance to Section 7.1 of the City of Beloit Zoning Ordinance to allow a building addition within the front setback area in an R-1B, Single-Family Residential District, for the property located at 1239 Porter Avenue.

Mr. Pennington reviewed the staff report and recommendation. Mr. Bussan asked Mr. Pennington if staff's recommendation was primarily due to the unusual shape of the subject property, and Mr. Pennington agreed. Mr. Petersen asked Mr. Pennington if the existing house was nonconforming with respect to setbacks. Mr. Pennington confirmed that, and noted that the requested variance would make the house more nonconforming.

The public hearing was opened. Mr. Dennis Pounds, 1239 Porter Avenue, identified himself as the applicant. The public hearing was closed.

Mr. Petersen made a motion to approve the requested variance based upon the findings in the staff report. Mr. Baker seconded the motion. The motion passed unanimously, roll call vote.

5. Adjournment

Mr. Petersen made a motion to adjourn, which was seconded by Ms. Purviance Hawes. The meeting adjourned at 5:35 PM.

Respectfully submitted,
Drew Pennington, AICP