

MINUTES OF THE ZONING BOARD OF APPEALS – May 15, 2012 5:15PM

PRESENT: Howard Zimmerman, Mike Pappathopoulos (1st Alternate),
Jean Wakefield (2nd Alternate)

ABSENT: Don Orth, Paul Steinbrecher, Frank Rodriguez, Joe Mrotek

OTHERS PRESENT: Nick Theis, Pat Theis, Ruth Brouchoud, Ardis Rosado, Rick Schwarz, Lisa Mueller

The meeting was called to order by Acting Chairman Howard Zimmerman at 5:25pm. It was moved by Jean Wakefield and seconded by Mike Pappathopoulos to approve the minutes of the March 20, 2012 meeting as submitted. Vote by the board was unanimous.

The appeal of Gloria Theis, 725 N 10th Street, Manitowoc, Wisconsin, was read.

Secretary Rick Schwarz, discussed the Municipal Ordinance section and reason for the appeal.

On behalf of the board, member Mike Pappathopoulos asked if there was any discussion from those in attendance. Ms. Ardis Rosado asked why such a large garage was needed. Nick Theis replied that the current garage is approximately 10 x 20 and would not accommodate two vehicles and additional items. Ms. Ruth Brouchoud stated she owned the property to the south of 725 N 10th Street and was concerned with the easement agreement between the two properties. Mr. Pappathopoulos asked for clarification of the dimensions of the proposed garage and its intended use. Nick Theis explained the number of vehicles and items that would be stored in the proposed garage. Ms. Ruth Brouchoud had no opposition to constructing the proposed garage but was concerned that the driveway easement agreement between 723 N 10th Street and 725 N 10th Street was a past problem. Jean Wakefield explained that the easement concern was a private issue between the two property owners and that the matter before the board was for the appeal of constructing the proposed garage.

Additional discussion ensued by the board regarding the dimensions of the proposed garage, the dimensions of the substandard lot, the intended use of the proposed garage and setback requirements of the zoning district.

Acting Chairman Zimmerman asked if there was any additional discussion from those in attendance. Mike Pappathopoulos asked if the intended use of the property was as a rental. Nick Theis responded that the property was in his mothers name but that he intended it to be his permanent residence.

There being no further discussion Mike Pappathopoulos made a motion to grant the appeal to construct a 720 square foot garage on a substandard lot. The motion was seconded by Jean Wakefield. The vote to grant the appeal by the board was unanimous. There being no further business a motion was made by Mike Pappathopoulos to adjourn at 5:40 pm and seconded by Jean Wakefield . Vote by the board was unanimous.

Submitted by,

Rick Schwarz
SECRETARY
ZONING BOARD OF APPEALS