

## **MINUTES OF THE ZONING BOARD OF APPEALS – August 21, 2012 5:15PM**

**PRESENT:** Don Orth, Frank Rodriguez, Joe Mrotek Howard  
Zimmerman, Mike Pappathopoulos, Jean Wakefield

**ABSENT:** Paul Steinbrecher

**OTHERS PRESENT:** Hallie Wendorff, Bill Wendorff, Rick Schwarz, Lisa  
Mueller

The meeting was called to order by Chairman Howard Zimmerman at 5:15pm. It was moved by Howard Zimmerman and seconded by Mike Pappathopoulos to approve the minutes of the May 15, 2012 meeting as submitted. Vote by the board was unanimous.

The appeal of Bill and Hallie Wendorff, 635 N 4<sup>th</sup> Street, Manitowoc, Wisconsin, whereby requesting a variance to Municipal Zoning Ordinances 15.150(4)(b), (c), (d) and (e) to construct a 24' x 24' attached garage in the required side yard (adjacent to the street) and rear yard setback areas and to exceed the maximum allowable total ground area coverage for principal and accessory buildings in an R-4 Zoning District, was read.

Chairman Orth reviewed the appeal with board members.

Bill and Hallie Wendorff addressed the board and presented the reason for the variance request. They continued that they were working with Braun Building Center to draft construction plans and clarified that the proposed structure is an attached garage.

A discussion ensued by the board and those in attendance regarding the proposed setback variance request. Mike Pappathopoulos noted that the substandard lot created a hardship, the proposed structure encroached no further into the setback area than the existing structure, and that the proposed structure was smaller in area than the existing structure, which will be razed.

Rick Schwarz raised a concern regarding the driveway access off of St. Clair Street as future sidewalk improvements may reduce the parking area in front of the garage. Hallie Wendorff explained that she did not wish to reduce the south side yard setback area to increase the driveway area to the north as the south side yard area was already limited for the property and they had plans to develop it. Mike Pappathopoulos asked if there were any municipal ordinances regarding a required driveway parking area. Rick Schwarz replied there was none.

Mike Pappathopoulos made a motion to grant the appeal with the property owner's understanding that future sidewalk improvements may impede their ability to park a vehicle in front of the proposed garage and that the property owners may be subject to any corrective

action as required by municipal ordinance if a vehicle extended over the public sidewalk. Jean Wakefield seconded the motion.

Chairman Orth asked if there was any other discussion. There being none. The motion was unanimously carried to grant the appeal.

There being no further business a motion was made by Mike Pappathopoulos to adjourn at 5:30 pm and seconded by Joe Mrotek. Vote by the board was unanimous.

Submitted by,

Rick Schwarz  
SECRETARY  
ZONING BOARD OF APPEALS