

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
February 21, 2024

Approved
March 27, 2024

A. Call to Order and Roll Call

Chairman Patrick Léon called the February 21, 2024, regular meeting of the Board of Zoning and Building Appeals to order at 6:30 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Chairman Patrick Léon and members Ryan Ross, Steve Rekowski, Robert Knackert and Ken Humont. Also present was Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Approval of regular meeting minutes of December 20, 2023.

Member Ross moved and Member Knackert seconded approval of the minutes as presented. All voted 'aye', motion carried (5-0-0).

C. Public Hearing Matters

1. **CASE NO. 2024-01: VARIANCE
MELCHER**

6817 S. Tumble Creek Drive

Principal Planner Régulo Martínez-Montilva presented this variance request.

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez-Montilva and the Public Hearing was opened at 6:37 and closed at 6:40 p.m.. The applicant's agent, Chase Dazyk, presented this variance request.

Member Ross moved and Member Knackert seconded a motion to approve a Variance to allow for a sunroom addition encroaching into the required rear yard setback, the proposed setback is 17.9 feet from the property line while the minimum setback is 25 feet per ordinance 95-1362 section 01, area c, (4)c, for property located at 6817 S. Tumble Creek Drive, pursuant to the findings and factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

D. Business Matters.

2. **CASE NO. 2024-02: AREA EXCEPTION
HAMED**

7780 W. Faith Drive

Principal Planner Régulo Martínez-Montilva presented this variance request.

Member Humont moved and Member Knackert seconded a motion to approve an Area Exception to allow for an increased lot coverage of 27.8% for a proposed single-family dwelling, exceeding the R-6 as of right lot coverage of 25%, for property located at 7780

W. Faith Drive, pursuant to the findings and factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

E. **Announcement**

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for March 20, 2024. No action needed, none taken.

F. **Adjournment**

Member Ross moved and Member Rekowski seconded to adjourn the meeting at 6:45 p.m.. All voted 'aye', motion carried (5-0-0).