

CITY OF MENASHA  
BOARD OF APPEALS  
Room 133, Menasha City Center  
100 Main Street, Menasha  
January 9, 2019  
MINUTES

A. CALL TO ORDER

Meeting called to order by Chairman Ellis at 2:10 p.m.

B. ROLL CALL

PRESENT: Commissioners Ryan Ellis, Jim Koslowski, Ken Kubiak, Joanne Roush

ALSO PRESENT: CDD Schroeder, AP Stephenson, Clerk Galeazzi.

C. PUBLIC HEARING

1. Request of Harold and Debra Gast for a covered patio on their home at 916 De Pere Street, Menasha.

No one spoke.

D. MINUTES TO APPROVE

1. Board of Appeals, 11/29/18.

Moved by Comm. Koslowski seconded by Comm. Kubiak to approve minutes of 11/29/18.

Motion carried on voice vote.

E. ACTION ITEMS

1. Request of Harold and Debra Gast for a covered patio on their home at 916 De Pere Street, Menasha.

AP Stephenson explained the request of Harold and Debra Gast to build a covered porch on the front of their house at 916 De Pere Street. The covered porch will encroach into the front yard setback. City Zoning Code states a single family residence district shall have a front yard setback of a minimum of twenty-five (25) feet or the prevailing setback. He stated no hardship has been demonstrated since the property owners have the ability to construct up to an eight (8) foot uncovered porch/deck/patio without violating City code. There is no uniqueness to the property. The property is a single family dwelling similar to the rest of homes in the neighborhood. While the addition would increase the home's value, it is staff's opinion that the purpose of the variance is not based upon a desire to increase the value of the home. Zoning code restricts property owners from building within the setback in order to provide adequate green space and a pleasing aesthetic environment conforming to the neighborhood. Allowing the building within a setback may have a negative impact on the surrounding properties.

PP Stephenson stated staff recommends denial of the variance as the requirements for granting a variance have not been satisfied.

CDD Schroeder reminded Board members of the City ordinance and State Statute when granting a variance.

Commissioners discussed:

- Prevailing setback for this property and neighborhood is eighteen (18) feet
- Type of overhang could be obstruction and have negative impact
- Houses in the neighborhood are uniformed to setback
- Ramps are allowed without additional permits
- Will covered porch be temporary or permanent

Moved by Comm. Ellis seconded by Comm. Roush to deny the request for a variance as it does not meet the requirements for granting a variance.

Motion carried on roll call 4-0.

F. ADJOURNMENT

Moved by Comm. Ellis seconded by Comm. Roush to adjourn at 2:33 p.m.

Motion carried on voice vote.

Deborah A. Galeazzi, WCMC  
City Clerk