Village of River Hills

7650 N Pheasant Ln

River Hills, WI 53217

Village Hall: 352-8213
Public Works: 352-0080
Police: 247-2302

BOARD OF APPEALS MINUTES
Tuesday, January 14, 2020 @ 4:00 pm

1. **Roll Call:** was answered at 4 p.m. by Chairman Steven Spector, David Melnick, Rosalie Gellman, Karen Plunkett, and Billie Smith. Alternate Don Daugherty absent. Also present: Village Manager Tammy LaBorde, Deputy Clerk Stephanie Waala, and Building Inspector Tod Doebler.

2. **Approval of minutes for October 14, 2019 & November 11, 2019.**

   Motion by Gellman and seconded by Plunkett to approve the minutes for October 14, 2019 and November 11, 2019; motion passed unanimously.

3. **Action on Appeal of Victor Harding, 7730 N River Rd regarding the Building Inspector's denial of a building permit application for installation of a solar array that would have a side yard setback of 10 feet and rear yard setback of 30 feet. This is a violation of the Village of River Hills Ordinance Section 7.030 where the minimum side yard setback is 75 feet and the minimum rear yard setback is 75 feet.**

   a. Homeowner Victor Harding present.
      - Mr. Harding presented reasons for variance request
         - Proposed location provides southern exposure with little interference from trees and none of the neighbors would be able to see it. The panels are 4' x 8' and the highest level would be 10'.
         - Feels a solar array should not be classified as a structure and therefore shouldn't have to abide by the setback regulations.
         - The only other location on the property with a clearing would be in the middle of the front yard which would be visible from River Road and would not be aesthetically pleasing.

   Motion by Melnick and seconded by Smith to table the project until a later date so the appellant can come back with more information as to the hardship this is causing; motion passed 3-aye (Spector, Melnick, Smith) and 2-nay (Gelman, Plunkett).

4. **Adjourn**

   Motion by Melnick and seconded by Smith to adjourn at 4:42 p.m.

Created by Stephanie Waala, Deputy Clerk, on January 15, 2020.