



**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**

### **Monday, October 14, 2019 @ 4:00 pm**

1. **Roll Call:** was answered at 4 p.m. by Chairman Steven Spector, David Melnick, and Rosalie Gellman. Members Billie Smith and Karen Muenster absent and excused. Also present: Village Manager/Clerk/Treasurer Tammy LaBorde, Deputy Clerk Stephanie Waala, and Building Inspector Tod Doebler.
  
2. **Action on Appeal of Michael Connor, 9360 N Spruce Rd regarding the Building Inspector's denial of a building permit application for construction of a new accessory structure that would have a side and rear yard setback of 43 feet. This is a violation of the Village of River Hills Ordinance Section 7.030 where the minimum setback of 50 feet.**
  - a. letter from 9400 N Spruce Rd residents received and discussed due to being unable to attend
  - b. Homeowner Michael Connor present
    - presented reasons for variance
      - Currently has 2 car garage but is requesting an additional 2 car detached garage due to lack of storage and ample parking for cars
      - A tree would have to be cut down
      - The well head access would cause the machinery to go around the garage instead of quick access between the garage and detached garage
      - Location of snow piles could more easily be dispersed
  - c. Board member Melnick states there is no hardship the reasons given are more about conveniences.
  - d. Board member Spector states esthetically there is no other place to build and doesn't think the neighbor's issue of being able to see the garage is an issue.
  - e. Board member Gellman states the hardship would be the shoveling; esthetically it doesn't matter the neighbors already see the attached garage; the request from the neighbors for a hedge doesn't seem that unreasonable.
  - f. Homeowner states it would take quite a few hedges and cost a lot of money; the shed on the East side of the property will not be removed once the detached garage is installed

Motion by Melnick and seconded by Gellman to approve the hardship with the condition that 1 large tree be planted to block the neighbors view of the detached garage from their second story view; motion carried unanimously.

Motion by Melnick and seconded by Gellman to amend the previous motion to include the approval of the setback for the detached garage to be 43 feet instead of 50 feet; motion carried unanimously.

**3. Adjourn:** meeting adjourned at 4:55 p.m.

Created by Stephanie Waala, Deputy Clerk, on October 15, 2019.

*Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Tammy LaBorde, at (414) 352-8213 three business days prior to the meeting so that arrangements may be made to accommodate your request.*