



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

Wednesday, June 1, 2022 @ 4:00 pm

This meeting was in person and virtual meeting through Zoom – 826-5353-2057.

1. **Roll Call:** was answered at 4:02 p.m. by Chairman Steven Spector, Billie Smith, Kieran Donohue, Chris Beidel, Don Daugherty, and Alternate Alex Hawley. Staff Present: Village Manager Tammy LaBorde, Deputy Clerk Stacie Nelson, and Building Inspector Tod Doebler.

Others Present: Raymond Snisky, Melania with Northern Exposure Landscaping, Attorney Alan Marcuvitz, Gabrielle Davidson and Gordon Davidson.

2. **Approval of minutes from the November 11, 2021 meeting.**
Motion by Daugherty and seconded by Smith to approve as submitted; motion carried unanimously.
3. **Action on Appeal of Raymond and Kaci Snisky, 7880 N. River Rd. regarding the Building Inspector's denial of a building permit application for installation of a swimming pool and related outdoor improvements and landscaping that would have a side yard setback of 43 feet and rear yard setback of 49 feet. There also is a portion of the patio to the south which encroaches closer without any dimensions. This is a violation of the Village of River Hills Ordinance Section 7.030 where the minimum side yard setback is 75 feet.**

Board Chairman Spector explained the process and goal for the Board of Appeals in relation to meeting.

Mr. Snisky discussed in detail the restoration process at the property located at 7880 N River Rd., he is open to options and suggestions regarding moving forward with plans for a swimming pool as well as surrounding landscape features.

Chairman Spector reviewed the agenda for today's meeting so that everyone understands the purpose of today's meeting and to focus only on the issues pertaining to the swimming pool location and its setback.

Board member Smith had questions pertaining to the firepit, retaining wall and other setbacks. She offered an alternative location for them as the back corner of the lot. Snisky replied that the back corner of the lot would be too far of a distance from the back of the home where the patio doors are located.

Chairman Spector questioned whose recommendation was it for the current layout? Snisky prefers the location as set on the design layout. Northern Exposure Landscaping submitted the plans to the Building Board which were denied due to setback requirements.

Chairman Spector and Board member Smith discussed how they have walked the property to the north behind the garages. If the dog fencing was removed, the pool could be installed at this

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location close to the garages and within the setback limit. Snisky understood the option presented but felt it was still too far of a distance from the home when considering transporting food, beverages, and guests walking between the pool and house.

Chairman Spector explained that the home was purchased knowing the setbacks and that in order to receive a variance a hardship needs to be justifiable.

Board member Donohue suggested that the distance on the map presented is off on its measurements. Building Inspector Doeblen briefly discussed the survey and lot. The setback is most likely 38 feet not 43 feet as noted in his denial letter. Northern Exposure Landscaping assisted board members with the measurements and landscape locations of the patio and flower beds. The distance represented on the map was not matching the grid key for measurement. Due to the investment at this property and future vision including landscaping, Board member Donohue also provided an option by converting the garage to a pool/club house which would then make the suggested new location of the pool a long-term option.

Attorney Marcuvitz discussed how the home was built years ago without future amenities in mind. Finding a hardship to install a swimming pool is difficult. Attorney Marcuvitz recommended that we convene at a later date with better measurements and more details to discuss further.

Board member Smith asked how the neighbors were notified, which Northern Exposure explained nobody had appeared at two prior Building Board meetings, therefore no objection. Chairman Spector questioned if letters were mailed out to the neighbors and to who they were sent to. Village Clerk LaBorde offered to provide a list for the next meeting.

Gordon Davidson, 7955 N. Pheasant Lane, was under the impression the letter he received was for a different property nearby not for the property behind him. He would like to discuss the overall plan with Mr. Snisky as the setback for the proposed pool is very close to his backyard. Gabrielle Davidson was in attendance to assist with questioning on behalf of her father, she questioned the resale value, noise concern, and how will the next owner's feel about the pool setback.

Board member Smith advised we adjourn for the day and reconvene in one week to discuss in more detail after the board members walk the Davidson property to view the setback, the Snisky and Davidsons can discuss the plans together, and Northern Exposure providing updated measurements and 3D renderings of plans to the Village.

4. Adjourn

Motion by Daugherty, seconded by Smith to adjourn the meeting with existing proposals to comply with ordinance to be submitted and additional information to follow at 4:47 p.m.; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk/Treasurer, on June 15, 2022.