



**Village of River Hills**  
7650 N Pheasant Ln  
River Hills, WI 53217

Village Hall: 352-8213  
Public Works: 352-0080  
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## **BOARD OF APPEALS MINUTES**

### **Monday, April 24, 2023 @ 4:00 pm**

**This meeting was an in person and virtual meeting through Zoom – 890 4972 1335, Passcode: 851483**

1. **Roll Call:** was answered at 4:00p.m. by Chairman Steven Spector, Don Daugherty and Chris Beidel. Alex Hawley and Billie Smith were present via zoom. Kieran Donohue was absent and excused. Staff Present: Deputy Clerk Stacie Nelson and Building Inspector Tod Doeblor. Village Manager Tammy LaBorde was present via zoom.

Others Present: Contractor Dan Wolf via zoom

2. **Discussion/ Action approving of minutes from the April 3, 2023 meeting.**  
Motion by Daugherty, seconded by Beidel to approve minutes; motion carried unanimously.
3. **Action on Appeal of Chris Francis, 777 W Green Tree Rd. regarding the Building Inspector’s denial of a building permit application for construction of a carport that is in violation of the required front yard setback.**

Chairman Spector offered condolences to the Francis family on behalf of the Board of Appeals. Dan Wolf with Range Line Design presented on behalf of homeowner Chris Francis. Seeking a 6’ variance from the front setback to construct a covered carport. There will be a wall on the northwest side. Carport would be large enough for two vehicles with a storage area for garbage cans. The original design has two carport wings that come off 9’ from the house, unable to cover the full width of current vehicle models. Both wings and beams have had damage over the years. Proposal is to match the style of the house, using matching lannon stone vaneer, similar size beams and rafter tails. Enough room for two vehicles, out of sight from roadway, and an update to the property. The variance is for the front corner of the proposed carport.

Beidel questioned if the carport has a garage door. There is a storage area for garbage cans and tools on the rear of the carport bay. There is a rollup door on the storage closet that will be approximately 4’ in depth.

Reference pictures of the neighboring homes designed by the same home architect with similar carports were briefly discussed. The proposed carport and setbacks do not affect these homes as they are to the east. Mr. Simon, who resides at the home on the west side of the property discussed his approval for this carport. Simon discussed the architectural style of the three homes on the street, designed by architect John Randal McDonald, that this style is iconic for the neighborhood.

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Wolf discussed the redesign of the project to keep the project in style with the aesthetic of the original architect. The hardship is that the current wings do not fully cover two vehicles. How the home is oriented to the street it currently only covers one vehicle. The carport is 20' wide from the house, large enough for two vehicles. The front end of one bay is the closet for storage. Only one bay will be a pass through.

Chairman Spector discussed the layout of the home on the property. The proposed carport cannot be relocated to another area, this exception is not out of line and the hardship does not affect adjoining properties. Smith and Hawley agree that the proposal stays in line with the architecture of the neighborhood and enhances the property.

Motion by Beidel, seconded by Daugherty, to grant the front yard setback as requested. motion carried unanimously.

**4. Adjourn**

Motion by Daugherty, seconded by Beidel to adjourn the meeting at 4:19p.m.; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk on April 26, 2023