

New Richmond Board of Zoning & Floodplain Appeals

March 15, 2005

Members Present: Gordon Dickerson, Donna Hammons, Doni Findlan, Nick Wolf & Mary Mark

Also Present: David Kennedy, Ann Belmont, Mark Grever & Don Daniels

The Chairman called the meeting to order at 7:00 p.m.

Dickerson: This is a variance request for setbacks on new construction.

Case No. 2005-01 Cedar Ridge Development
Parcel numbers: 260909.262 & 263
Request for a variance on lot size and side yard setbacks.

Belmont swears in Mark Grever.

Grever: I am the owner of the property. I am considering erecting three single-family homes on the property once it is subdivided into three lots.

Kennedy: One thing that the Village tried to do because of the different zoning classifications we are trying to redo the zoning map. It is obvious that the zoning is not working. We wrote a MUOD (Mixed Use Overlay District) that basically lets the business-zoned properties remain as they are. The MUOD was not approved when the applicant applied for a variance.

Dickerson: Is all of his property within the MUOD area?

Kennedy: Yes.

Grever: The lots would be smaller than what is required. The adjoining property is a mitigated property. The perception should be fine. I am asking for a variance for the two homes on the outside lots.

Wolf: Are you saying the homes will be 52 feet long instead of the 38 feet on the sketch? 1400 sq. ft. each.

Dickerson: Can you explain how this variance is different from the one you got for the development on Hotel Street?

Kennedy: They have a zero lot line.

Dickerson: Why do you want a variance for 6 inches?

Grever: So that I wouldn't have to deal with an easement issue. I just wanted to be out of the right of way on the side streets.

Wolf: What size will the homes be?

Grever: What you are looking at is rear yard set back.

Mark: Is the property on the other side is mitigated property?

Grever: The property on the backside is mitigated property.

Mark: Are you going to presale these homes?

Grever: I will build them and than offer them for sale.

Kennedy: What material type that you propose to use to bring down to grade.

Grever: The plan is to bring the siding down to grade. They will have a two-car garage. They will appear to be a two-story house.

Kennedy: The cost to bring the material down to grade is minimal. The village gives free utility taps that makes up for the difference in material cost.

Hammons: Is the going to be any variation in the three homes?

Grever: The houses will be a little different in color. All access will be off of Washington Street.

Kennedy: currently the property is zoned business with an overlay over the property.

Dickerson: What zoning regulations does the property fall under?

Kennedy: R-5C.

Dickerson: He meets the front yard setbacks. The two homes on the end lots do not meet the side yard setbacks. They are proposed to be 6" instead of 5'. The lot area of the parcels is less than the requirement. We do appreciate your efforts to upgrade the housing in New Richmond. You have a nice piece of property on Washington Street.

Belmont swears in Don Daniels.

Daniels: My concern is the 10' set back from Washington Street. I would like to not have my view blocked from my house.

Dickerson: Mr. Daniels concern is the 10' front yard setback. Under normal circumstances if there was not an overlay for the property than there is another rules that could apply. It says that you can build up to the front of adjoining homes within 100 feet from the property.

Daniels: Who is responsible for making sure the home is built according to plans?

Dickerson: The Village has an Inspector on staff whose job is to do just that.

Kennedy: We verify a number of things before you are issued a certificate of compliance that has to occur before occupancy takes place.

Daniels: Sophia Street has a larger right of way than Hotel Street. My other perception of the home is that the garages would be located in the back of the home. Hotel Street is a very narrow street and if your intent is to put a garage on that side that the issue needs to be revisited.

Hammons: The garages would enter from Washington Street.

Grever: I think it would look nicer to have all of the garages located in front of the homes.

Findlan: Do you have a picture of what the home will look like?

Grever: They will look very similar to what Mr. Roberts has built on Front Street. With the front of the homes taking on the style of what was constructed on Hotel Street.

Motion by Wolf to approve the variance request for the reduction in the required lot size to what was submitted in the variance request application. Seconded by Mark.

Wolf: Yea Dickerson: Yea Mark: Yea Findlan: Yea Hammons: Yea

Motion approved. Variance granted.

Motion by Mark to allow for the reduction in the end lots side yard setback from 5' to 6". Seconded by Dickerson.

Mark: Yea Wolf: Yea Findlan: Yea Dickerson: Yea Hammons: Yea

Motion approved. Variance granted.

STIPULATIONS:

- 1) Sidewalks are to be installed along the parcels on the Washington Street side. Sidewalks are to be installed along the Hotel Street and Sophia Street sides of the property to the properties boundaries at which time the Village is ready to extend the side walks on these two sides all the way to Susanna Way.
- 2) Concrete curb cuts must be on the Washington Street side of the parcels.
- 3) Utility services are to be located on the side or rear of the homes.
- 4) Any deviation to what has been discussed would make the variance invalid.

Dickerson: What is the value of the homes you propose?

Grever: Considering the elevation and flood zone we wanted to do something different. The price range has not been established yet. I purchased the property after the 1997 Flood.

Motion to adjourn. All in favor.

Meeting adjourned.

Gordon Dickerson, Chairman