

July 14, 2014 (Board of Appeals)

**ALLOUEZ BOARD OF APPEALS  
MONDAY, JULY 14, 2014  
5:15 P.M., ALLOUEZ VILLAGE HALL**

CALL TO ORDER / ROLL CALL

In the absence of a chair or vice chair, Jaekels called the meeting to order at 5:17 pm.

Present: Jaekels, Ewald, Straughan  
Also Present: Trevor Fuller  
Excused: Crowley, Kapla

ELECTION OF CHAIRPERSON

**Straughan / Ewald moved to nominate Jaekels as Chair. Motion carried.**

Jaekels requested that election of a Vice Chairperson be placed on next agenda for consideration.

APPROVAL OF MINUTES FROM 12/16/13

**Ewald / Straughan moved to approve minutes dated 12/16/13. Motion carried.**

PETITION FROM PROPERTY OWNER AT 903 DERBY LANE REQUESTING A 15' VARIANCE OF THE SIDE YARD SETBACK TO CONSTRUCT A DETACHED GARAGE ON PARCEL AL 1673

A hearing was held to consider petition from Greg Trinkner, 903 Derby Lane, Green Bay, WI 54301 requesting a 15' variance of the side yard setback to construct a detached garage on Parcel AL 1673 (Village Ordinance 11.05(C)(2)(d), the side yard on the street side of a corner lot shall have a width not less than 50% of the front yard depth required on the lots in the rear of such corner lot. No accessory building on a corner lot shall project beyond the front building line of the lots to the rear).

Greg Trinkner and Marge Allen Trinkner, 903 Derby Lane

- passed around current pictures of property (deteriorated concrete slab), the garage was taken down in May.
- written statement from Gary P. Gaura, 911 Catherine Street (not an adjacent neighbor) stated he had no problem with the garage as proposed
- they tried repairing the garage, but over the years the roof started to sag, the slab was cracking, windows were deteriorating and started leaking on the inside, the inside was full of mold. It was unsafe.
- requirements for a detached garage are 6' from house and 6' from property line. That would allow them a 6' garage. They request a variance allowing them to build up to the property line allowing for a 12' x 20' garage.
- an attached garage would require a frost wall and have to go 4' down (costing \$5000)

Fuller

- Building Inspector feels there are other feasible configurations available and recommends

the request be denied.

Discussion:

- setback requirements
- would the garage be in line with the other homes along Van Buren
- have other options been considered
- what other options would comply with the code (per Building Inspector they could build behind the home)
- could the garage be built behind the house with a driveway off of Van Buren
- big tree in back yard may have to be removed if garage was built behind the home (petitioner would prefer not to remove it)
- are there regulations against car ports in the Village
- the request does not appear to meet variance standards (unnecessary hardship, unique property limitations, protection of the public interest) required to grant a variance.
- Trinkners didn't think putting a driveway off Van Buren was an option. They will check with Building Inspector.

**Jaekels / Straughan moved to deny the petition, but with the understanding that if the Trinkner's look at other options and decide they want to amend their petition, that they be allowed to do so and come back before the Board with a new plan. Motion carried.**

ANNOUNCEMENTS

- none

ADJOURNMENT

**Straughan / Ewald moved to adjourn at 6:20 pm. Motion carried.**

Minutes submitted by Debbie Baenen, Clerk-Treasurer