

VILLAGE OF ELM GROVE  
BOARD OF APPEALS  
Wednesday, December 18, 2019 \* 5:00 p.m.

***DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES  
AND ARE SUBJECT TO CHANGE UPON APPROVAL  
OF THE BOARD OF APPEALS***

Present: Barry Book Chairman, John Finerty, and Doug Jacobson. Joe Puchner by phone. Gordon Giampietro, John Allen, and Frank Lorenz excused.  
Village Clerk Mary Stredni, Zoning/Planning Administrator Tom Harrigan, and Village Attorney Hector de la mora.

1. Roll Call

Chairman Book brought the meeting to order at 5:00 p.m. Mary Stredni took the roll.

2. Minutes

Jacobson and Finerty moved and seconded to approve the October 29, 2019 minutes. Motion carried.

3. Consideration, hearing, and action on request for appeal Variance – 13685 Watertown Plank Road

Mary Stredni swore in Chris Miller and Tom Harrigan.

Chris Miller testified that he is requesting a variance for the street yard setback. The Code of Ordinance states that the street yard setback for a new development must not deviate more than 30 feet from the average of the existing street yards of the abutting structures on each side. Requesting a 50.5 foot setback from Watertown Plank Road. The average of the two homes to the east and west is 108 feet; taking the 30 foot deviation into consideration that would require the new home be placed 78 feet from Watertown Plank Road. The house to the west is set back significantly greater than the home to the east skewing the averaging of the street yard calculation. Moving the new home farther back would also place the new garage in direct line with the neighbor to the southeast rear and reduce their view and usability of their backyard.

Miller also testified that he is requesting a variance for the driveway. There are two existing driveway approaches accessing Watertown Plank Road. The easterly driveway access point is located approximately 35 feet to the intersection of Park Lane and Watertown Plank Road. To be compliant with the Code of Ordinance it would need to be at least 100 feet from that intersection. Requesting to keep the existing two driveway approaches as the driveway is at a steep grade and it will be safer to keep the driveway access points as they exist.

Jacobson asked as to the age of the existing house. It was noted that about in the 1920's which predates the incorporation of the Village.

Ann Baade, 825 Park Lane was sworn in. She wanted clarification as to where the new home is proposed to be located. Miller stated that it has not changed from the preliminary plans.

As there was no more testimony, Chairman Book closed this portion of the hearing.

4. Convene into closed session

By roll call vote the Board went into closed session at 5:14 p.m.

5. Reconvene into open session

The Board reconvened into open session at 5:20 p.m.

Chairman Book stated to Mr. Miller that both variances were approved.

6. Adjourn  
Puchner and Jacobson moved and seconded to adjourn at 5:21 p.m. Motion carried.

Respectfully submitted,

Mary S. Stredni  
Village Clerk