

Village of Elm Grove Board of Appeals Meeting Minutes

The meeting was called to order by the Clerk at 4:01PM.

ROLL CALL:

BARRY BOOK

JOSEPH PUCHNER

DOUGLAS JACOBSON

GORDON GIAMPIETRO - alt

FRANK LORENZ - alt

HECTOR DE LA MORA, VILLAGE ATTORNEY

TOM HARRIGAN, ZONING AND PLANNING ADMINISTRATOR

MICHELLE LUEDTKE, VILLAGE CLERK

MINUTES:

MOTION BY JACOBSON, SECOND BY PUCHNER, TO APPROVE THE MINUTES FROM SEPTEMBER 10, 2020.

ALL IN FAVOR. MOTION CARRIED.

HEARING 1 – 1295 Longwood Avenue:

Applicant(s): John Bagnet of Bagnet Design and Guy and Jill Lipovsek – owners

The Clerk swore in the applicant(s) and Tom Harrigan, Zoning and Planning Administrator.

Guy Lipovsek – 1295 Longwood Ave – looking to have a garage. The current building has more of a shed than a garage. They have lived there for 30 years. He would like to get an expansion at ground level and eliminate the driveway they have that empties into the corner of a busy street. The hill is crested to the south which is dangerous for entering and leaving the current driveway. ,

Mr. Lorenz asked if they are parking vehicles there, where they park the vehicles.

Mr. Lipovsek indicated they are parking in the right of way and in the driveway. They back out into the intersection. There is a blind spot from the south.

Mr. De La Mora confirmed the date the house was built and confirmed the applicant has not changed anything since then. He also confirmed that there is no house to the west of the property. Hector further confirmed that the addition would not be out of alignment with any other house on the block since there isn't one.

Mrs. Lipovsek – 1295 Longwood Ave – the garage that we are putting in is for safety. She parks on top and cannot park at the bottom; there is the potential for falling down during the winter months. There is an issue with where the snow is plowed as well.

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Mr. Giampietro asked about the survey with the new driveway configuration. He wants to confirm this is going away.

The applicants indicated this would be filled in and be lawn (grass).

John Bagnet – 3310 Cullen Dr. Brookfield – indicated the house to the south (on the Longwood side) sits closer to the road than the addition would be for this house.

Mr. Lipovsek indicated this would be shallower than the existing neighbor's home.

Mr. Lorenz confirmed that neighbors have been contacted. Wants to know if they would also like to be approved for the impervious surface.

Mr. Harrigan – Zoning and Planning Administrator – this home is already over on the impervious surface of the home and is not part of the item in front of the Board of Appeals.

Mr. Book confirmed this will bring the impervious surface into compliance.

Mr. Harrigan stated this is legal non-conforming "as is" because of the North setback. Both would be reduced on the Elmwood and Longwood sides.

Mr. Lorenz asked if this was a vacant lot would it be considered unbuildable.

Mr. Harrigan thinks it would be buildable, but believes the footprint would be smaller.

Mr. De La Mora indicated there is a provision in the ordinance for a small or unusually shaped lot. That would not be an issue here. Mr. De La Mora asked the designer about the slope of the driveway and the parking of cars. Currently they are parking in the right of way which is currently gravel. The applicant affirmed there would be no cars parked there any longer.

Mr. Puchner confirmed they are parking in the right of way currently.

Mr. Lipovsek indicated there was gravel and then asphalt.

Mr. De La Mora said he has not seen many homes that have a driveway that goes right to the intersection.

Mrs. Lipovsek stated she believed the owner had the choice regarding the address as compared to the direction of the front of the house.

Mr. Book suggested to close thi item and move on to the next.

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Mr. Harrigan announced the second item on the agenda was withdrawn and will no longer need to be heard at this time.

4. HEARING 2 – 13040 W Bluemound Road – this item has been withdrawn.

CONVEINE INTO CLOSED SESSION

MOTION BY LORENZ, SECOND BY JACOBSON, TO CONVIENE INTO CLOSED SESSION.

ROLL CALL VOTE

YAY-BARRY BOOK

YAY-JOSEPH PUCHNER

YAY-DOUGLAS JACOBSON

YAY-GORDON GIAMPIETRO - alt

YAY-FRANK LORENZ - alt

MOTION CARRIED.

RECONVIENED INTO OPEN SESSION

The findings of fact were as follows:

- A. **1295 Longwood Avenue**
 - a. Grant the variance
 - b. Not a self-imposed hardship.

ADJOURNMENT

There was no further business.

MOTION BY JACOBSON, SECOND BY GIAMPIETRO, TO ADJOURN THE MEETING.

ALL WERE IN FAVOR. MOTION CARRIED. MEETING ADJOURNED AT 4:26PM.

Minutes transcribed by: Michelle Luedtke

Minutes Approved on: April 21, 2021