

CITY OF ANTIGO
ZONING BOARD OF APPEALS
MINUTES OF MEETING HELD
MARCH 21, 2017

Zoning Board of Appeals of the City of Antigo met in Regular Meeting on the above date at 5:30 PM in the Multi-Purpose Room, City Hall, Chairperson Todd Langseth presiding.

Attendee Name	Title	Status	Arrived
Toni Schneider	Member	Present	
Todd Langseth	Chairperson	Present	
John Warner	Member	Present	
Helen Wanca	Member	Present	
Bruce Kommers	Member	Present	

Others in attendance: Mark Desotell, Director of Administrative Services; Roger Musolff, Building Inspector/Zoning Administrator; Carrie Dombroski, Applicant-331 E. North Avenue; Steve Tomson, Contractor; Tom and Sharon Matucheski, W9665 North Avenue; and Jaime Horswill, Utility/Clerical Assistant.

Public Hearing

1. A Public Hearing will be held regarding a variance from the provisions of Sections 14-229, 14-746(f), and 14-746(b), Ordinance No. 1095B, the Municipal Code of the City of Antigo

There was no one present wishing to address the variance change.

After complying with statutory procedures, Chairperson Langseth closed the public hearing at 5:32 pm.

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Request to Allow Carrie and Warren Dombroski to allow 20' front yard rather than 30', building to be forward of front line of principal structure, building to be no greater than 2' higher than principal structure because of limited area for construction due to flood plain at 331 E North Avenue (Parcel #201-2857.002)

Roger Musolff, Building Inspector/Zoning Administrator, provided a memo indicating that variances for the placement of the accessory structure is the only option due to flooding in the back of the house and the land slope to the east of the house. The height of the structure being higher than the principal structure should not be a concern due to the location of the property and the house is a single level ranch style home. The property is zoned R-1, which requires a 30' front yard, that an accessory structure not to be forward of the frontline of the principal structure and not higher than the principal structure of greater than 35' in height.

Upon inquiry by Tom Matucheski, Mr. Musolff noted that by ordinance you can build up to two feet from the lot line. Steve Thomson, Contractor, advised that they would be approximately seven feet from the lot line.

Motion to grant the request to allow Carrie and Warren Domborski to allow 20' front yard rather than 30', building to be forward of the front line of principal structure, building to be no greater than 2' higher than principal structure because of limited area for construction due to flood plain at 331 E. North Avenue.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Toni Schneider, Member
SECONDER:	Helen Wanca, Member
AYES:	Schneider, Langseth, Warner, Wanca, Kommers

Any Other Matters Authorized by Law to be Considered

Next meeting scheduled for April 11, 2017 at 5:30 pm.

Mr. Musolff will attempt to get in touch with Zane Guitar so that they can be included in the next meeting for their request.

Mark Desotell, Director of Administrative Services, advised the Board of upcoming City Plan Commission and Antigo 1st meetings and topics. He encouraged those interested to attend.

Adjournment

1. **Motion to:** Adjourn at 5:37 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	John Warner, Member
SECONDER:	Helen Wanca, Member
AYES:	Schneider, Langseth, Warner, Wanca, Kommers

Todd Langseth, Chairperson

Date



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Sections 14-229, 14-746(f), and 14-746(b), Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

Carrie and Warren Dombroski to allow 20' front yard rather than 30', building to be forward of front line of principal structure, building to be no greater than 2' higher than principal structure because of limited area for construction due to flood plain at 331 E North Avenue (Parcel # 201-2857.002)

FURTHER, that a public hearing will be held before the Zoning Board of Appeals in the Multi-Purpose Room, City Hall, 700 Edison Street on Tuesday, March 21, 2017, at 5:30 p.m. at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer

City of Antigo, 700 Edison Street, Antigo, Wisconsin 54409-1955
The City of Antigo is an Equal Opportunity Provider
Phone (715) 623-3633 Fax (715) 627-7099
www.antigo-city.org

APPLICATION FOR VARIANCE
OF CITY OF ANTIGO ZONING ORDINANCE
TO THE BOARD OF APPEALS

Date 2/24/2017

This application must be filed in triplicate. Applicant will be notified of the date and place of the Public Hearing.

1. Applicant CARRIE DOMBROSKI
2. Address of property 331 E NORTH AVE, ANTIGO
3. Section of Ordinances affected 14-229, 14-746(F), 14-746(b)
4. Proposed variance to Ordinance 20' FRONT YARD (30' IS REQUIRED),
Building to be forward of front line of Principal Structure
5. Reason for variance Building to be NO GREATER Than 2' higher than Principal Structure
Do to Flood plain

As the applicant, I hereby state that the above statements and enclosed documentation is accurate and true to the best of my knowledge.

Signature of Applicant Carrie L Dombroski

FORWARDED TO THE BOARD OF APPEALS

DATE _____

DATE OF PUBLIC HEARING 3/21/17 FEE \$ 75.00 pd.

The public hearing will be held in the Administrative Conference Room of the City Hall unless notified of an alternate location. Time to be announced in public notice.

FINDING OF THE BOARD OF APPEALS: VARIANCE IS (ADOPTED)
 (DENIED)

 Chairman of Board of Appeals

Legal Description of property:

Adjacent Property Owners:

Attachment: Dombroski Application (1425 : Dombroski Application)

**Inspections and
Zoning Department**

Memo

To: ZONING BOARD OF APPEALS
From: Roger J. Musolff Building Inspector / Zoning Administrator
Date: February 24, 2017
Re: Variance for Carrie Dombroski

Variance for 331 E. North Ave

I feel that a variances for the placement of the accessory structure is the only option do to flooding in the back of the house and the land slope to the east of the house.

The height of the structure being higher than the princple structure should not be a concern do to the location of the property and the house is a single level ranch style home.

This property is zoned R-1

- R-1 requires 30 ft. front yard .
- R-1 requires that an accessory stucture not to be forward of the frontline of the principle structure.
- R-1 requires that an accessory structure not be higher than the principle structure or greater than 35 ft. in height.



Quote Drawings

Sales Consultant: Steve Thompson

Phone: (715) 449-2859

CELL: (715) 573-8469

Pager:

Fax:

Email: thompsons@northlandbuildings.com

Date: **2/27/2017**

QuoteID: **Dombroski**

Purchaser's Name: **Warren Dombroski**

Advantage Series - 29GA G-90 Steel, 28GA Trin

Building Size:

Width **36** Length **27** Height **10'0"**

Truss:

On Center: **9** Load: Pitch: **4/12**

LiveLoad: **42**

DeadLoad: **4**

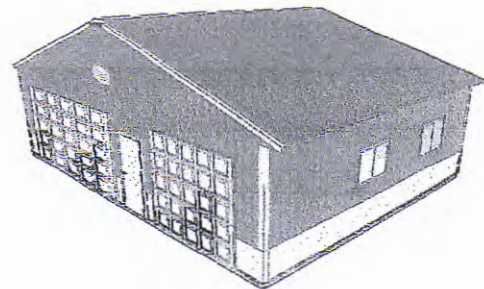
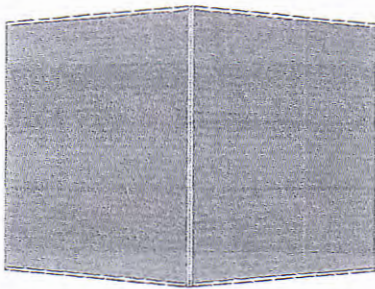
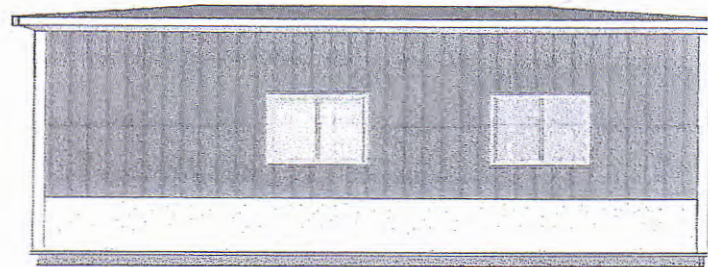
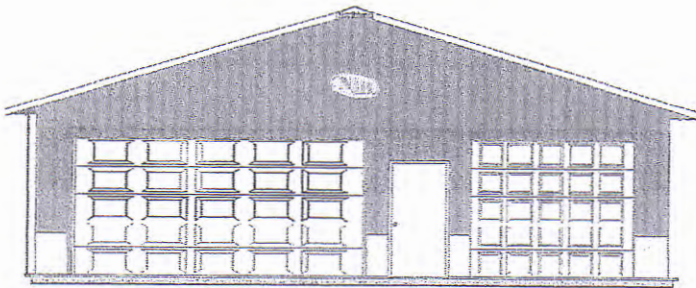
CeilingLoad: **5**

Total Load **51**

Building Type: **Storage**

Build Use: **Personal Non-Dwelling**

SQFT: **972** LP: **12**



SalesCenter: **Brownsville**

QuoteID: **Dombroski**

PriceBook Ver: **5.183.76**

Monday, February 27, 2017

Subject to Approval by the General Office

Price Subject to change without notice

Page 1 of 1

Attachment: Dombroski Application (1425 : Dombroski Application)



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Sales Consultant: Steve Thompson
 Phone: (715) 449-2859
 CELL: (715) 573-8469
 Pager:
 Fax:
 Email: thompsons@northlandbuildings.com

Date: **2/27/2017**

QuoteID: **Dombroski**

Purchaser's Name: **Warren Dombroski**

Advantage Series - 28GA G-100 Steel, 28GA Trim

Building Size:

Width **36** Length **27** Height **10'0"**

Truss:

On Center: **9** Load: Pitch: **4/12**

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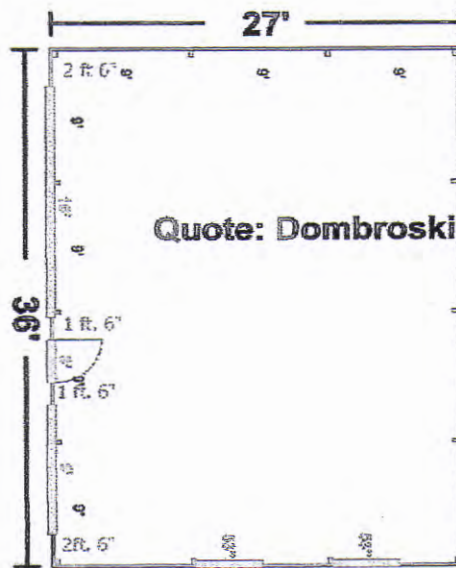
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Build Use: **Personal Non-Dwelling**

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Memo

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Roger

I shot grade from the center of the black top in the center of the driveway to get a grade point.

House is (approx.) 10 inches higher than the road at the top of the basement. Which makes the peak of the house at 15ft. 10"

New garage I would like it to be 6 inches higher than road top of concrete. This would put the peak of the building for an 36 foot wide building at an 4/12 pitch 17ft.9" (approx.)

Change to an 3/12 pitch 16 ft. 2" (approx..)



DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

City of Antigo GIS



SCALE: 1" = 240'



Print Date: 2/27/2017

Google Maps

392 E North Ave

331 E North Ave - View from North Ave



Image capture: Oct 2009 © 2017 Google

Antigo, Wisconsin

Street View - Oct 2009



Attachment: Dombroski Application (1425 : Domborski Application)