

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
September 7, 2010
Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Chief Mitchell, and Brenda Fritsch. Also Present: Randy Tetzlaff, Director of Planning & Development.

1. ROLL CALL. Vanden Noven called the meeting to order at 3:00 p.m. and noted a quorum was present.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: On a motion by Mitchell, seconded by Fritsch, the minutes of the previous meeting was approved as distributed.
4. SPECIAL EXCEPTION TO ALLOW AN ATTACHED DECK TO EXTEND INTO THE SETBACK AREA FOR PROPERTY LOCATED AT 1629 N. BENJAMIN STREET, JILL DOUGHERTY, APPLICANT. The applicant constructed a 8' x 24' front yard deck without a permit that encroaches into the required setback area. Before issuing a permit, a special exception must be granted. The base zoning district requires a 25 foot setback; which means the deck encroaches by 3 feet. However, all of the homes in this block were constructed with a 30 foot setback and recent revisions to the zoning code states the Plan Commission may consider these more restrictive setbacks. If that is the case, then the deck encroaches by 8 feet. In either case, the Board members felt that the deck as constructed did not negatively impact the neighborhood and noted that a concrete patio of the same dimension would be permissible. **A motion was made by Mitchell, seconded by Vanden Noven to recommend that a special exception be granted to permit the deck to encroach into the setback as constructed. All voting aye, the motion carried.**
5. SPECIAL EXCEPTION TO ALLOW A PARKING SPACE TO BE CONSTRUCTED IN THE SETBACK AREA FOR PROPERTY LOCATED AT 325-327 W. MAIN STREET, ARLO PROPERTIES, LLC, APPLICANT. The applicant is requesting a parking space to be constructed immediately adjacent to an existing detached garage. The property is a duplex and there is garage parking for 2 vehicles and another paved parking space; the tenants have 4 vehicles so another off-street space is needed. The problem is that both the garage and parking stall are non-conforming; both are in the required 20 foot setback area. The Board agreed that nothing can be done about the current setback problems but having the new parking space adjacent to the garage would not negatively impact the neighborhood since almost all of the structures are this street are in the setback area. The Board wanted to see the parking stall constructed as far south as possible or to extend to extend to the edge of garage. **A motion was made by Fritsch, seconded by Mitchell to recommend that a special exception be granted to permit construction of a parking space to encroach in the setback area; said space shall be located as far south as possible adjacent to the garage. All voting aye, the motion carried.**
6. FORTHCOMING EVENTS: Chief Mitchell inquired as to whether a new home addition in the 800 block on N. Wisconsin and a new garage on an alley near the corner of N. Wisconsin and Cleveland are compliant. Staff will review and verify compliance.
7. ADJOURNMENT. **A motion was made by Vanden Noven and seconded by Mitchell to adjourn. All voting aye, the meeting adjourned at 3:25 pm.**