

VILLAGE OF ELM GROVE
BOARD OF APPEALS
Thursday, March 26, 2020 * 5:00 p.m.

Present: Barry Book Chairman. Joe Puchner, John Allen, Doug Jacobson, and Gordon Giampietro by phone. Frank Lorenz and John Finerty 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 Puchner moved and seconded to approve the December 18, 2019 minutes. Motion carried.

3. Consideration, hearing, and action on request for appeal Variance – 14161 Juneau Blvd.

Requesting a variance for a pool cabana which is classified as an accessory structure.

Mary Stredni swore in Matt Retzak, Bartelt Remodeling who attended via phone.

Retzak testified that the property has an existing pool; the owners wish to replace the pool and deck and add landscaping and a cabana. The cabana will be 18'4" high and will tie in with the home architecturally.

Attorney de la mora asked Retzak what he believed the hardship to be. Retzak testified that to replace the current structure which is not in line with the updates to the home. Architecturally not complimentary to the home. Preference to build as a standalone structure.

Chairman Book asked if something else could be built within the limitations of the code. Retzak it could.

Stredni swore in Beth Just, 14155 Juneau Blvd. Mrs. Just stated she is opposed to the plans. The plan is beautiful but belongs on a larger lot; not 25 feet from her lot line. The size of the current pergola is fine. There is no precedent to build such a large structure. Should take into consideration the neighborhood and drainage.

Stredni swore in John Just, 14155 Juneau Blvd. Mr. Just agreed with Mrs. Just. The house has been under Village Code of Ordinance requirements.

Stredni swore in Tom Harrigan. Testified that staff has determined that the proposed pool cabana is an accessory building. Chairman Book asked if the cabana would need to share a roof line to be classified as other than an accessory structure. Harrigan stated yes and that the cabana is completely separate from the home and it exceeds the height limit. The maximum square footage allowed is 150 square feet. Retzak testified that the proposed cabana is 630 square feet. Jacobson noted that it actually adds up to 655 square feet and is 18'4" in height.

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

4. Convene into closed session

Jacobson and Allen moved and seconded to move into closed session. By roll call vote the Board moved into closed session at 5:25 p.m.

5. Reconvene into open session

The Board reconvened into open session at 5:30 p.m. Matt Retzak was back on the phone. Chairman Book reviewed the Board decision; there was insufficient evidence to establish a hardship therefore the request for a variance is denied.

6. Adjourn

Puchner and Allen moved and seconded to adjourn at 5:32 p.m. Motion carried.

Respectfully submitted,
Mary S. Stredni, Village Clerk