

MEETING OF THE KIMBERLY BOARD OF APPEALS

MARCH 5, 2018

Chairman Vandenberg called the meeting to order at 5:45 p.m. Members present for roll call were Reetz, Semenuk, Vander Zanden and Vandenberg. Absent and excused was Metko. Also present were Street Commissioner Vander Velden, Community Development Director Hermus, Mat Hedden and several citizens.

Chairman Vandenberg read the Notice of Public Hearing for the Board of Appeals, citing the request of Mat Hedden to construct an 1120 square foot garage addition to the existing home at 415 East First Street. The new garage would be in violation of Section 525-3; which states, that backyard setbacks for structures in residential zoning is twenty-five feet. Mr. Hedden's plan is for an eight foot setback. Numerous questions were asked regarding the property zoning, setback, encroachment and safety at the intersection. Mr. Vander Velden indicated the vision triangle would not be impacted by the encroachment.

Street Commissioner Vander Velden commented on the proximity of the existing three garages in the neighborhood at this time. These garages are already close to each other. Semenuk agreed with Street Commissioner Vander Velden that there should be an effort to shorten up the garage if possible. There were several questions from the Board regarding the roof lines, pitch and aesthetics of the garage layout. Reetz questioned the fire safety of the location of the garage in proximity to the neighbors and the house. Street Commissioner explained that code requires the boundary between the house and the garage be fire safe.

Chairman Vandenberg discussed the issue of drainage of all three garages in the area. He also asked Mr. Hedden if the length of the garage could be reduced. In discussion with Mr. Hedden they agreed to reduce the 40 foot length to 36 feet. Allowing for a 12 foot setback.

Semenuk moved, Vander Zanden seconded the motion to approve the variance with the length of the garage being 36 feet. The motion carried by unanimous vote of the Board.

Reetz moved, Vander Zanden seconded the motion to adjourn. The motion carried by unanimous vote of the Board.

Respectfully submitted,



Danielle L. Block
Administrator/Clerk