

VILLAGE OF SULLIVAN
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Chairperson Linda Horton called the Zoning Board of Appeals to order at 6:00pm on Tuesday, April 13, 2021 at the Sullivan Village Hall, 500 Madison Avenue. The meeting is being held in compliance with Wisconsin Open Meetings Law. Zoning Board of Appeals members present: Linda Horton, Rick Riehle, Brock DeVoe, Pearl Mary Goetsch and Jayne Jenks.

To hear the application of Robert Fliss, 140 Main Street for a variance. If granted, this request will permit a 16.5' variance for the rear yard to build an attached garage.

The decision by the Village of Sullivan Zoning Board of Appeals follows: Application number: 04132021A. Findings of Fact: Having heard the testimony and considered the evidence presented, the Board determines the facts of this case to be: Filing Date - 03/11/2021; Hearing Date - 04/13/2021. The applicant is Robert Fliss, 140 Main Street, Sullivan, Wisconsin. The applicant is the Owner of the property which is residential (R-2 Residential-Single Family (Medium Density)). The applicant shall be granted a variance for erection of a garage because of the lot size and current building conditions. The applicant requests an area Variance under **Section 13-1-43(d)(5)b(b)** of the **Village of Sullivan Code of Ordinances**.

The features of the proposed construction and property that relate to the grant or denial of the Application is that it is a long and narrow lot.

Conclusions of Law: Based on the above Findings of Fact, the Board concludes that the Variance does meet all three of the following tests: a) The hardship is due to physical limitations of the property rather than the circumstances of the appellant because it is a small and narrow lot, b) The Variance will not harm the public interest because the new structure will be positioned differently and will be able to get out of driveway safely; c) Unnecessary hardship is present because it's too close to the rear yard lot line but doesn't infringe in land usage.

Order and Determination: On the basis of the above Findings of Fact, Conclusions of Law and the record in this matter, Motion by Jayne Jenks to grant the three Variances to build an attached garage with the recommendations from the building inspector. Second by Rick Riehle. Roll call vote: Jayne-yes, Pearl Mary-yes, Rick-yes, Brock-yes and Linda-yes. Motion carried.

The Variance is granted due to small and narrow lot size.

The Owner of the property is to contact the Building Inspector next.

Motion by Rick Riehle to adjourn. Second by Brock DeVoe. All were in favor. The Zoning Board of Appeals hearing/meeting adjourned at 6:13pm.

Heather Rupnow
Clerk/Treasurer
Posted: 04/23/2021