

**HAZEL GREEN ZONING APPEALS BOARD MEETING
SEPTEMBER 9, 2015**

Chairman David Iserman called the meeting to order at 6:00 p.m. Proof of publication: notices were posted at American Bank, Post Office, Village Hall, Tri-County Press, and all Members were notified by mail.

Members present: Beth Taylor, Rodger Jacobson and John Tranel.

Employees present: Sally Bauer and Mike Fenley-Zoning Administrator.

Citizens present: Tom & Mary Robson

CONSIDER VARIANCE REQUEST TO ALLOW FOR AN ACCESSORY BUILDING WHERE A PRINCIPAL STRUCTURE IS NOT PRESENT AND TO POSSIBLY REDUCE THE SETBACKS FOR A GARAGE FROM THE REAR PROPERTY LINE AT 1720 23RD STREET: Tom Robson explained to the committee that he would like to build a 30x30 on a lot that he owns where there is not a principal structure (a house) while meeting the setbacks of R-2A zoning district.

In an email that was received by the village attorney, Eileen Brownlee, she stated: *“Garages are not permitted uses in residential districts other than as accessory buildings. A garage on a residential lot on which there is no permitted principal structure is neither a permitted use nor a conditional use--which makes it a prohibited use.*

The Zoning Appeals Board, under s. 14.22(4)(e) can only give variances for "unspecified uses" or "unclassified uses." Accessory structures are neither unspecified nor unclassified. There is no way that a variance can be granted for a prohibited use.”

Discussion was held on the agenda item.

Beth Taylor made the motion to allow the garage to be built without a principal structure. John Tranel seconded the motion. Roll call vote: John Tranel-yes, Rodger Jacobson-no, Beth Taylor-yes and Dave Iserman-yes. Motion carried 3-1.

John Tranel made the motion to adjourn at 6:23 p.m. Rodger Jacobson seconded the motion. The committee agreed.

Sally Bauer
Clerk/Treasurer