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MINUTES
MEETING OF THE BOARD OF ZONING APPEALS
Thursday, November 19, 2015

Attendee Name	Title	Status	Arrived
Peter Subotich	Board Member	Excused	
James Bittner	Board Member	Excused	
David Kern	Board Member	Excused	
Jamie Kristof	Board Member	Present	
Brian Randall	Chair	Present	
Pamela Stokke-Ceci	Board Member	Present	
Jennifer Ferguson	Planner	Present	

DRB Appeal of Addition at 1168
Kavanaugh

Appeals

The homeowner at 1168 Kavanaugh Place is appealing the Design Review Board's decision to deny the architectural plans for an addition to their home. The Design Review Board's concerns with the design included the scale of the addition, the roof line and pitch inconsistency with that of the existing home, and the view from the street and neighbor to the west. Overall the Design Review Board did not feel the addition was consistent with the characteristics of the existing home and did not fit in with the look and scale of other homes in the neighborhood.

The home owner is appealing the denial because he believes the addition is in keeping with the current look of the existing house and the roof lines are not in view from the street. They have letters from neighbors indicating support for the addition.

The home meets the requirements of the zoning district for setbacks, height and lot coverage.

By ordinance, the Board of Zoning Appeals reviews an appeal of a decision of the Design Review Board as a *de novo* hearing. The *de novo* hearing is a new hearing and therefore, the Board of Zoning Appeals takes on the role of design review as an independent entity and creates a new motion to approve, uphold the appeal, vote to deny or modify the applicant's architectural plan.

Present in favor: Peter Gerhardt, 1168 Kavanaugh Place, Wauwatosa, WI
Erin Gerhardt, 1168 Kavanaugh Place, Wauwatosa, WI
Joel Agacki, 7636 Rogers Avenue, Wauwatosa, WI
Gary Gerhardt, 2012 Forest Street, Wauwatosa, WI
Chris Wergin, 1177 Kavanaugh Place, Wauwatosa, WI
Chapman Wakefield, 8139 Hillcrest Drive, Wauwatosa, WI

Mr. Agacki, Spires Engineering, stated that the plans for this project went before the Design Review Board on two occasions. At the first meeting, the members of the Board had some comments so he did some adjustments to the plan. At the second meeting, the vote was a split decision. The house is a small bungalow and does not have a sizeable kitchen, needs a master bedroom and a second bathroom. The house also has low ceilings with the highest 7 feet 8 inches at the back side of the building. It is preferred to not go taller than the existing ridge; the low ceilings heights do not allow this while being code compliant. The third bedroom has no natural light nor an egress so raising the ridge allows additional space to be code compliant. The view from the street is five feet below finished form and no additions would be seen until you get to the far north side of the house. The low sloped roof connects with the rest of the home but you are unable to see this from the street; they are differentiating the mass with a different type of siding; installing window patterns in keeping with the craftsman architecture of the home; installing support columns that are in the spirit of the architecture; this is all in keeping with the style of the home.

Ms. Kristof commented that when the applicants purchased the home, they were aware of the pitch of the roof and the heights of the ceiling. Did the applicant speak with City staff prior to purchasing the house to add a contingency to the purchase? The applicant responded that they did not.

Mr. Agacki, commented that the interior of the house has some unique features such as a corner fireplace and beamed ceiling. The brackets on the house are unique and the home is worth preserving.

Mr. Gerhardt stated that during the construction, they will also be upgrading the HVAC and installing central air and will be placed in the back of the home. He has already entered into financial consideration and the lender felt that this would double the value of the home. His father, Mr. Gary Gerhardt, is a real estate broker and commented that the value of the home will definitely increase. Kavanaugh Place is one of the most valued neighborhoods in terms of increased real estate values. The applicant's lot is 60 feet wide and 200 feet deep and the addition will fit nicely on the lot without overpowering other homes in the neighborhood.

Mr. Wergin commented that he is the neighbor in which the Design Review Board felt may have an objection to the applicant's project. He agrees that the applicant is keeping with the style of the home and other homes in the area.

Present in opposition: No one

Letters received in support:

Marilyn Miller, 1176 Kavanaugh Place

Tim & Kate Finnerty, 11697 Kavanaugh Place

Chris & Allison Wergin, 1177 Kavanaugh Place

Residents providing signatures on architectural plans

Kim Rinzel, 1185 Kavanaugh Place

Katie Nunay, 1199 Kavanaugh Place

Steve Ostrenga, 1190 Kavanaugh Place

Kerry Veth, 1155 Kavanaugh Place

Chris Hunter, 1152 Kavanaugh Place

Pete Fox, 1075 N. Honey Creek Parkway

A. Kaczmarek, 1158 Kavanaugh Place

Moved by Ms. Stokke-Ceci, seconded by Ms. Kristof to approve the appeal and reverse the decision of the Design Review Board relating to the addition at 1168 Kavanaugh Place based on:

- The owner meets all criteria for zoning and building code requirements
- the exterior architectural appeal and design is in keeping with the building on site and the overall eclectic character of the neighborhood
- the design is intended to retain the design of the Classic Craftsman features of the house
- the proposal is properly sited in conjunction of the topography
- the proposal will not create special detriment to nor adversely affect property values
- the air conditioner will be located on the south east area of the structure

Ayes: 3

Meeting adjourned at 7:45 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pamela Stokke-Ceci, Board Member
SECONDER:	Jamie Kristof, Board Member
AYES:	Kristof, Randall, Stokke-Ceci
EXCUSED:	Subotich, Bittner, Kern

Meeting Adjourned at 7:45 PM

Jennifer Ferguson, Secretary