

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT
Dale Weis, Chair; Aari Roberts, Vice-Chair; Janet Sayre Hoeft, Secretary

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, JUNE 9, 2022 AT 10:15 A.M.

Members of the public may attend Via Zoom Videoconference **OR** in Room 205, Jefferson County Courthouse, 311 South Center Avenue, Jefferson, WI.

THE BOARD OF ADJUSTMENT WILL LEAVE FOR SITE INSPECTIONS AT 10:30 A.M.

PETITIONERS OR THEIR REPRESENTATIVES MUST BE IN ATTENDANCE FOR THE PUBLIC HEARING AT 1:00 P.M. PETITIONERS AND OTHER MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

Register in advance for this meeting:

<https://us06web.zoom.us/j/88432018141?pwd=RjNkakh5YnROYZd5UDBOMXNEY05HUT09>

Meeting ID 884 3201 8141

Passcode Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

1. **Call to Order-Room 205 at 10:15 a.m.**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Approval of April 14, 2022 Meeting Minutes**
6. **Communications**
7. **Public Comment**
8. **Site Inspection – Beginning at 10:30 a.m. and Leaving from Room 205**
V1702-22 – Gary Brzezinski, N831 County Road H, Town of Palmyra
V1703-22 – Nathan & Nicole Meyer, W1718 Bente Rd, Town of Sullivan
V1704-22 - Anna Cassidy, N4126 Sleepy Hollow Rd, Town of Oakland
9. **Public Hearing Beginning at 1:00 p.m. in Room 205**
10. **Explanation of Process by Committee Chair**

NOTICE OF PUBLIC HEARING

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that the Jefferson County Zoning Board of Adjustment will conduct a public hearing at 1:00 p.m. on Thursday, June 9, 2022 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. An AREA VARIANCE is a modification to a dimensional, physical, locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of adjustment. A USE VARIANCE is an authorization by the board of adjustment to allow the use of land for a

purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules. Subject to the above limitations, a petitioner for an AREA VARIANCE bears the burden of proving “unnecessary hardship,” by demonstrating that 1) strict compliance with the zoning ordinance would unreasonably prevent the petitioner from using the property for a permitted purpose, or 2) would render conformity with the zoning ordinance unnecessarily burdensome. A petitioner for a USE VARIANCE bears the burden of proving that 3) strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. Variances may be granted to allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated.

PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT. There may be site inspections prior to public hearing which any interested parties may attend; discussion and possible action may occur after public hearing on the following:

County Board Supervisors and appointed Board members attending meetings remotely shall have the same rights and privileges as they would have when appearing in person. The official meeting will be convened at the location on the meeting agenda. If appearing remotely, it is the responsibility of the member to maintain audio and video connectivity with the official meeting site. If connectivity is lost, but the physical location of the meeting maintains a quorum, the meeting may continue in the discretion of the chair. Members attending remotely must be able to be heard, and when video is available to the member attending remotely, seen by Committee/Board members and public who are present at the physical location of the meeting. Loss of connectivity will result in the member being considered absent from that portion of the meeting after connectivity is lost.

V1702-22 – Gary Brzezinski: Variance from Sec. 11.03(f)2 and 11.04(f)9 of the Jefferson County Zoning Ordinance to allow an accessory structure without the principal structure at **N831 County Road H** in the Town of Palmyra. This is on PIN 024-0516-2722-004 (1.27 ac) in an A-3, Agricultural/Rural Residential zone.

V1703-22 – Nathan & Nicole Meyer: Variance from Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to allow deck construction at less than the required 20-ft rear yard setback in an A-3, Agricultural/Rural Residential zone. The site is at **W1718 Bente Rd** in the Town of Sullivan, on PIN 026-0616-2014-004 (2.01 ac).

V1704-22 – Anna Cassidy/Christopher & Anna Marie Cassidy Property: Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to allow an existing detached garage to be added to the home at **N4126 Sleepy Hollow Rd**, Town of Oakland, resulting in reduced road and rear setbacks, and exceeding alterations in excess of 50% of the structural members of the existing structure. This is on PIN 022-0613-0743-037 (0.32 ac) in a Residential R-1 zone.

11. Discussion and Possible Action on Above Petition

12. Adjourn

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hrs prior to the meeting so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Additional information on Zoning can be found at www.jeffersoncountywi.gov