



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft

### Zoning Board of Appeals

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Wednesday, June 24, 2020

5:00 PM

Virtually

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#### Call To Order

*Chair Hefel called the meeting to order at 6:27 p.m.*

*Present: Austin, Jung, and Hefel*

*Excused: Peete, Martinez, and Mason*

#### Approval of Minutes for the October 10, 2019 Meeting.

**A motion was made by Jung, seconded by Austin, to approve the minutes of the October 10, 2019 meeting. The motion PASSED by a Voice Vote.**

#### Start of Public Hearings

[0357-20](#)

**Subject:** (Direct Referral) Consideration of a request from Codey Houdek, seeking to build a 24 foot x 30 foot detached accessory garage at 1431 9th Street, which would encroach into the required detached accessory building front setback as required by Sec. 114-310(c) of the Municipal Code. The required front setback for an accessory building is 60 feet and the proposed front setback would be 38 feet. The existing lot is approximately 70 feet in depth. The property is zoned R-3 Limited General Residence District (ZBBA-20).

**Attachments:**    [Public hearing notice](#)  
[Review and recommendation](#)  
[Draft ZBBA findings resolution](#)  
[Applicant submittal](#)

*Associate Planner Jeff Hintz explained the request. He stated that the required setback for a front lot is 60 feet, however, the lot is only 70 feet in depth which would not leave much room for an accessory building. Hintz oriented the board on the location of the site and the site plan for the proposed garage. He stated the garage will not extend forward from the house and keeps in line with the requirements of the code, minus the 60 foot required setback. Hintz stated the applicant is proposing a 38-foot setback and all other aspects of the codes will be met. He showed the map that went out with the public notice and explained no comments were received from the public regarding the request. Hintz stated the property is zoned R3 Residential with I1 Industrial and R3 surrounding. Hintz showed the site photos and the comprehensive land use plan for the site, and surrounding area photos. Hintz showed the front elevation for the garage and explained the possible actions of the commission. Hintz*

*explained the findings of fact for the zoning board of appeals, which are attached to this item, and explained the potential hardships of the lot.*

*Chair Hefel opened the public hearing portion.*

*Codey Houdek, the applicant, explained his request. He explained that he has been living in the house six years and congestion gets bad with the vehicles on the road. He stated one of the main things was to get the vehicles off of the road to help reduce the congestion of the area.*

*Hintz stated that there were no other comments received from the public and no one else wished to speak on the item.*

*Chair Hefel closed the public hearing at 6:38 p.m.*

**A motion was made Jung, seconded by Austin, to approve the request subject to the conditions presented. The motion PASSED by a Voice Vote.**

### **End of Public Hearings**

### **Adjournment**

**There being no further business, the meeting adjourned at 6:40 p.m.**