

Kenosha County



Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
February 15, 2024

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, February 15, 2024 at 6:00 p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. SALLY J. GRIFFIN REV. TRUST - VARIANCE APPLICATION - TOWN OF WHEATLAND

SALLY J. GRIFFIN REV. TRUST, 2712 N. Magnolia, Chicago, IL 60614 (Owner), Robert C. Griffin, 7655 Lily Lake Road, Burlington WI 53105 (Agent), requesting a variance (Section V. B. 12.28-7: Non-conforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement of all yard setback requirements and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements, Section IV. C. 12.21-4(g)3: that there shall be a side yard of not less than 10 feet in width on each side of all structures and Section III. L. 12.18.10(b)2 that for a lateral expansion of a non-conforming principal structure in the shoreyard located between 25 and 75 feet from the ordinary high-water mark and which is less than 35 feet in height removal of all nonconforming accessory structures located in the shore setback area is required) to construct a residential addition to be located 0 feet from the right-of-way of Lily Lake Rd. and to be located 5 feet from the side (south) property line and to allow the existing appx. 200 sq. ft. of deck, appx. 275 sq. ft. of patio and existing retaining walls within the 75-foot shoreyard to remain on Tax Key Parcel #95-4-119-111-3140, Town of Wheatland.

Documents:

[SUBMITTED VARIANCE APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

2. FRANCESCO M. ROVELLA & NATALIE C. ROVELLA - VARIANCE APPLICATION - TOWN OF PARIS

FRANCESCO M. ROVELLA & NATALIE C. ROVELLA 16700 7th St., Union Grove, WI 53182 (Owner), Francesco Rovella, 3535 13th Pl., Kenosha, WI 53144 (Agent), requesting a variance (Section V. B. 12.28-7: that non-conforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the

applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement of all yard setback requirements and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements) to construct a residential addition onto an existing single-family residence that is located 63.12 feet from the right-of-way of a County Trunk Highway so that the addition will be located 57 feet from the right-of-way of CTH "A" (7th Street) on Tax Key 45-4-221-033-0200, Town of Paris.

Documents:

[SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

3. STANLEY & BERNICE JEZIOR JT. TENANCY TRUST - TEMPORARY USE PERMIT APPLICATION - TOWN OF SOMERS

STANLEY & BERNICE JEZIOR JT. TENANCY TRUST, 8826 North Shermer Road, Morton Grove, IL 60053-2071 (Owner), Joe Smith, 7150 18th Street, Kenosha, WI 53144 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers.

Documents:

[SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

4. CITIZENS COMMENTS

5. OTHER BUSINESS ALLOWED BY LAW

6. APPROVAL OF MINUTES

7. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Sally J. Griffin Rev. Trust, Francesco M. Rovella & Natalie C. Rovella and Stanley & Bernice Jezior Jt. Tenancy Trust shall be present at the hearing on Thursday, February 15, 2024 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You should also meet with your Town Planning Commission and/or Town Board before the date of this hearing. Petitioners in the Town of Somers will meet with the Town Board of Appeals.

NOTICE TO TOWNS

The Towns of Wheatland, Paris and Somers are requested to be represented at the hearing on Thursday, February 15, 2024 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the Board.