

Kenosha County



Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
March 21, 2024

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, March 21, 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 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. DELIMAT PROPERTIES 1 LLC - TEMPORARY USE PERMIT APPLICATION - TOWN OF WHEATLAND

DELIMAT PROPERTIES 1 LLC, 34231 High Dr., East Troy WI 53120 (Owner), DeAnna Delimat, 34231 High Dr., East Troy, WI 53120 (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 temporarily locate (1) 10' x 10' sales tent and (2) 8' x 40' steel storage containers to operate a temporary fireworks sales stand in the B-3 Highway Business Dist. on Tax Parcel #95-4-119-013-0320 and 95-4-119-013-0330, Town of Wheatland.

Documents:

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

5. BEDROCK LC LLC - TEMPORARY USE PERMIT APPLICATION - TOWN OF WHEATLAND

BEDROCK LC LLC, 33703 59th St., Burlington, WI 53105 (Owner), DeAnna Delimat, 34231 High Dr., East Troy, WI 53120 (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 temporarily use an existing parking lot for the placement of (1) 30' x 60' sales tent, (1) 8' x 40' steel storage container and (2) banners to operate a temporary fireworks sales stand in the B-4 Planned Business Dist. on Tax Parcel #95-4-219-353-0230, Town of Wheatland.

Documents:

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

6. JANET M. & DAVID E. BANAS - VARIANCE APPLICATION - TOWN OF RANDALL

JANET M. & DAVID E. BANAS, 40723 93rd St., Genoa City, WI 53128 (Owner), David Banas, 40723 93rd St., Genoa City, WI 53128 (Agent), requesting a variance (Section IV. C. 12.21-5(g)1: that all structures shall be located at least 30 feet from the right-of-way of all other roads, Section IV. C. 12.21-5(g)2: that all structures shall be located not less than 75 feet from the ordinary high water mark of any navigable water, Section IV. C. 12.20-2 (f)4: that all residential dwellings shall have a roof pitch not less than 5/12 and Section III. Q. 12.18.5-5 that patios within the shoreyard shall not exceed 200 square feet in area to construct a single-family residence to be located 5 feet from the right-of-way of 93rd Street and to be located 37 feet from the ordinary high water mark of Benedict Lake and to have a 4/12 roof pitch on said residence and to construct an appx. 991 sq. ft. patio within the shoreyard on Tax Key Parcel #60-4-119-192-1200, Town of Randall.

Documents:

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

7. CITIZENS COMMENTS

8. OTHER BUSINESS ALLOWED BY LAW

9. APPROVAL OF MINUTES

10. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Sally J. Griffing Rev. Trust, Francesco M. Rovella & Natalie C. Rovella and Stanley & Bernice Jezior Jt. Tenancy Trust, Delimat Properties 1 LLC, Bedrock LC, LLC & Janet M. & David E. Banas shall be present at the hearing on Wednesday, March 20, 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, Somers & Randall are requested to be represented at the hearing on Wednesday, March 20, 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.