

VILLAGE OF FOX POINT  
BUILDING BOARD MINUTES  
May 6, 2016

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, May 6, 2016 at 7:45 A.M. Those present included:

Michael Casper  
Bill Feldman  
David Seno

Scott Miller, Building Inspector

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meeting laws and posted on the official bulletin boards.

**Approval of the minutes of the April 15, 2016 Building Board meeting.**

On a motion of Bill Feldman, seconded by David Seno, and unanimously carried, the Building Board approved the minutes of the April 15, 2016 meeting.

**Lee Riordan, 1081 E. Thorn Lane, proposed window alterations and other exterior improvements/alterations as described in the application.** It was the consensus of the Building Board to approve the application subject to the applicant providing the Village with documentation showing that the beams and girders are properly sized.

**Cryovive, 333 W. Brown Deer Road, proposed new exterior signage.** It was the consensus of the Building Board to approve the application subject to the new signage being installed in compliance with Audubon Court Shopping Center's uniform sign format.

**Andrew Kastenmeier and Cathyyen Dang, 8120 N. Gray Log Lane, proposed new residence and attached garage.**

The Building Inspector said that the Building Board cannot approve this application at this meeting because the footprint of the house and attached garage are too big for the lot. The Inspector said that he spoke to the applicant about this code issue prior to the meeting and informed them that they must obtain a modification of open area from the Building Board pursuant to the procedures that are set forth in section 745-26 of the Village code.

Jean Kwarciany with James Craig Builders was present for discussion. Mrs. Kwarciany said that she spoke with the Village Inspector before the meeting and is aware of the lot coverage issue. Mrs. Kwarciany said that she will be applying for a modification of open area sometime later today. Mrs. Kwarciany said that

she would like the Board to review the application anyway to determine if the design is acceptable and if there any other code related issues or concerns with respect to this project.

The Building Board reviewed the application. It was the consensus of the Board to table the application at this time because of the open area issue. The Board said that they don't have any objections with the overall design of the home but they felt that the application was missing the following information/approvals:

- 1) The applicant must obtain a fill permit from the Village for raising the grades on this site.
- 2) The application must include a grading, drainage and erosion control plan.
- 3) The application must include an original "signed and sealed" survey that contains all of the required information.
- 4) The applicant must comply with the Village's open area requirements.
- 5) The application must include a framing plan.
- 6) The application must include documentation showing that the structural members are properly sized.
- 7) The application must include wall bracing information.
- 8) The application must include heat loss calculations showing code compliance.
- 9) The application must show that code compliant egress windows will be provided in the second story bedrooms.
- 10) The application must show that this project will comply with the height requirements of the Village code.

**Art and Collen Kuesel, 1204 E. Dean Road, proposed new exterior window.** It was the consensus of the Building Board to approve this application subject to the applicant providing the Village with documentation showing that a code compliant header will be provided above the new window opening.

**Lori and Gary Rosenthal, 310 E. Daphne Road, proposed new fence.**

Bill Feldman said that he would like the minutes to reflect the fact that he did not participate in reviewing or voting on this application because he said that he knows the property owner and he feels that there may be a possible conflict of interest.

It was the consensus of the two remaining Building Board members to approve the application.

**Tim and Debbie Lemont, 7475 N. Beach Drive, proposed new 3-season sunroom (tabled at the April 15, 2016 meeting).** It was the consensus of the Building Board to approve the application.

**Adjourn.**

On a motion of Michael Casper, seconded by David Seno, and unanimously carried, the Building Board adjourned at 8:15 A.M.

Respectfully Submitted,

Scott Miller  
Building Inspector  
Village of Fox Point