

*****ATTACHMENTS*****

APPEAL FROM RULING OF THE BUILDING INSPECTOR
AND/OR ZONING ADMINISTRATOR


CASE NO. 2.2
FILING DATE 5-17-19
RECEIPT NO. 98981
ZONING DIST. NR

TO: THE ZONING BOARD OF APPEALS, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WI

- 1). Appeal Location (address): 919 Union Av Sheb
- 2). Applicant: Karl Muech Telephone #: (920)2077799
Address: 919 Union Av Sheb WI 53081
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) 919 Union Av SEQ#314260
*Map# 35 103 003 NORTHERN SUBD E 53' of lots 13 & 14
BLK 1
- 4). Type of Building (Circle): Commercial - Industrial - Institutional - Residential - Apartment - Other (if other)
please list: _____
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: _____
- 6). If the request is for a nonconforming use:
Your intended use: N/A
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____
- 7). Applicants interest in property: owner
- 8). Describe the requested variance and grounds for refusal of a permit.
lot coverage
- 9). What unnecessary hardship or difficulty is caused by following the regulations or requirements of the ordinance?
See the attached "The Three 'Tests' For A Variance" and be prepared to argue how you pass the THREE TESTS
FOR A VARIANCE.:
Lot coverage is at 40% currently. this would be more than allowed per ordinance. would like a 1st floor bathroom so I can stay in house as I age

I HEREBY CERTIFY THAT THE ABOVE APPLICATION AND/OR APPEAL AND ALL ATTACHMENTS THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: 5-15-19

Signature: 
Mailing Address: 919 Union Av Sheb WI
53081

APPLYING FOR A VARIANCE

Variations to zoning ordinances are considered by the CITY OF SHEBOYGAN Zoning Board of Appeals monthly at a public hearing. In order to be considered at the next meeting, applications must be received in the Building Inspection Department Office *no later* than **NOON** on:

May 31 noon
Application deadline date (last working day of the month)

June 19th
Date: Board of Appeals Meeting

All applications must include:

1. Application forms, signed and dated, which are available at the Building Inspection Department Office.
2. A legal description of the property.
3. The non-refundable filing fee - \$250.00.
4. A site sketch, drawn to scale if possible, indicating the location of all existing structures and the proposed construction. Also indicate lot lines, size of lot, streets and other public ways, driveways, off-street parking, loading areas, and existing and proposed front, side and rear yards. Please consult with Building Inspection staff for more information.
5. Photographs of the property.

Note The applicant can present any additional information which is necessary to inform the Board of the facts.

FAILURE TO SUPPLY ADEQUATE AND / OR ACCURATE INFORMATION AS REQUESTED ABOVE CAN BE GROUNDS FOR DISMISSAL OF THE APPEAL REQUEST.

Applicants should be prepared to answer the following questions:

- * *What **hardship** is created by the application of the Zoning Ordinance to this property? Is **reasonable use** of the property denied by the zoning regulations? In other words, is there an alternative plan that would **comply** with the ordinance?*
- * *Is there a **unique physical characteristic** of the property which prevents development of the property in compliance with the Zoning Ordinance.*
- * *Would granting the variance harm the **public interest** in any way? For example, would public safety be compromised? (Note: Lack of neighborhood opposition does not necessarily mean that a variance would not harm the public interest.)*

A notice of the date and time of the hearing will be mailed to all property owners within 100 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important that you discuss your proposal with the Building Inspection Department and Planning Department.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and to answer any questions the Board members may have. Should an appearance not be made, or should insufficient information be presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or be denied. The appellant will be required to pay the additional expense that is incurred because of postponement of the hearing. Appellants are reminded that the filing fee for a variance request is non-refundable.

I have read the above and understand my responsibilities regarding my appeal to the Zoning Board of Appeals. I have also read and understand the "Three Tests" for a Variance included with this form.

Signature

5-15-19
Date

THE THREE "TESTS" FOR A VARIANCE

The CITY OF SHEBOYGAN adheres to a set of Zoning Ordinances to make certain that your proposed construction is consistent with neighboring developments, that a development does not infringe on the enjoyment of property belonging to neighboring owners, that it does not detract from surrounding buildings or lots and is not out of character with the neighborhood, and that a project meets necessary public health and safety standards. If your proposed construction cannot meet the requirements of the zoning code or sign code, a **VARIANCE** is needed.

To obtain a variance, you must establish that, due to some peculiarity of the property's size, shape, topography, etc., it would be a hardship or practical difficulty to meet zoning code requirements. ***These circumstances must not be self-imposed or self-created.*** In short, your proposed construction must meet and pass the three "tests" for a variance listed below.

IT IS RECOMMENDED THAT YOU MEET WITH THE STAFF IN THE CITY'S PLANNING DEPARTMENT AND BUILDING INSPECTION DEPARTMENT BEFORE SUBMITTING YOUR APPLICATION FOR A VARIANCE. BUILDING INSPECTION STAFF WILL REVIEW THE STANDARDS FOR A VARIANCE (BELOW) PRIOR TO YOUR FILLING OUT THE APPLICATION AND PAYING THE NON-REFUNDABLE FILING FEE.

TEST #1: UNNECESSARY HARDSHIP

The Wisconsin Supreme Court has ruled that unnecessary hardship only exists when the zoning ordinance denies ***all reasonable use*** of property. ***If there is an alternative plan that is within the bounds of the zoning ordinance, a variance is not warranted.***

The hardship experienced ***must not be self-imposed***; loss of profit, expense already incurred and additional expense incurred to comply with zoning ordinances ***are not*** unnecessary hardships.

TEST #2: UNIQUE PROPERTY LIMITATIONS

Unique physical characteristics of your property must prevent you from completing your proposed construction in compliance with the ordinance. The **property** must qualify for the variance, **not your particular situation.**

Additionally, existing violations on other properties or improper variances previously granted are not grounds for a variance.

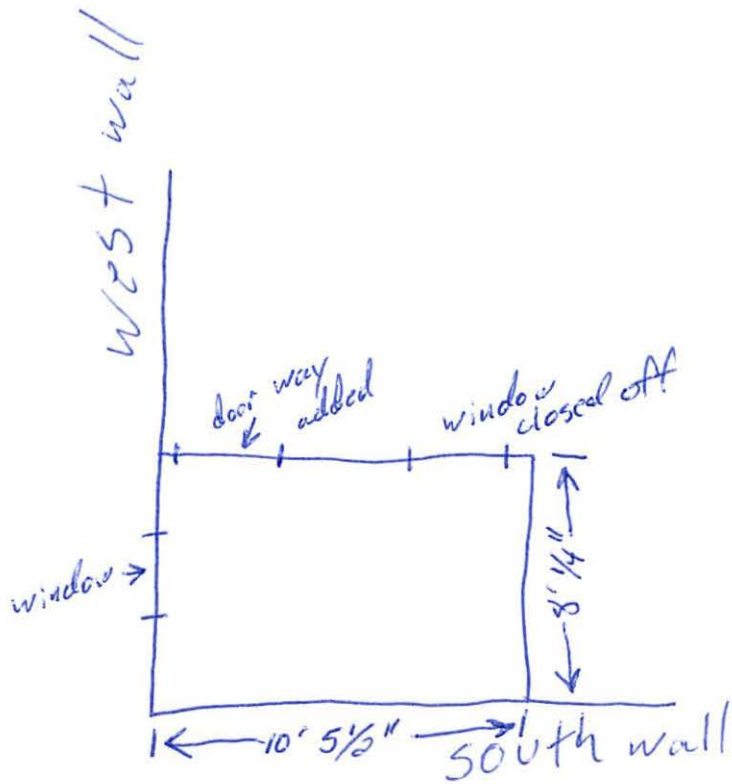
TEST #3: NO HARM TO PUBLIC INTEREST

The Board members will be taking into account the reason for the existence of the zoning ordinance in applying this test. Lack of opposition ***does not*** necessarily mean that the proposed construction would not harm the public interest.

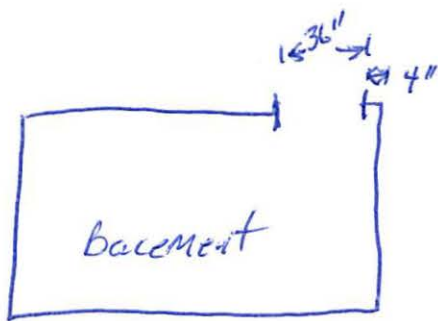
The Board, in granting a variance, may impose conditions on the proposed construction to assure that the public's interests are protected. Board members may only grant the ***minimum relief*** necessary for the reasonable use of the property.

Your proposed construction must meet all three "tests" to qualify for a variance. Variances are meant to be an ***infrequent*** remedy where an ordinance imposes a unique and substantial burden. ***They are not intended as an accommodation for a property owner's convenience.*** A variance decision may be appealed within 30 days of the filing of the decision in the office of the board.

Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.



23



dryer vent & garage electrical need to be moved

BLIZZARD, GLORIA A
914 UNION AVE
SHEBOYGAN WI 53081

JIMENEZ, JOSE R
916 UNION AVE
SHEBOYGAN WI 53081

STEINER, AMY J
922 UNION AVE
SHEBOYGAN WI 53081

RABIDEAUX, LORNELLE A
926 UNION AVE
SHEBOYGAN WI 53081

THIEL, ARNO H
930 UNION AVE
SHEBOYGAN WI 53081

CHAPMAN, DAVID O
2021 S 10TH ST
SHEBOYGAN WI 53081

MARTINEZ, ROBERT C
2106 S 9TH ST
SHEBOYGAN WI 53081

LONGHURST, ROBERT J
2102 S 9TH ST
SHEBOYGAN WI 53081

MUENCH, KARL A
919 UNION AVE
SHEBOYGAN WI 53081

CHANG, JASON
927 UNION AVE
SHEBOYGAN WI 53081

GUSTAFSON, ROBERT
2105 S 10TH ST
SHEBOYGAN WI 53081

VANDERVELDE, NICHOLAS L
1023 S PARK ST APT 1
MADISON WI 53715

DEMING, PATRICK F
904 UNION AVE
SHEBOYGAN WI 53081

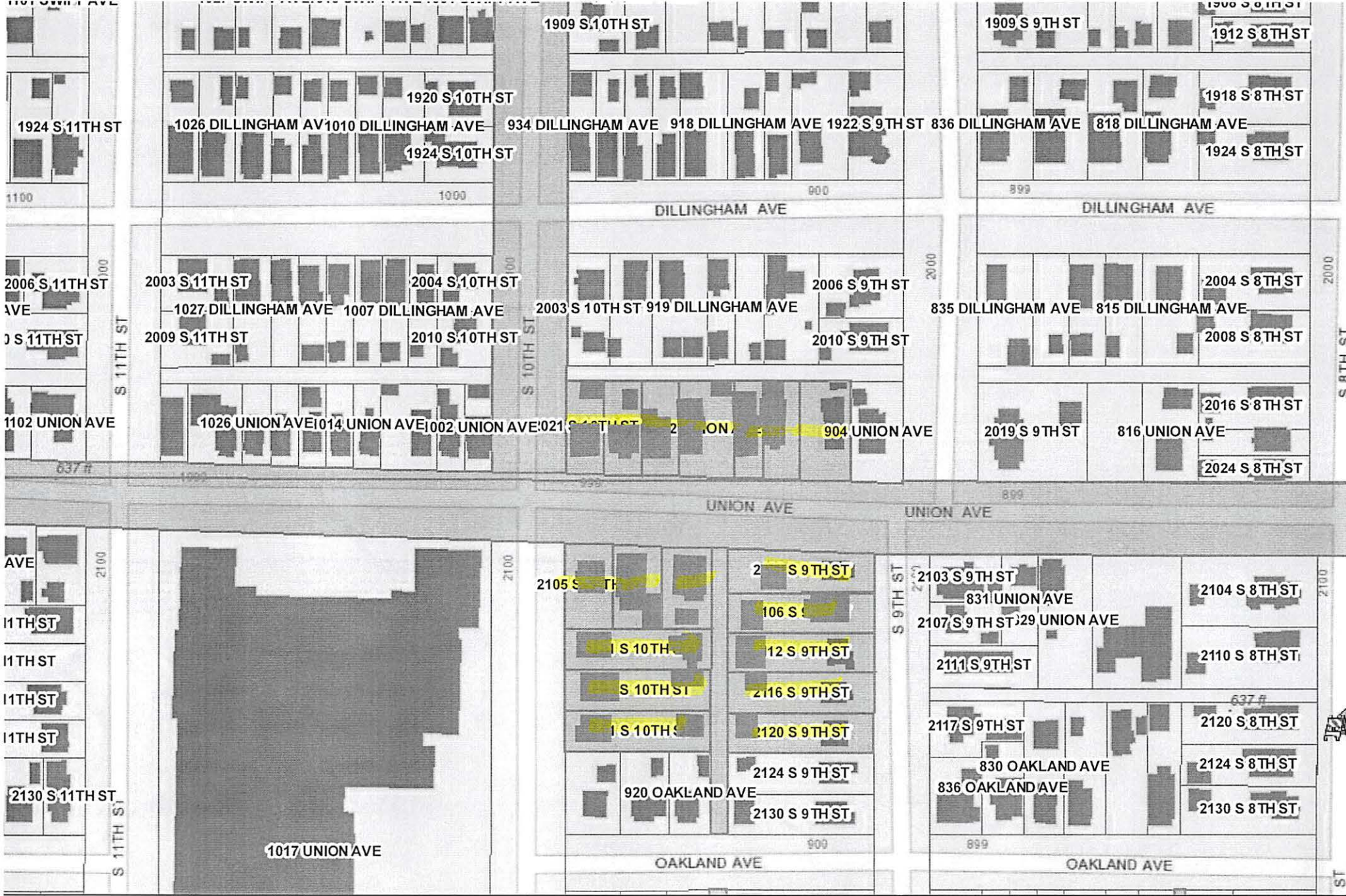
STAUFFER, MONTY D
2112 S 9TH ST
SHEBOYGAN WI 53081

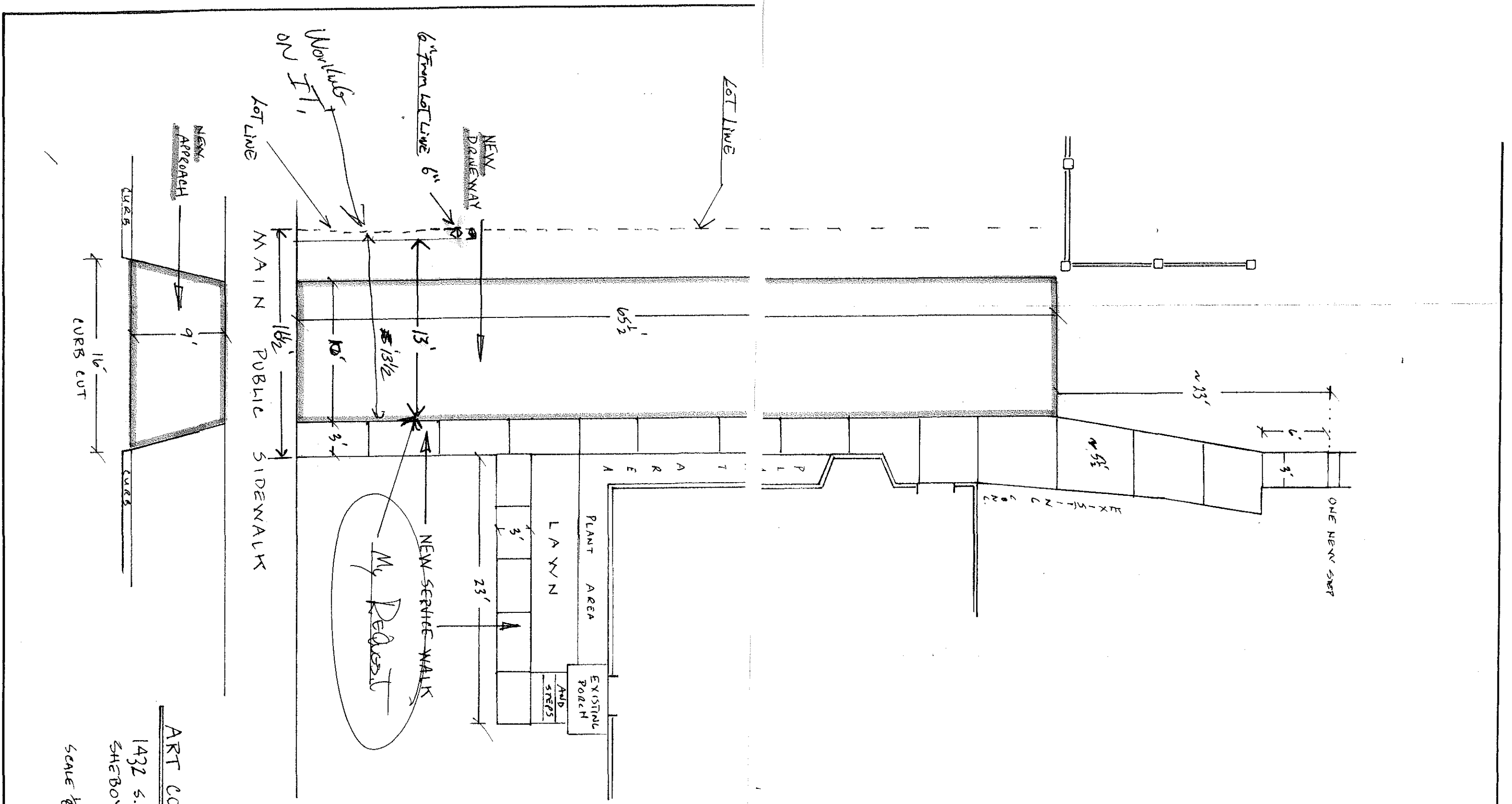
HOERZ, TAMMA L
W1235 TOWN LINE RD
OOSTBURG WI 53070

GRAMS, JEFFREY L
2111 S 10TH ST
SHEBOYGAN WI 53081

COMINS, JACQUELINE A
2120 S 9TH ST
SHEBOYGAN WI 53081

SCHUETTE, BARBARA L
2121 S 10TH ST
SHEBOYGAN WI 53081





ART CONT

1432 S. 104
SHEBOYGAN

SCALE 1/8" = 1'

FLORES, ANTONIO L
1120 UNION AVE
SHEBOYGAN WI 53081

CIRA HOMES LLC
6530 STATE ROAD 167
HARTFORD WI 53027

WSSR LLC
1602 N 24TH ST
SHEBOYGAN WI 53081

MEYER, KYLE
W4258 COUNTY ROAD U
PLYMOUTH WI 53073

JJS RENTALS LLC
1207 STAHL RD
SHEBOYGAN WI 53081

NGUYEN, TINA
6610 N 78TH ST
MILWAUKEE WI 53223

CLARA 1026 TRUST
7050 BERTRAND AVE
RESEDA CA 91335

MORAINÉ PROPERTIES INC
W3329 SUNSET RD
SHEBOYGAN FLS WI 53085

PETERSON, CINDY L
1439 S 11TH ST
SHEBOYGAN WI 53081

HARTMANN, DANIEL E
719 PANTHER AVE
SHEBOYGAN WI 53081

ZENUNI ETAL, NDERIM
3917 COUNTRY PL B
SHEBOYGAN WI 53081

HEIMERMANN, TRACI A
1433 S 11TH ST
SHEBOYGAN WI 53081

CONTRERAS, ARTHUR
1432 S 10TH ST
SHEBOYGAN WI 53081

ROCK CONTRACTING LLC
1210 COUNTY ROAD O
PLYMOUTH WI 53073

SANCHEZ, YOLANDA
1428 S 10TH ST
SHEBOYGAN WI 53081

SOERENS, ROBERT C
1425 S 11TH ST
SHEBOYGAN WI 53081

SCHNEIDER, MELODY A
1424 S 10TH ST
SHEBOYGAN WI 53081

PREMIER INVESTMENT
PROPERTIES LLC
222 KETTLE RIDGE CIR
GLENBEULAH WI 53023

HERMAN, DANIEL R
1011 GEORGIA AVE
SHEBOYGAN WI 53081

VANG, KOUA
1017 GEORGIA AVE
SHEBOYGAN WI 53081

SCHEMRICH, MATTHEW
212 OAK ST
SHEBOYGAN FLS WI 53085

ROMMELFAENGER, ROGER L
1441 S 10TH ST
SHEBOYGAN WI 53081

MC CULLOCH, TANYA R
930 CLARA AVE
SHEBOYGAN WI 53081

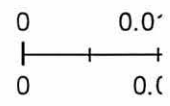
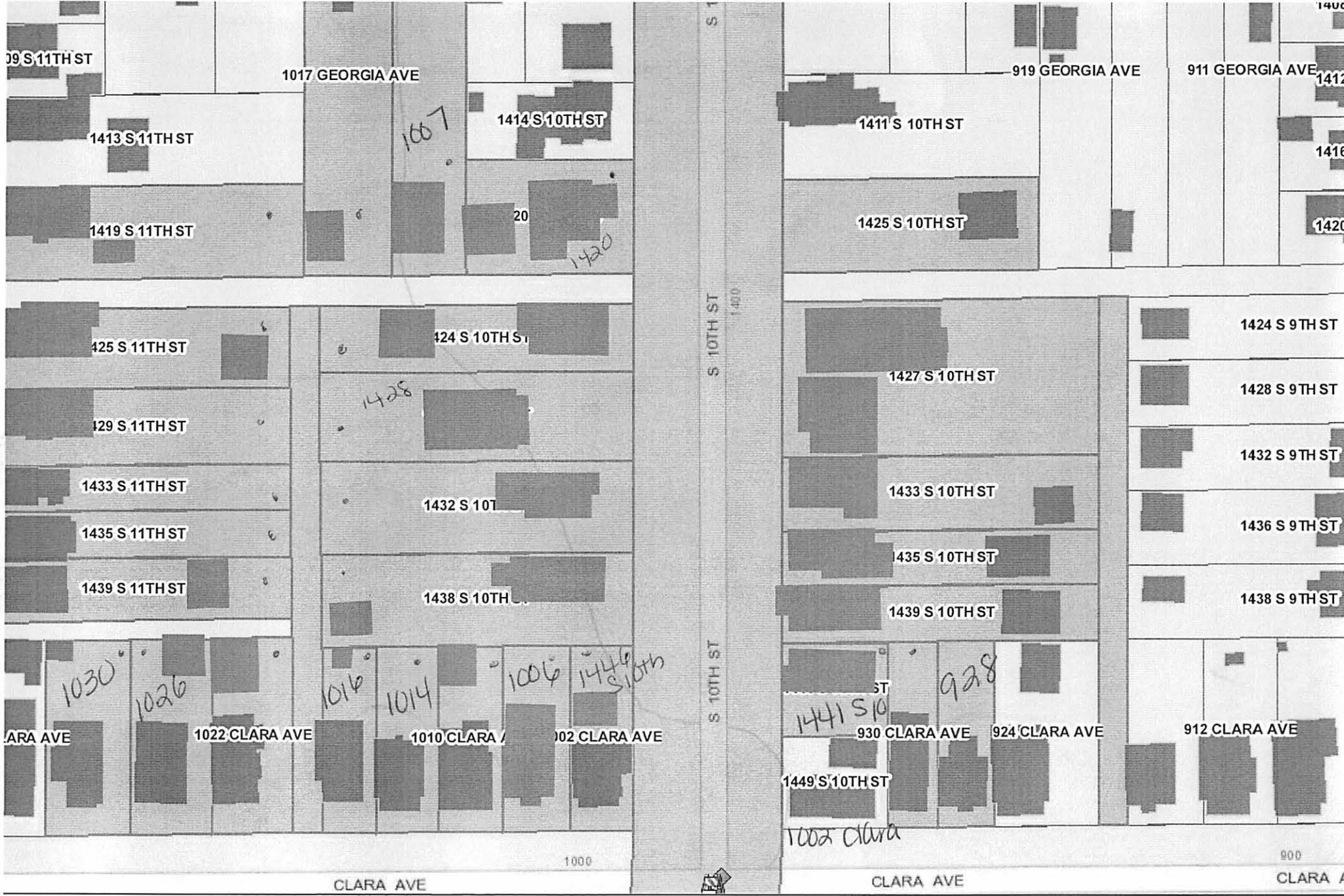
TRINA HOMES LLC
2221 LINCOLN AVE
TWO RIVERS WI 54241

KINCH, CURTIS J
1435 S 10TH ST
SHEBOYGAN WI 53081

DREPS, WILLIAM A
1544 S 7TH ST
SHEBOYGAN WI 53081

ST SPYRIDON GREEK CHURCH
1427 S 10TH ST
SHEBOYGAN WI 53081

ST SPYRIDON GREEK CHURCH
1427 S 10TH ST
SHEBOYGAN WI 53081



APPEAL FROM RULING OF THE BUILDING INSPECTOR
AND/OR ZONING ADMINISTRATOR

CASE NO. 2.2
FILING DATE 5-31-19
RECEIPT NO. 99432
ZONING DIST. NR

TO: THE ZONING BOARD OF APPEALS, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WI

- 1). Appeal Location (address): 1432 S 10th St
- 2). Applicant: Arthur Cantueros Sr Telephone #: (920) 627-1934
Address: 1432 S 10th St,
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) SUBD NO 17 LOT 26 BK 4
1432 SOUTH 10th STREET
- 4). Type of Building (Circle): Commercial - Industrial - Institutional Residential - Apartment - Other (if other)
please list: HOME
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: DRIVEWAY
- 6). If the request is for a nonconforming use:
Your intended use: _____
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____
- 7). Applicants interest in property: HOME OWNER

8). Describe the requested variance and grounds for refusal of a permit.

THE REQUEST I AM MAKING IS TO HAVE MY DRIVEWAY 6" FROM THE LOT LINE. I AM PUTTING IN
A DRIVEWAY BECAUSE I OWN A CAMPER AND BOAT THAT I INTEND TO PARK THERE. CAMPER IS 7 1/2
FEET WIDE BOAT 20 FEET LONG. THE NEW WALKWAY IS GOING TO BE CONNECTED TO THE DRIVEWAY,
I NEED TO BE SURE I HAVE ENOUGH ROOM ON BOTH SIDES OF THE CAMPER AND BOAT,

9). What unnecessary hardship or difficulty is caused by following the regulations or requirements of the ordinance?

See the attached "The Three 'Tests' For A Variance" and be prepared to argue how you pass the THREE TESTS FOR A VARIANCE.:

I AM ONLY ASKING FOR 2 1/2 FEET, SO THAT I HAVE ENOUGH ROOM ON BOTH SIDES
OF MY CAMPER AND BOAT THAT I PLAN ON PARKING IN MY DRIVEWAY. A WIDER
DRIVEWAY WOULD GIVE MY TENANTS EASY ACCESS TO THEIR ENTRANCE WITHOUT
MY PROPERTY IN THEIR WAY.

I HEREBY CERTIFY THAT THE ABOVE APPLICATION AND/OR APPEAL AND ALL ATTACHMENTS THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature: Arthur Cantueros Sr

Mailing Address: 1432 S 10th St

Date: 5/31/19

SHEBOYGAN NR
53081

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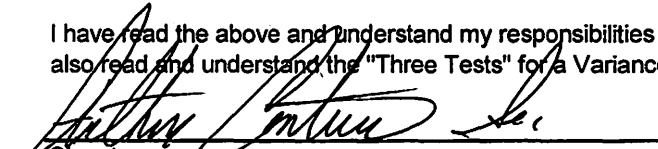
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Signature

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Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.



2008/01/12



2008/01/12



2008/01/12