

*****ATTACHMENTS*****

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

CASE NO. 212
FILING DATE 4-24-19
RECEIPT NO. 97226
ZONING DIST. SR-5

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

- 1). Appeal Location (address): 327 Clifton Ave
- 2). Applicant: CHRISTOPHER & KATIE FIGNISSE Telephone #: (224) 279-4626
Address: 327 Clifton Ave
- 3). Legal Property Description (Lot, Block, Subdivision, etc.)
327 Clifton Ave
Lake Heights E 1/2 of lots 17 & 18 BLK 5
- 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: _____
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____
- 7). Applicants interest in property: We own the house and the garage is old and needs repairs, updates
- 8). Describe the requested variance and grounds for refusal of a permit.
Does not meet current zoning setbacks
- 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.:
Current garage needs to be replaced and does not comply with current ordinance. The lot size cannot with stand the current requirements. We request a variance because of the limited space of our lot.

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: _____ Signature: _____
Mailing Address: _____

APPLYING FOR A VARIANCE

Variances 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:

4/30/19
Application deadline date (last working day of the month) 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.

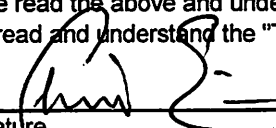
Applicants should be prepared to answer the following questions:

- * *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

4/22/19
Date

GAZDIK-SCHMIDT, TRACEY M ✓
406 CLIFTON AVE
SHEBOYGAN WI 53083

DEKKER, JOHN K ✓
2510 N 4TH ST
SHEBOYGAN WI 53083

WEISROCK, PATRICIA E ✓
409 CLIFTON AVE
SHEBOYGAN WI 53083

FLICKINGER, THOMAS E ✓
2428 N 4TH ST
SHEBOYGAN WI 53083

WERNER, STEPHEN J ✓
2500 N 3RD ST
SHEBOYGAN WI 53083

WERNER, STEPHEN J ✓
2500 N 3RD ST
SHEBOYGAN WI 53083

SACHSE, DAVID R ✓
2428 N 3RD ST
SHEBOYGAN WI 53083

BEIL, MICHAEL H ✓
8629 W SUNSET RD
NILES IL 60714

EERNISSE, CHRISTOPHER M ✓
327 CLIFTON AVE
SHEBOYGAN WI 53083

FISCHER LINDMAN, SHERYL ✓
319 CLIFTON AVE
SHEBOYGAN WI 53083

MILLER, MATTHEW W ✓
2414 N 4TH ST
SHEBOYGAN WI 53083

WYREMBECK, EDWARD P ✓
2418 N 4TH ST
SHEBOYGAN WI 53083

BINDER, THOMAS A ✓
2424 N 4TH ST
SHEBOYGAN WI 53083

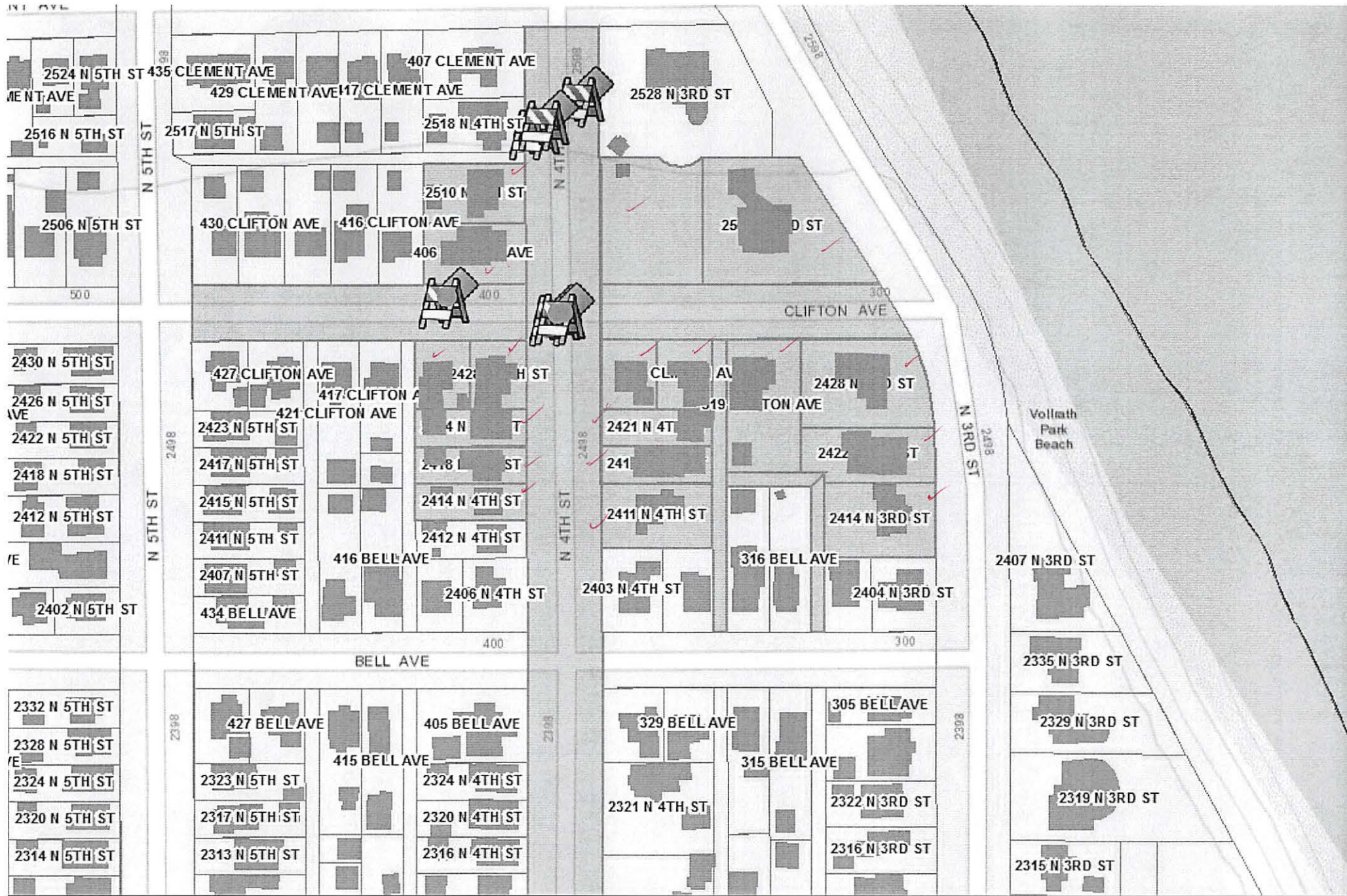
HARTMANN, DAVID W ✓
2417 N 4TH ST
SHEBOYGAN WI 53083

HOYTE, DAVID S ✓
2422 N 3RD ST
SHEBOYGAN WI 53083

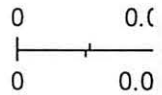
OWEN, GABRIEL ✓
2411 N 4TH ST
SHEBOYGAN WI 53083

BROWN, TIMOTHY J ✓
2414 N 3RD ST
SHEBOYGAN WI 53083

VAUGHAN, JAMES E ✓
615 TREEHOUSE PKWY
KOHLEW WI 53044

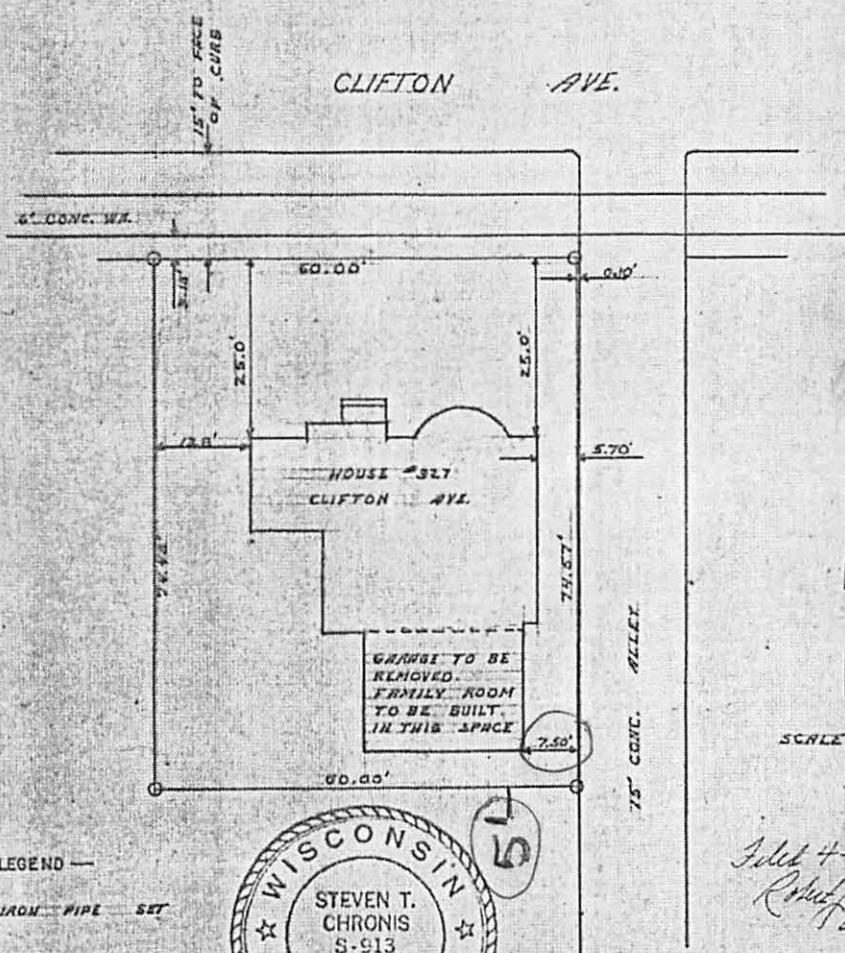


the (red line)



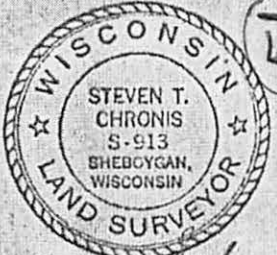
DESCRIPTION

THE EAST 1/2 OF LOTS 17 & 18, BLOCK 5,
LAKE HEIGHTS ADDITION
CITY OF SHEBOYGAN, WISCONSIN



SCALE 1" = 20'

LEGEND
— 1" IRON PIPE SET

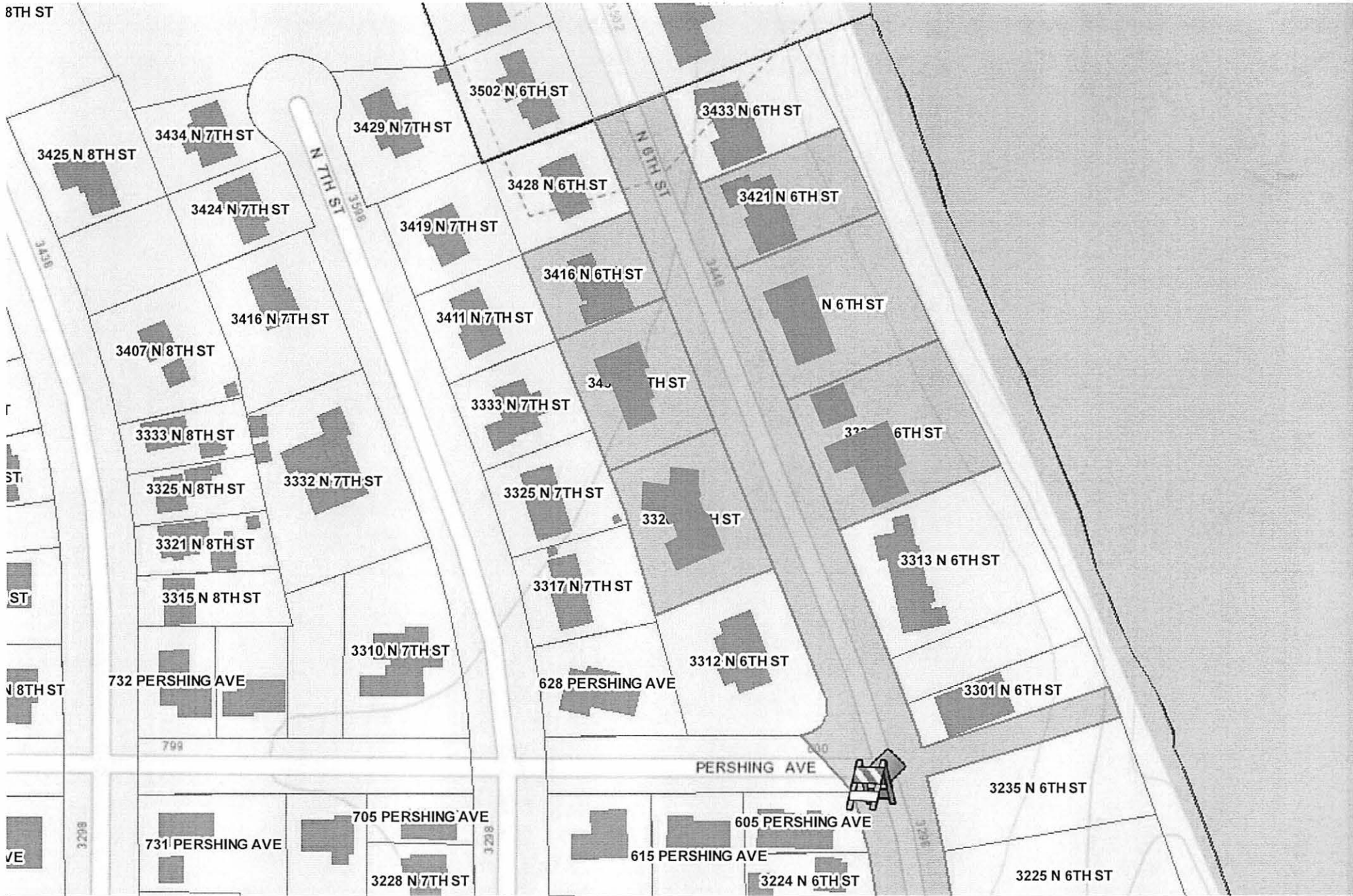


Filed 4-15-71
Robert E. Chronis
T.D.S.

APRIL 5, 1971
AERO-METRIC ENGINEERING, INC.
1301 ERIE AVENUE
SHEBOYGAN, WISCONSIN 53081

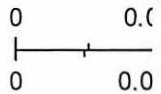
Steven T. Chronis
WIS. REGISTERED LAND SURVEYOR S-913
NOTEBOOK P-1 PAGE 17

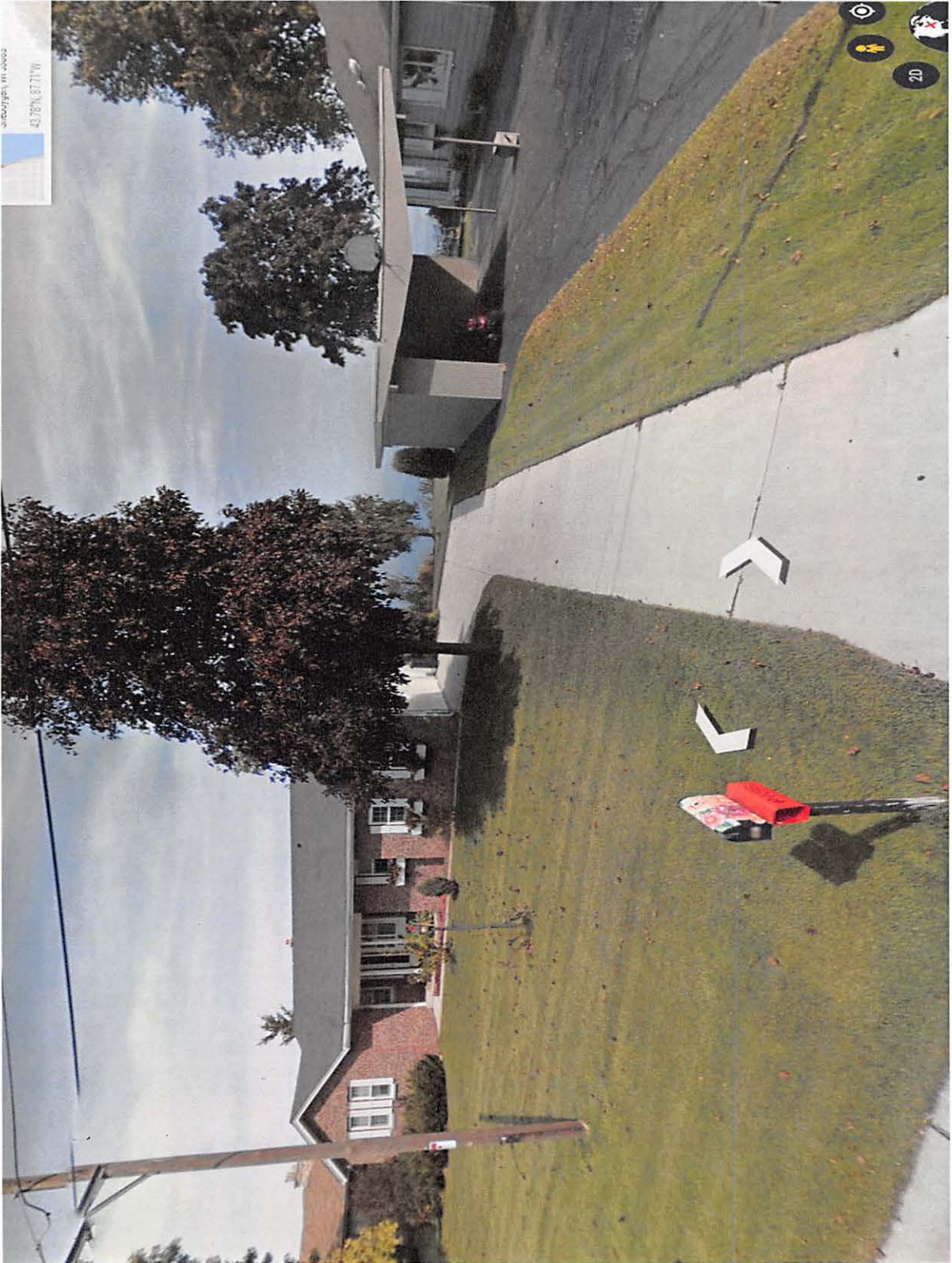
A-268
L-63/0



red line

shaded





43.76°N, 87.77°W





© 2014 Google
43.78°N, 87.71°W



2



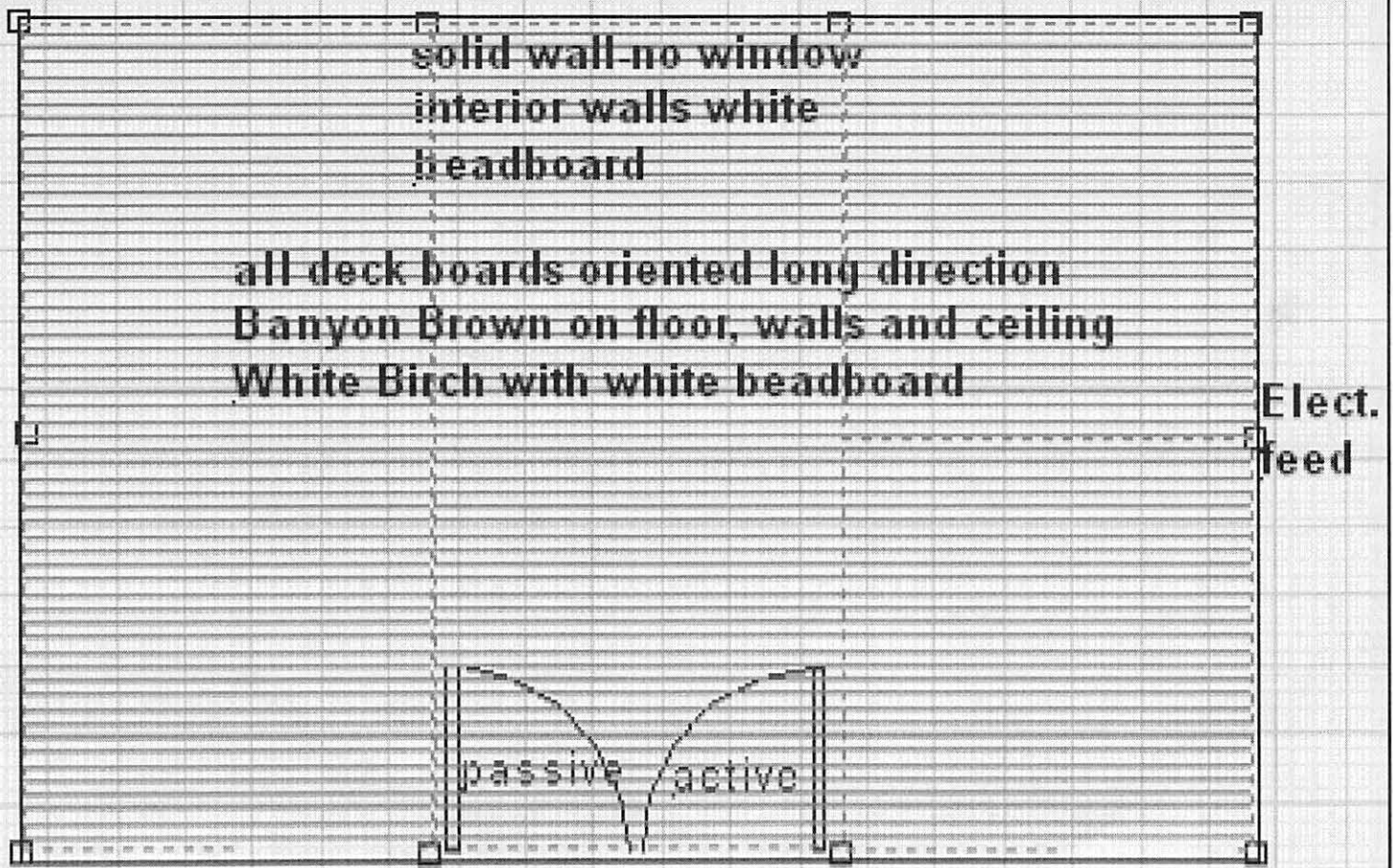
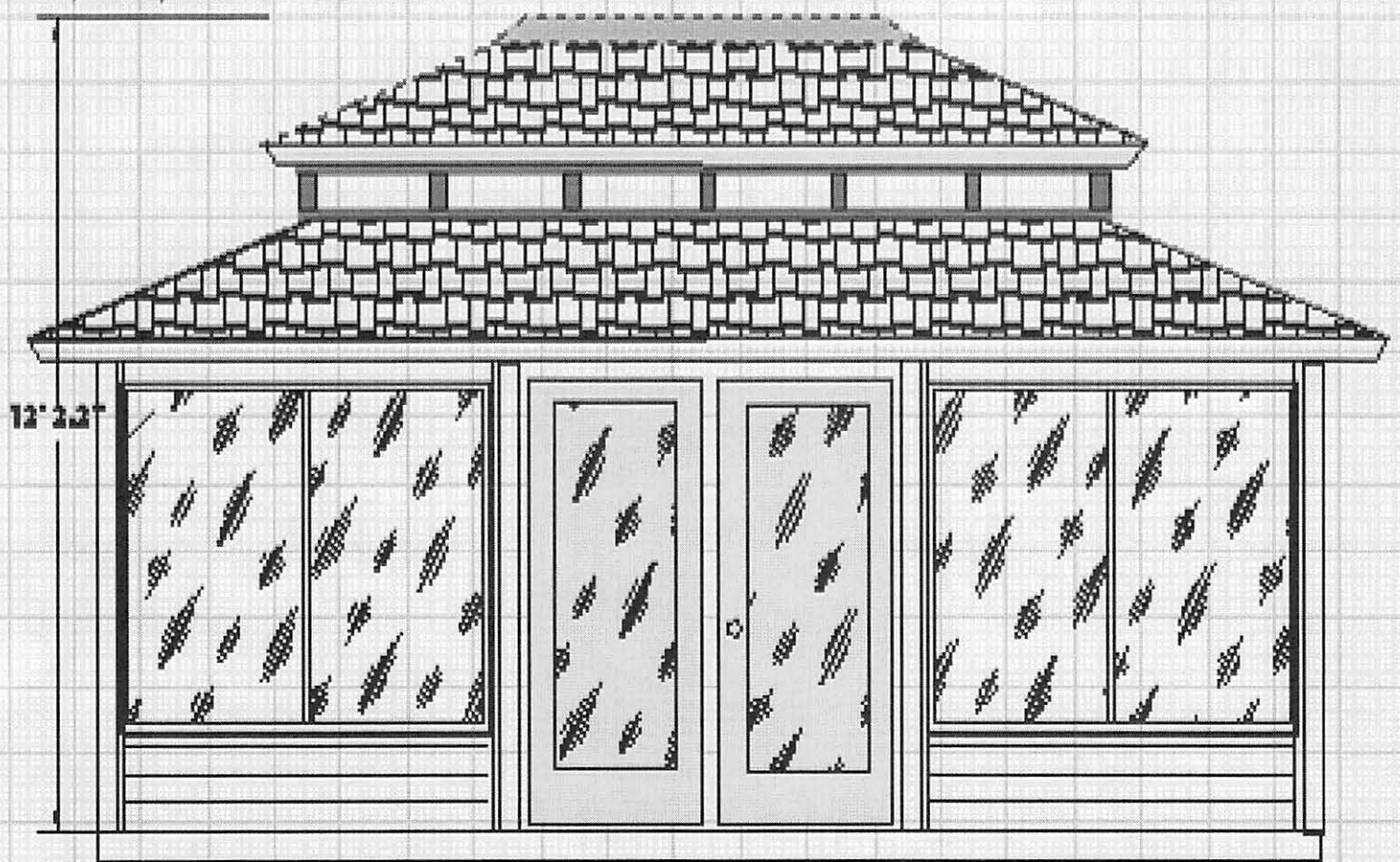


Two tier 12'3" x 18'3" three season summerhouse

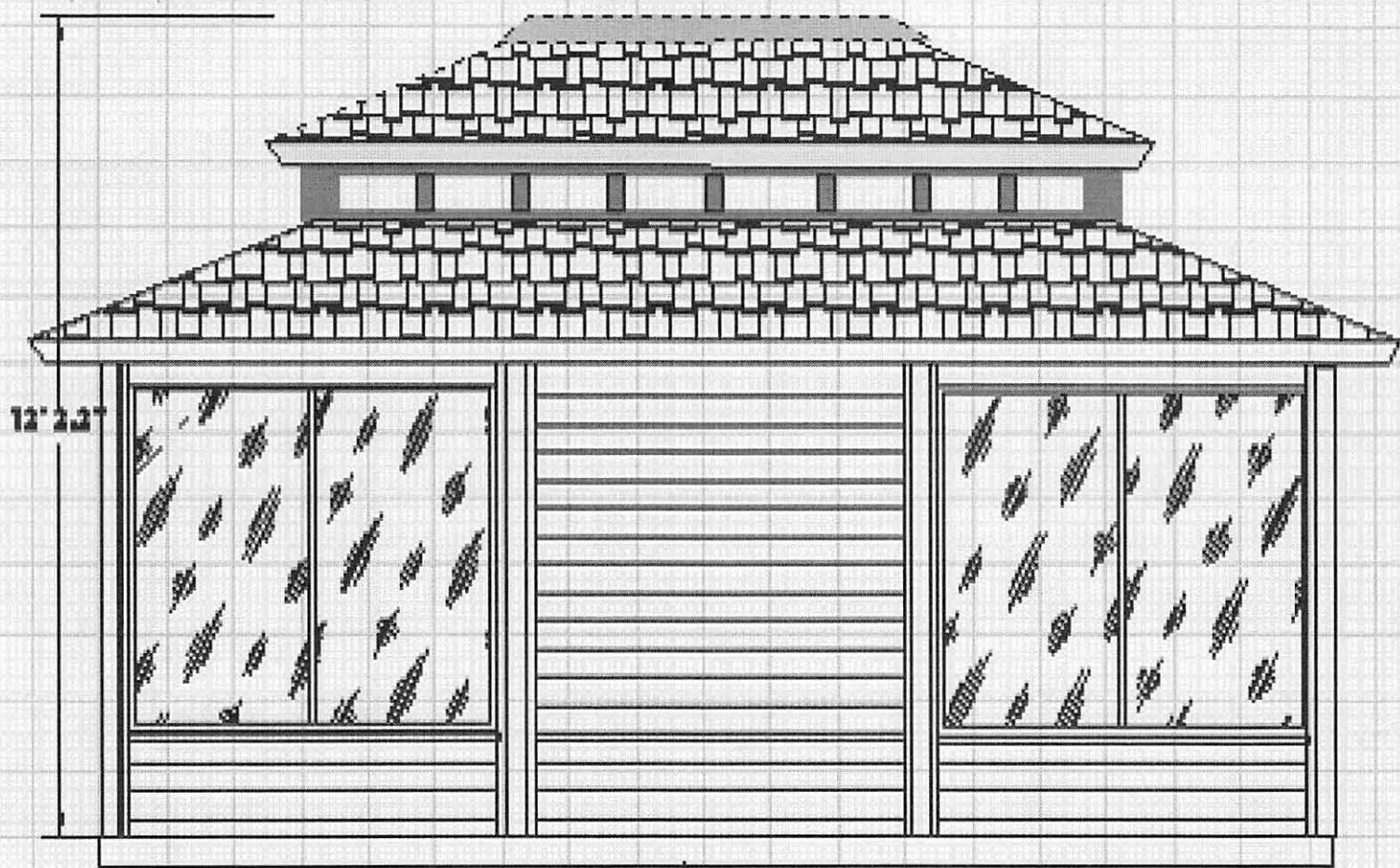
6 deck sections 6'x6'. Tongue and groove 2x6 Douglas fir flooring. No surface fasteners. Floor sections are numbered and predrilled for dowels. Clear waterborne varnish is applied to the floor. Interior walls and ceiling have Sherwin Williams Woodscapes exterior finish, Banyon Brown. Wall sections have 1/2"x5 1/2" clear, vertical grain beveled cedar siding. Includes tempered glass aluminum extrusion slider windows with full screens. Solid cedar double entrance doors with Schlage leverlock entrance hardware. Prewired for ceiling fan (owner supplied and installed), 4 duplex outlets, 2 switches, all accessible for future changes or additions. Includes interior rope lighting and remote. Roof sections with 1x12, 1x10, 1x8 knotty western red cedar, 2x4 s4s knotty western red cedar rafters, 18" tapered vertical grain #1 western red cedar shakes applied 8" exposure.

Garden Getaway Gazebos, Inc. 1234 West Scott Street Fond du Lac, WI 54937 866-923-9070

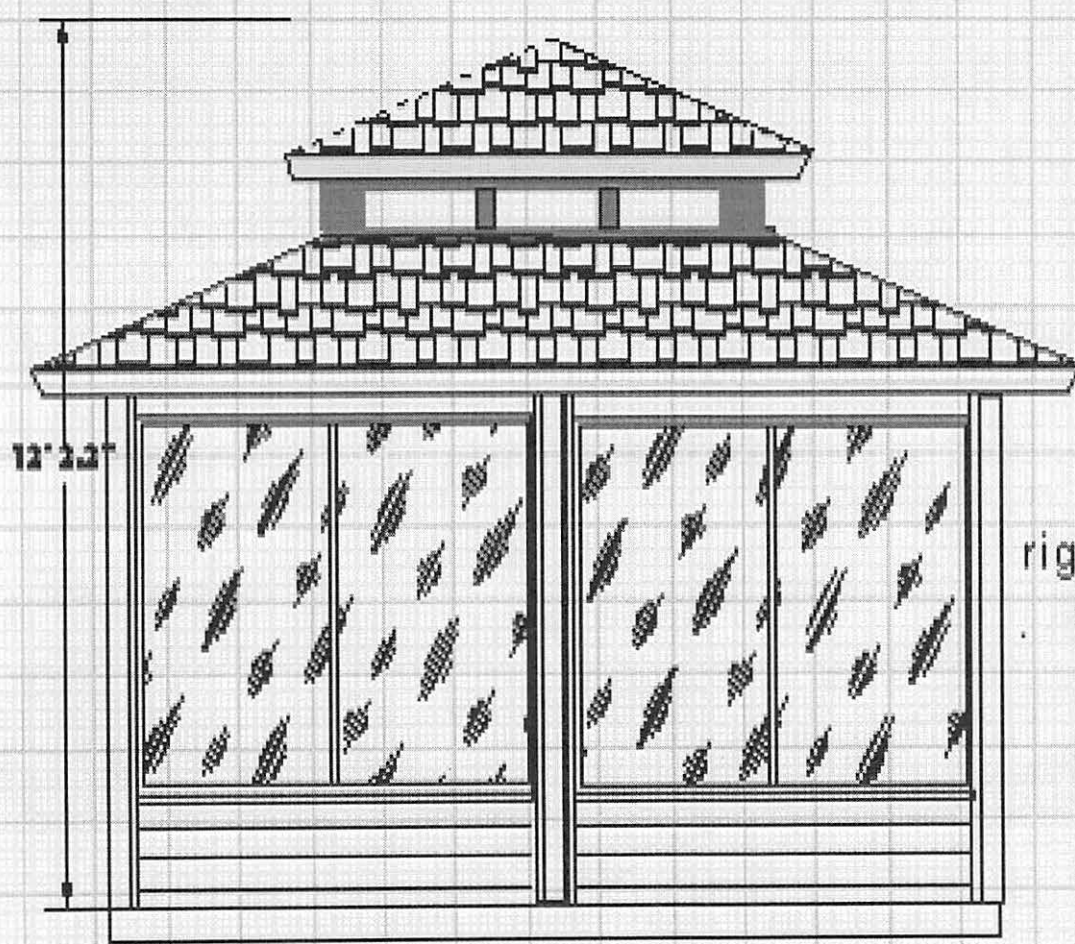
225 ft²



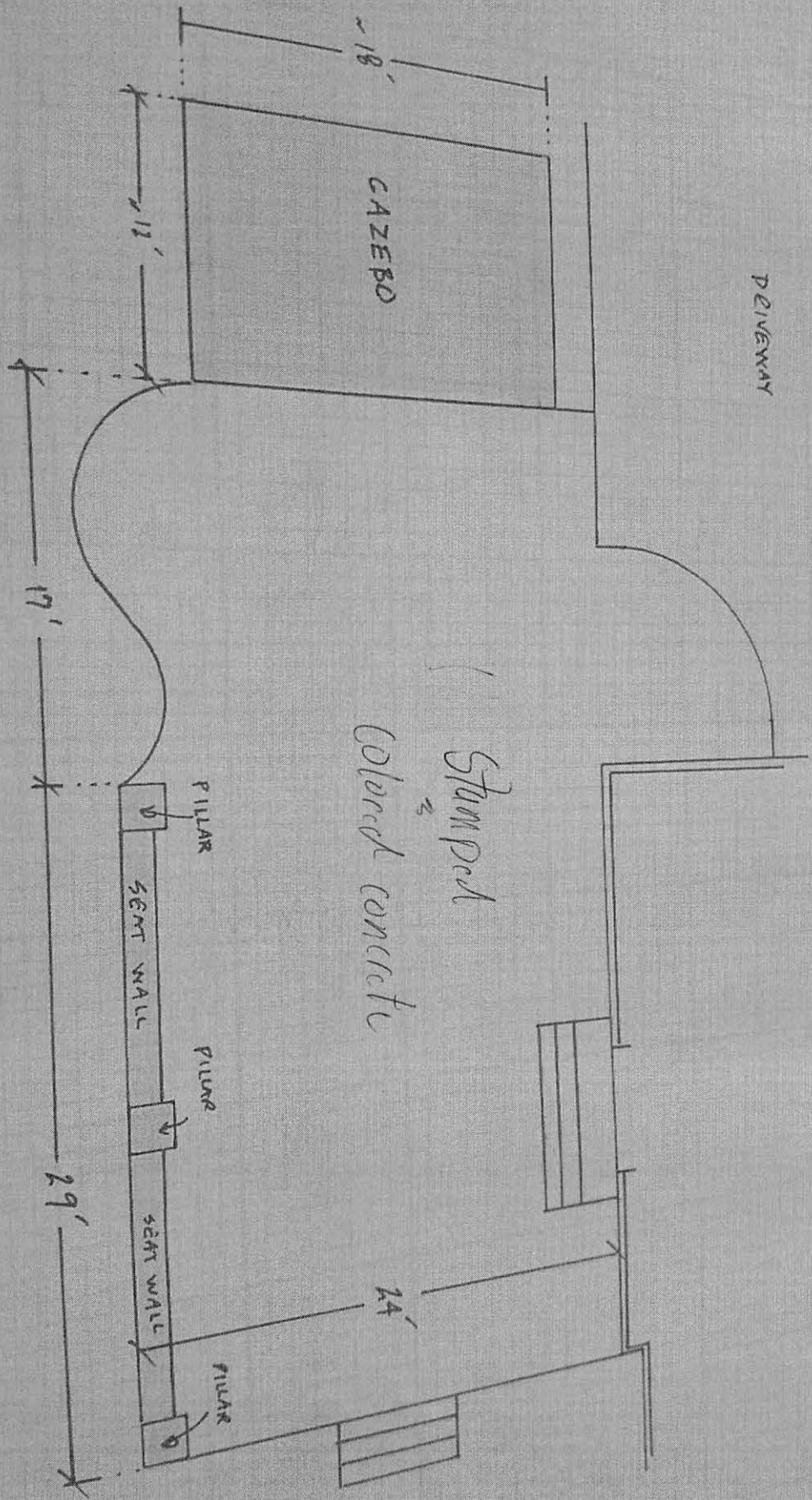
12'3" x 18'3" summerhouse



rear view



right and left
end views



①

upper roof section

one 6" hardened steel timberframe screw through 2x4 top plate of ring into hip rafter, one per upper roof section.

one 3" deck screw and clear acrylic latex sealant fastens each ring section to the 2x6 cedar ledger

cedar 2x4 ripped at 30 degrees and applied (in our shop) with 3" screws and polyurethane constructions adhesive to the 2x4 top plate of roof section

lower roof section

minimum one per lower roof section 4" hardened steel timberframe screw through the top plate into the rafter.

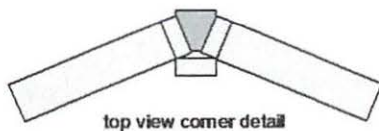


Richview 201 single slider vinyl insulated glass low-e window in white, clay or beige

walls are 92 1/2" tall side cross section of wall

interior

4x4 knothed with two vertical 2x4 studs



1/2" x 5 1/2" clear VG cedar siding applied interior and exterior, 15# felt under exterior siding smooth to interior, rough sawn to exterior

2x4 flat

2x2 fastened to 2x4 flat with two 3" prime plus deck screws each end



**summerhouse
foundation cross section**

wall plate and stud

2x4 field applied
locks deck sections
together

2x6 douglas fir Flooring

1/2" x 1 1/2" pressure treated ledger strip

vent with screen

**1x6 cedar
skirt board**

**2x6 cedar
rim joists**

Top soil removed to solid base.

.24 pressure treated foundation walls, foundation grade
1/2" plywood attached with SS 1/2"x 1 1/2" 16ga. staples.
2x6 studs attached to plate with SS 3" screws, 3 per stud.
Studs and plates are .24 foundation grade 2x6's.
60 mil neoprene rubber around plywood exterior.
Exterior backfilled with 3/4" clean washed stone, interior
backfilled with existing soil.

**Garden Getaway Gazebos, Inc.
1234 West Scott Street
Fond du Lac, WI 54937
866-923-9070**

3/4" stone footing

ZABEL, JACK H
3421 N 6TH ST
SHEBOYGAN WI 53083

ESCH, JOHN C
3406 N 6TH ST
SHEBOYGAN WI 53083

SCHREIBER TRUST
3416 N 6TH ST
SHEBOYGAN WI 53083

DOHERTY, BRIAN J
3333 N 6TH ST
SHEBOYGAN WI 53083

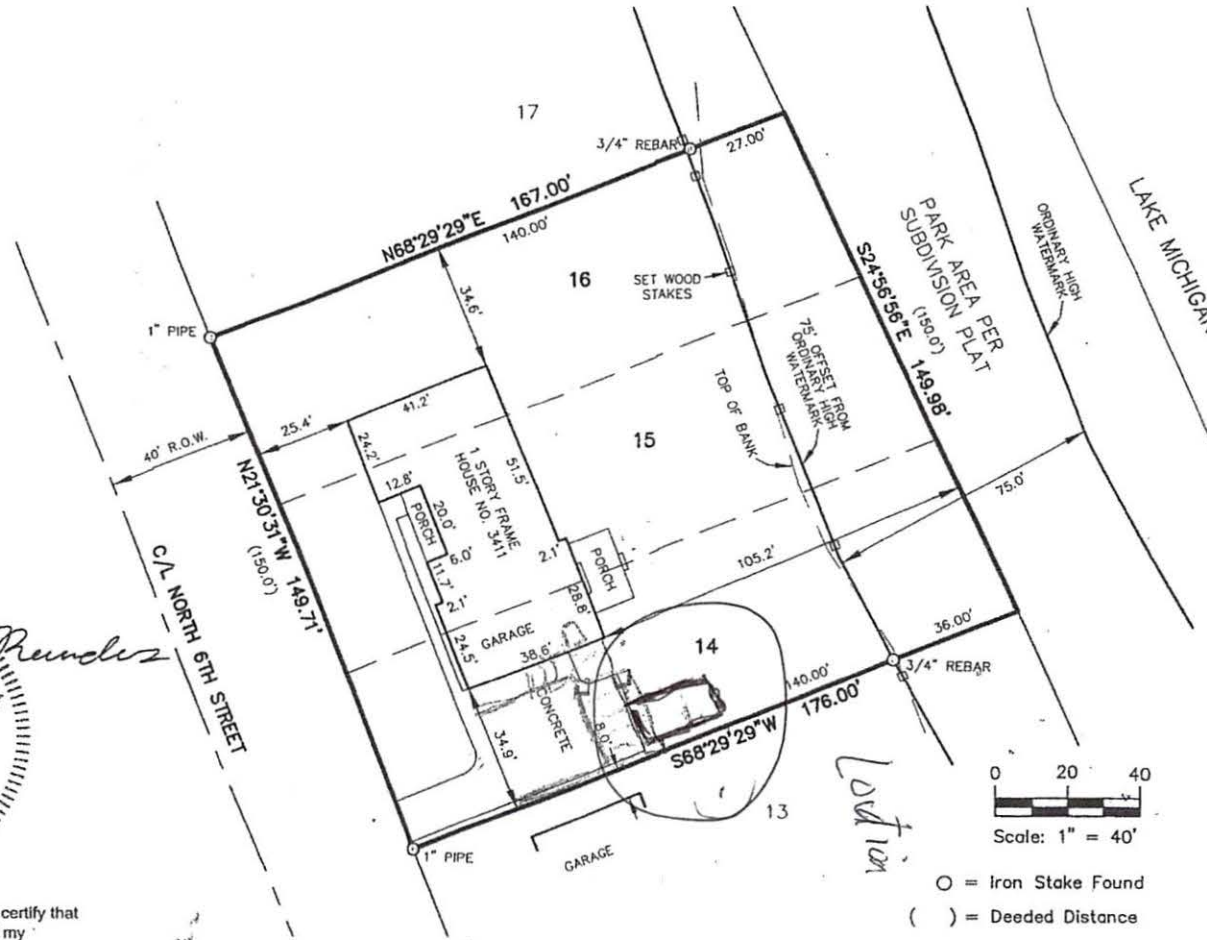
SUZANNE GRACE TRUST 6-1-12
3 THE CT OF CHARLWOOD
NORTHBROOK IL 60062

CITY OF SHEBOYGAN PARK AREA
ALG LAKE MICH
828 CENTER AVE
SHEBOYGAN WI 53081

ROHDE LIVING TRUST OF 1996
3326 N 6TH ST
SHEBOYGAN WI 53083

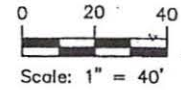
PLAT OF SURVEY

FOR: GREENSCAPE LAWN AND LANDSCAPE
 LOTS 14, 15 & 16 OF BLOCK 13, NORTH SHORE SUBDIVISION NO. 1, CITY OF SHEBOYGAN,
 SHEBOYGAN COUNTY WISCONSIN.



Benjamin J. Reenders
 WISCONSIN
 BENJAMIN J. REENDERS
 S-3114
 OOSTBURG
 WS.
 6/18/2018
 LAND SURVEYOR

I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.



○ = Iron Stake Found
 () = Deeded Distance

941 Center Avenue, Suite 1
 Oostburg, WI 53070
 920-547-0599

CEDAR CREEK SURVEYING, LLC
 www.cedarcreeksurveying.com

FILE No.: 2017041 DATE: 6/18/2018 PAGE: 1 OF 1

6 foot setback to the South property line.











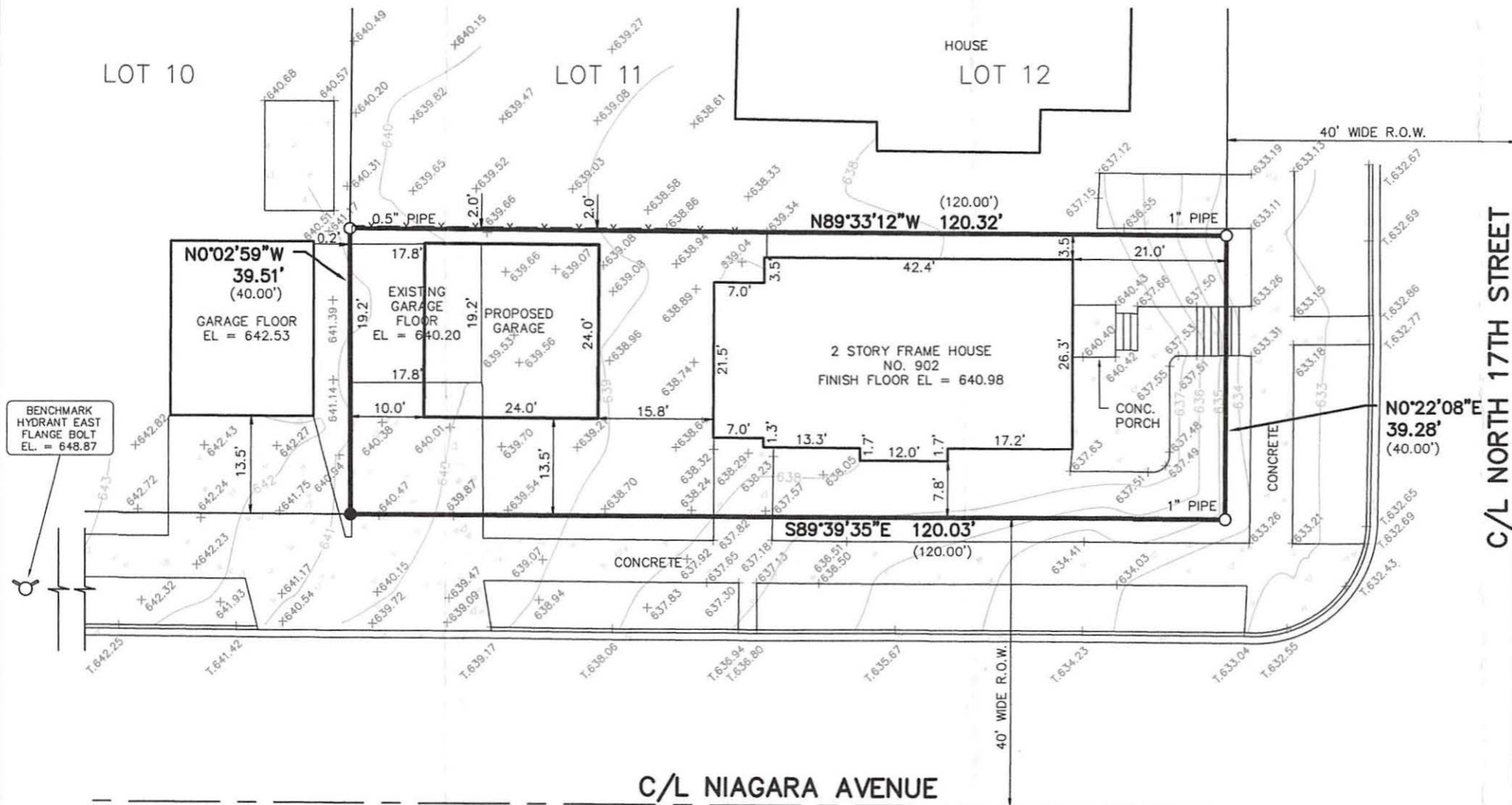


PLAT OF SURVEY

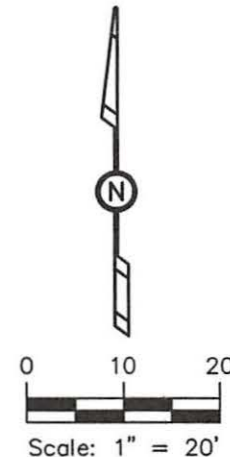
FOR: John Jelovnik
 The South 40' of Lots 11 and 12, Block 115 of the Original Plat,
 City of Sheboygan, Sheboygan County, Wisconsin.



I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.



BENCHMARK
 HYDRANT EAST
 FLANGE BOLT
 EL. = 648.87



- = Iron Stake Found
- = Iron Stake Set
- ⊙ = Hydrant
- x-x- = Fence
- T. = Top of Curb

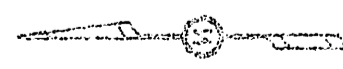
941 Center Avenue, Suite 1
 Oostburg, WI 53070
 920-547-0599
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

PLAN OF SUBDIVISION

City of Jefferson Parish, Louisiana
 This plan is in full compliance with the provisions of the Louisiana Subdivision Act, Act No. 151 of the Acts of 1908, as amended.



Scale: 1" = 50'
 0 10 20
 Feet



Scale: 1" = 50'
 0 10 20
 Feet

Geological Survey
 U.S. Department of the Interior

City of Jefferson Parish, Louisiana
 This plan is in full compliance with the provisions of the Louisiana Subdivision Act, Act No. 151 of the Acts of 1908, as amended.

[Handwritten signature and notes]

Approved and filed:
 This plan is in full compliance with the provisions of the Louisiana Subdivision Act, Act No. 151 of the Acts of 1908, as amended.

PLAN OF SUBDIVISION

City of Jefferson Parish, Louisiana
 This plan is in full compliance with the provisions of the Louisiana Subdivision Act, Act No. 151 of the Acts of 1908, as amended.

JELOVNIK, JOHN R
902 N 17TH ST
SHEBOYGAN WI 53081

CASS ENTERPRISE LLC
1142 HUMMINGBIRD LN
PLYMOUTH WI 53073

LEX, MAUREEN
1716 NIAGARA AVE
SHEBOYGAN WI 53081

MARTINEZ, RUFINO C
914 N 17TH ST
SHEBOYGAN WI 53081

POSTPHNY, LAURIE L
910 N 17TH ST
SHEBOYGAN WI 53081

VANG, POR
1513 S 8TH ST
SHEBOYGAN WI 53081

CITY OF SHEBOYGAN KIWANIS
PARK
828 CENTER AVE
SHEBOYGAN WI 53081

WRENSCH, DOUGLAS W
2228 N 23RD ST
SHEBOYGAN WI 53083

PFISTER, CHARLES A
1721 NIAGARA AVE
SHEBOYGAN WI 53081

HOSTIGUIN, MARIA
1701 NIAGARA AVE
SHEBOYGAN WI 53081

MEISENBECH, MICHAEL R
824 N 17TH ST
SHEBOYGAN WI 53081

WILSON, DANIEL C
2420 ELM AVE
SHEBOYGAN WI 53081

