

*****ATTACHMENTS*****

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:

Tuesday, July 31, 2018
Application deadline date (last working day of the month)

Wednesday, August 15, 2018
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

7/30/18
Date

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

CASE NO. 2-3
FILING DATE 7-30-18
RECEIPT NO. 79799
ZONING DIST. NR

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

1). Appeal Location (address): 918 Custer Ave., Sheboygan, WI

2). Applicant: Hurt + Shelley Turunkewich Telephone #: (920) 980-8904-S
Address: 918 Custer Ave., Sheboygan 920-980-7174-K

3). Legal Property Description (Lot, Block, Subdivision, etc.) Mamaker, Tynhorst + Hesse, division, lots 1A, 15, 46, 47 + half of 48 + vacated alley.

4). Type of Building (Circle): Commercial - Industrial - Institutional - Residential - Apartment - Other (if other)
please list: would like lots 14+15 + 1/2 of vacated alley to be a separate parcel

5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: creating a parcel

6). If the request is for a nonconforming use:
Your intended use: to sell it to Jim Paulson so he can build a home.
Date last occupied as a nonconforming use: n/a
By Whom: n/a Previous use: n/a

7). Applicants interest in property: Jim Paulson

8). Describe the requested variance and grounds for refusal of a permit.
We would like the parcel separated so we can sell the empty lot to a private party so he can build his home.

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.:
Test 1) The lot is 60' deep + doesn't meet the current 70' city guidelines.
Test 2) The lot is 40' deep + not the 70' deep city ordinance requires.
Test 3) There is no harm for the public interest, both adjacent lots welcome the opportunity to have a house built on this vacant lot. (see attached letter.) →

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: 7/30/18
Signature: Shelley H. [Signature]
Mailing Address: 918 Custer Ave
Sheboygan, WI 53081

Currently the lot is vacant, adding another home to the neighborhood not only adds value to our immediate neighborhood, but also gives the city additional tax revenue. The plans shown to us by the interested buyer would enhance the neighborhood.

Dear Board Members,

Please accept this additional paper as part of our application for a variance.

My husband Kurt and I purchased the vacant lot east of our house in hope to build a freestanding garage, as well as extra yard for our children to use. After we purchased the lot, we were advised that we would not be able to build a freestanding garage, and could only add on to our additional structure. It was at that point we decided not to add on to our existing home as it wasn't a financially feasible option. We were still happy with the lot as our kids intended to be the "responsible parties" to maintain it so they could use it as a soccer field, volleyball court etc. Currently it sits as a grassy, empty field and no one but the adults to care for it. (Ahhhh kids, got to love them!) With that being the current state of the lot, we opted to try to sell it. When we purchased the lot, it was merged into our current lot. We are requesting the lots be again separated and a new parcel created so we may sell it. We have enclosed a certified survey map of the property to show the proposed lot division.

Jim, the interested buyer, approached my husband as he was literally running by and inquired about the empty lot. He said he'd be interested in buying the lot to build a home for himself and a place for his daughters to visit when home for visits. He loves the proximity to the lake and likes the quiet, quaint atmosphere that Custer Avenue provides.

Jim has brought over the house plan he'd like to build, and the design for the outside. The exterior of the home, although newer, would look beautiful on the lot. Definitely an improvement over the grass that is currently there. I have attached the house plans Jim has shared. The home is 64' x 33.6'. The lot is 126.5' x 60'.

We have also spoken with the adjacent neighbors, Kerry and Marcia Doyle. They not only own the immediate property to the north, but also the property kitty corner to the lot. They too, welcome the opportunity to have someone build a home on the lot. We have a written letter from them in support of this as well.

Regarding the current lot lines between all of the homes, there is a wooden fence, as well as a row of bushes already lining the lot line on Custer Avenue, and a partial lot line is defined with a picket fence along 9th Street. At this time, no further fencing would be needed by any of the parties.

We are hoping for the variance for a number of reasons. First, we'd like to sell the lot, we no longer have a use for it and it would continue to sit there, vacant. Second, it would be great to have a neighbor on that side of the house, adding a home to the lot will complete the "neighborhood" feel, rather than a bunch of houses and a boring lot there. Third, it would be great to have another family in the neighborhood. Additionally, after we "walked" the footprint of the house Jim would like to build, he was happy with it! The lot is 10' short of the 70' ordinance, the house he wants to build would still fit nicely on the lot. Finally, we would love to have this variance approved and a separate parcel created so we can add a new neighbor!

Thank you for your time and consideration.

Sincerely,



Shelley Tuzinkewich

Dear Board Members,

Please accept this additional paper as part of our application for a variance.

My husband Kurt and I purchased the vacant lot east of our house in hope to build a freestanding garage, as well as extra yard for our children to use. After we purchased the lot we were advised that we would not be able to build a freestanding garage and could only add on to our additional structure. It was at that point we decided not to add on to our existing home as it wasn't a financially feasible option. We were still happy with the lot as our kids intended to be the responsible parties to maintain it so they could use it as a soccer field, volleyball court etc. Currently it sits as a grassy empty field and one of the adults care for it. (Ahhh kids, got to love them). With that being the current state of the lot we opted to try to sell it. When we purchased the lot, it was merged into our current lot. We are repurchasing the lot to be again separated and a new parcel created so we may sell it. We have attached a certified survey map of the property to show the proposed lot division.

Jim, the interested buyer, approached my husband as he was literally running for an inquired about the empty lot. He said he was interested in buying the lot to build a home for himself and a place for his dog to visit when home for visits. He loves the proximity to the lake and likes the quiet, quiet atmosphere that Quince Avenue provides.

Jim has brought over the house plan he'd like to build, and the design for the outside. The exterior of the home, although newer, would look beautiful on the lot. Definitely an improvement over the grass that is currently there. I have attached the house plan Jim has shared. The house is 64' x 33'. The lot is 128.5' x 60'.


We have also spoken with the adjacent neighbors, Kory and Maria Doye. They not only own the immediate property to the north, but also the property kitty corner to the lot. They too, welcome the opportunity to have someone build a home on the lot. We have a written letter from them in support of this as well.

Regarding the current lot lines between all of the houses, there is a wooden fence, as well as a row of bushes already lining the lot on Quince Avenue and a metal lot line is defined with a picket fence along SW Street. At this time, no further fencing would be needed by any of the parties.

We are hoping for the variance for a number of reasons. First, we'd like to sell the lot, we no longer have a use for it and a would continue to sit there vacant. Second, it would be great to have a neighbor on that side of the house, adding a home to the lot will complete the "neighborhood" feel rather than a bunch of houses and a porch for there. Third, it would be great to have another family in the neighborhood. Additionally, if we "walked" the footprint of the house Jim would like to build, he was happy with it. The lot is 10' short of the 20' minimum the house plan wants to build, we would love to have this variance approved and a separate parcel created so we can add a new neighbor.

Thank you for your time and consideration.

Sincerely,


Kurt and Kim

Kerry Doyle

Reference:

Sheboygan Parcel # 59281317958

Dear Kurt and Shelley Tuzinkewich:

We currently own the residential property adjacent to Parcel # 59281317958 on the North side. We also own the 2 family located at on the opposite corner, the South East corner of South Ninth and Custer Avenue (2603 and 2605 South 9th Street).

We greatly appreciate the opportunity to express our view on the sale and ultimate building of a single family home on Parcel # 59281317958. We will very much like to see a home built on this lot and favor and agree with the necessary lot size variances to approve the building of a home. A new home on this lot will enhance the neighborhood and make good use of a vacant property.

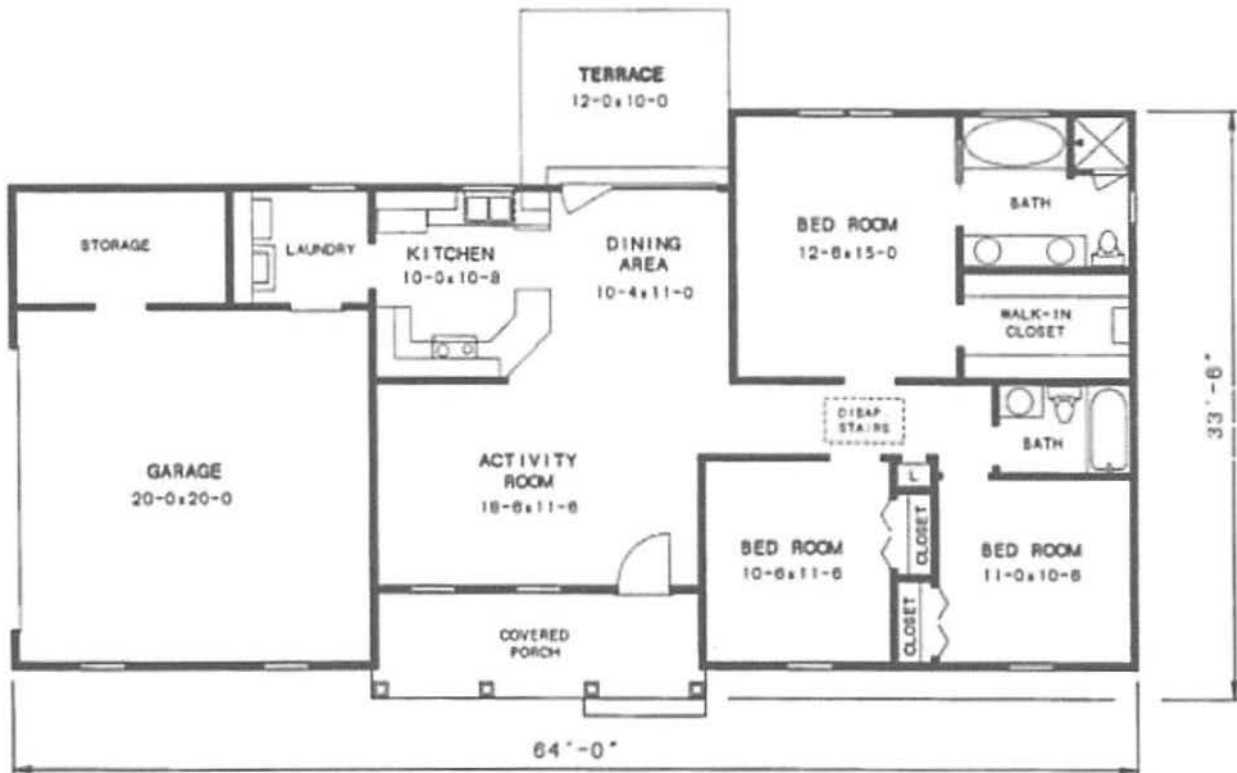
Please, as architectural and landscape plans are drawn up, consider the need for drainage of surface water from the Church parking lot on the North side of the subject parcel. The runoff goes to the South across the far West end of 2522 S 9th Street property and the subject parcel.

Sincerely,

Marcia Doyle 7/29/2018

Kerry Doyle 7/29/2018

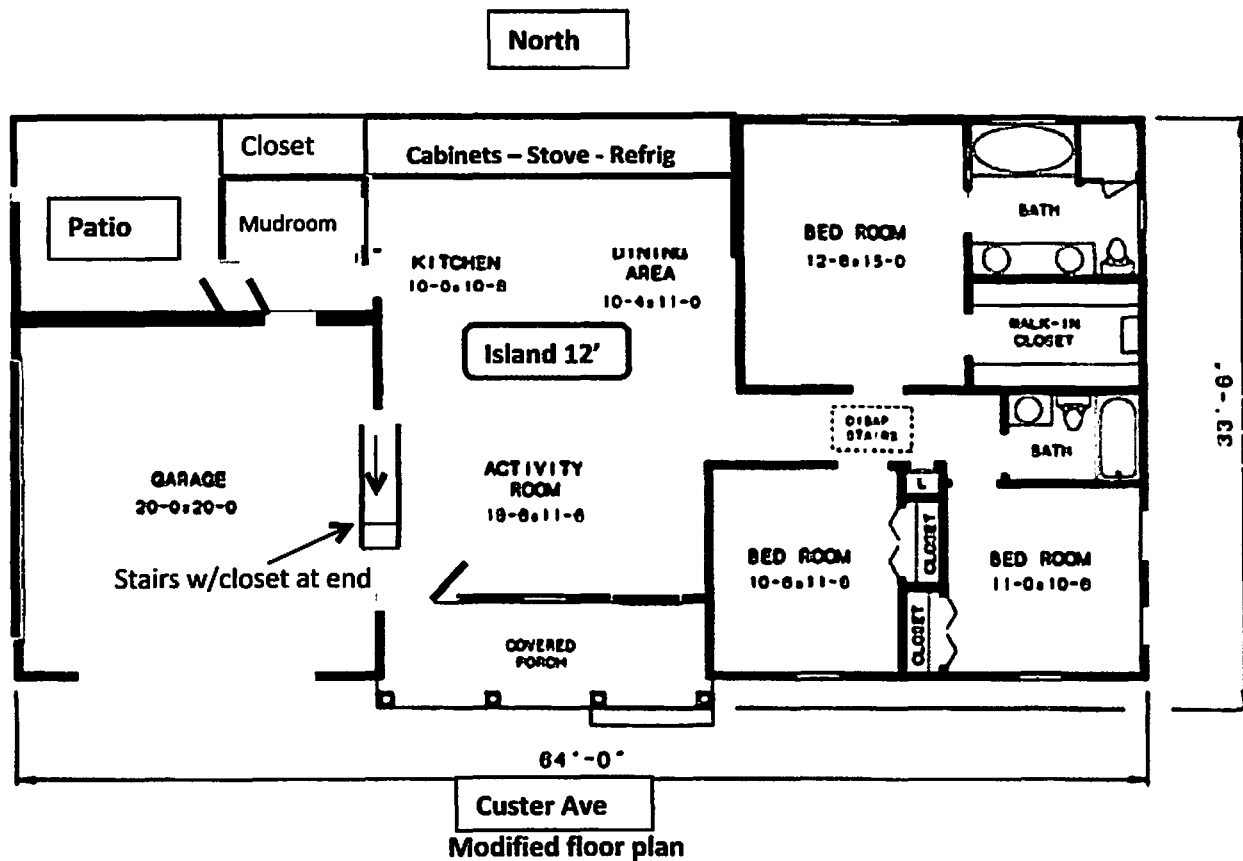
Marcia and Kerry Doyle
2522 South 9th Street
Sheboygan, WI 53081
Phone: 920-980-4959
FAX: 920-467-3830
EMAIL: KERRY@PHELPSINDUSTRIAL.COM



Original floorplan: 1,274 sq ft.

Thehousedesigners.com/plan1567/





Modified floor plan: 1,400 sq ft

Bumped kitchen and dining area: 10-4 x 11-0; 12-8 x 15-0 of the master bedroom

Run kitchen cabinets (including island) along 1 wall of kitchen and dining area

Kitchen sink & dishwasher will be in the island (not along back wall)

Do not need shower in master bathroom. Instead move toilet there and put linen closet by sinks

9' ceilings throughout – solid surface countertops – oversize white baseboard

Tray ceiling in master bedroom (or box around ceiling)

Garage entrance will be on south side of house

Sidewalk from porch of house to sidewalk on Custer Ave

Pocket Door from kitchen to mudroom

Covered Patio

VACANT LOT AT 9TH + CUSTER





Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



PAWLING, WILLIAM C
VINES, LAURALEE ANN
2613 S 9TH ST
SHEBOYGAN WI 53081

KERRY O DOYLE & MARCIA E DOYLE
REVOCABLE TRUST OF 2018
2522 S 9TH ST
SHEBOYGAN WI 53081

THOMPSON, ALLISON E
919 CUSTER AVE
SHEBOYGANWI53081

GARCIA, ELOY E
2523 S 9TH ST
SHEBOYGANWI53081

HAEUSER, RYAN
926 CUSTER AVE
SHEBOYGANWI53081

NOEL, STEPHANIE S
2518 S 9TH ST
SHEBOYGANWI53081

WANG, XIAOHUA
N6177 COLONIAL CT
SHEBOYGANWI53083

TUZINKEWICH, KURT D
TUZINKEWICH, SHELLEY A
918 CUSTER AVE
SHEBOYGANWI53081

PERKINS, NATHAN D
MELANIE L.
2607 S 10TH ST
SHEBOYGAN WI 53081

EIDEN TRUST
2606 S 9TH ST
SHEBOYGAN WI 53081

ANDERSON, RYAN D
ANDERSON, REBECCA A
2603 S 10TH ST
SHEBOYGANWI53081

KERRY O DOYLE & MARCIA E DOYLE
REVOCABLE TRUST OF 2018
2522 S 9TH ST
SHEBOYGANWI53081

MEDINGER, SHAYNA L
2517 S 9TH ST
SHEBOYGANWI53081

SPADER, JONATHAN S
JORGENSEN, SIGNE E
2514 S 9TH ST
SHEBOYGANWI53081

SPRINGS HOMES LLC
2221 LINCOLN AVE
TWO RIVERSWI54241

JUERS, PATRICIA M
835 CUSTER AVE
SHEBOYGAN WI 53081

SHIMENETTO, THOMAS M
SHIMENETTO, COURTNEY A
913 CUSTER AVE
SHEBOYGANWI53081

STEFFEN, THOMAS J
STEFFEN, BILLIE JO
2527 S 9TH ST
SHEBOYGANWI53081

OUR SAVIOR'S LUTHERAN CHURCH
917 MEAD AVE
SHEBOYGANWI53081

MALWITZ, CRAIG A
2525 S 10TH ST
SHEBOYGANWI53081

MATTERN, DAVID L
2118 S 7TH ST
SHEBOYGANWI53081

OUR SAVIOR'S LUTHERAN CHURCH
917 MEAD AVE
SHEBOYGANWI53081


CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SHEET 2 OF 2

BEING LOT 1 OF C.S.M. NO. 1763867 AND ALL OF
LOT'S 14 AND 15 AND EAST HALF OF VACATED ALLEY
ADJACENT TO LOTS 14 AND 15, RAMAKER TERHORST &
HESSE'S DIVISION, LOCATED IN THE NW1/4 OF SECTION
35 T.15N., R23E., CITY OF SHEBOYGAN, SHEBOYGAN
COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As Owner (s), I (We) hereby certify that I (We) caused the land described on this map to be surveyed,
divided, and mapped as represented on this map.

DATED 7/20/18


OWNER KURT D. TUZINKEWICH


Owner SHELLEY A. TUZINKEWICH

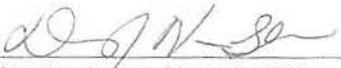
CERTIFICATE OF CITY PLANNING COMMISSION

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE CITY OF PLYMOUTH PLANNING AND RESOURCES
DEPARTMENT.

DATE _____

SECRETARY-CITY PLANNING COMMISSION _____




Dennis J. Van Sluys S-1238

dated this 28th day of JUNE, 2018