

**\*\*\*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:

April 28th, 2017  
Application deadline date (last working day of the month)

May 17, 2017  
Date: Board of Appeals Meeting  
4:00

**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]  
Signature

27 APR 2017  
Date

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

CASE NO. 2.2  
FILING DATE 4-28-17  
RECEIPT NO. \_\_\_\_\_  
ZONING DIST. NR

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

- 1). Appeal Location (address): 528 Ontario Ave, Sheboygan WI 53081
- 2). Applicant: Kyle Luker Telephone #: (815) 341-8944  
Address: 528 Ontario, Sheboygan WI 53081
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) 528 Ontario Ave  
Parcel No. 59281105050 Being Lot 8 of Block 97 of the original  
plat of the city of Sheboygan, Sheboygan County, Wisconsin,  
except the west ten feet of the north sixty feet of lot 8
- 4). Type of Building (Circle): Commercial - Industrial - Institutional - Residential - Apartment - Other (if other)  
please list: Detached Garage
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other  
(if other) please list: Detached Garage
- 6). If the request is for a nonconforming use:  
Your intended use: NA  
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.  
Requesting variance to match East wall of new structure with  
East wall of existing structure. Variance would allow new East  
wall to be built at min 2.3' from property line (inside 3.0' current regulation)  
See attached survey. Adjacent property ave E. is a residential driveway
- 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.:  
Variance would allow for existing structure to match new construction.  
Doing so for aesthetics. This would allow the lines of the new  
building to line up with the current fence line running down the  
East end of the property

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: [Signature]  
Mailing Address: 528 ONTARIO AVE  
SHEBOYGAN WI 53081

Date: 27 APR 2017

## 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.

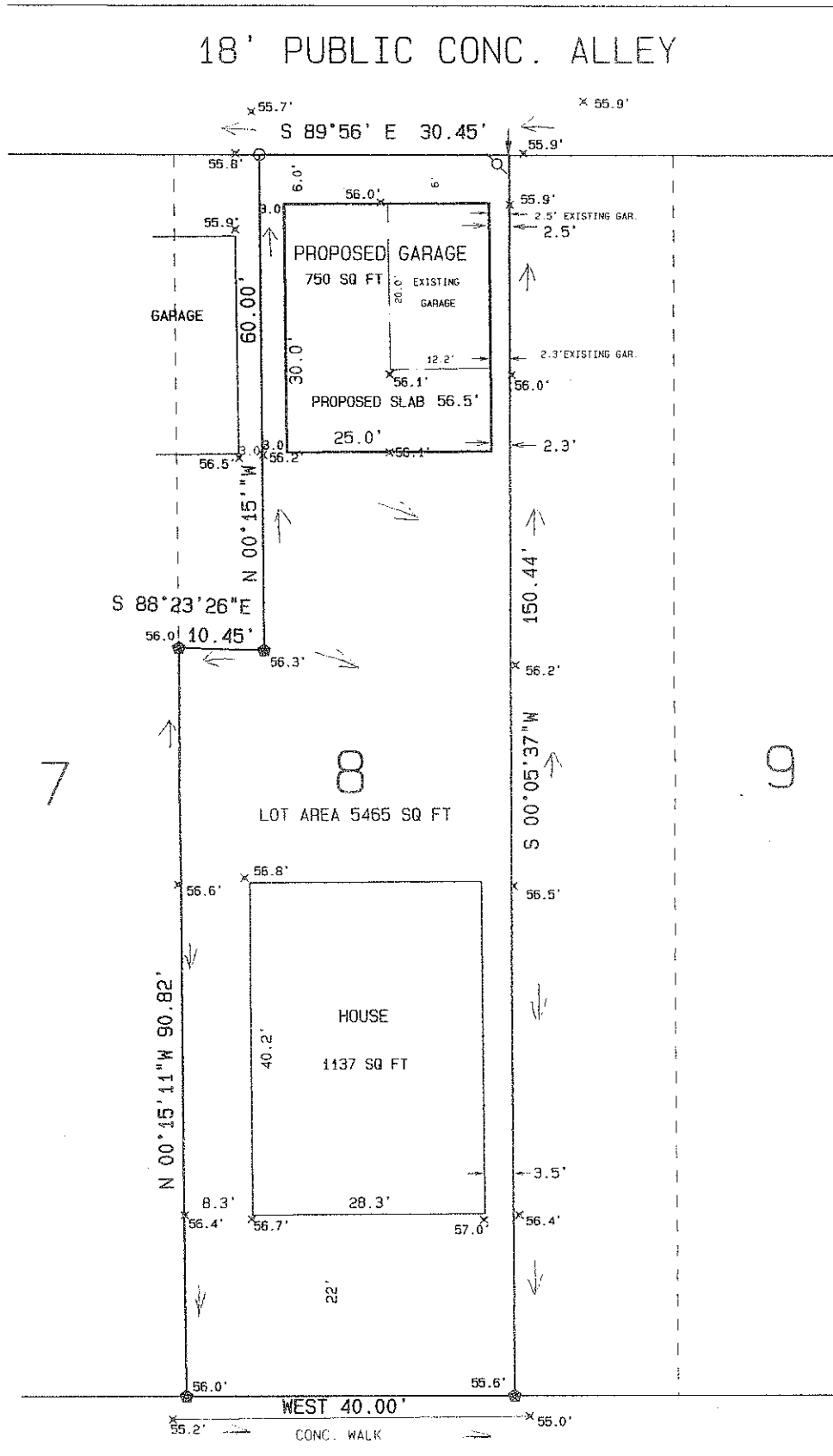
The Board, in granting a variance, may impose conditions on the proposed construction to assure that the public's interests are protected. Board members may only grant the ***minimum relief*** necessary for the reasonable use of the property.

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.***

D & H LAND SURVEYS LLC  
 1628 GEORGIA AVENUE  
 SHEBOYGAN, WISCONSIN

528 ONTARIO AAVE.  
 PARCEL NO. 59281105050  
 BEING LOT 8 OF BLOCK 97 OF THE ORIGINAL PLAT OF THE CITY OF  
 SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, EXCEPT THE WEST TEN FEET  
 OF THE NORTH SIXTY FEET OF LOT 8.



THIS IS AN ORIGINAL PRINT ONLY  
 IF SEAL IS IMPRINTED IN RED

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Dennis J. Van Sluys*  
 Dennis J. Van Sluys S-1238

Dated this 21<sup>st</sup> day of APRIL, 2017.



1" = 20'

- x = EXISTING GRADE CITY DATUM
- o = IRON PIPE SET
- ⊗ = IRON PIPE FOUND
- ↓ = CHISELED ARROW FOUND

CITY OF SHEBOYGAN

REQUEST FOR

B.O.A.

CONSIDERATION

528 ONTARIO

ITEM DESCRIPTION:

VARIANCE

REPORT PREPARED BY:

REPORT DATE:

5-1-17

MEETING DATE:

5-17-17

FISCAL SUMMARY:

Budget Line Item:

N/A

Budget Summary:

N/A

Budgeted Expenditure:

N/A

Budgeted Revenue:

N/A

STATUTORY REFERENCE:

Wisconsin Statutes:

N/A

Municipal Code:

YES

BACKGROUND / ANALYSIS:

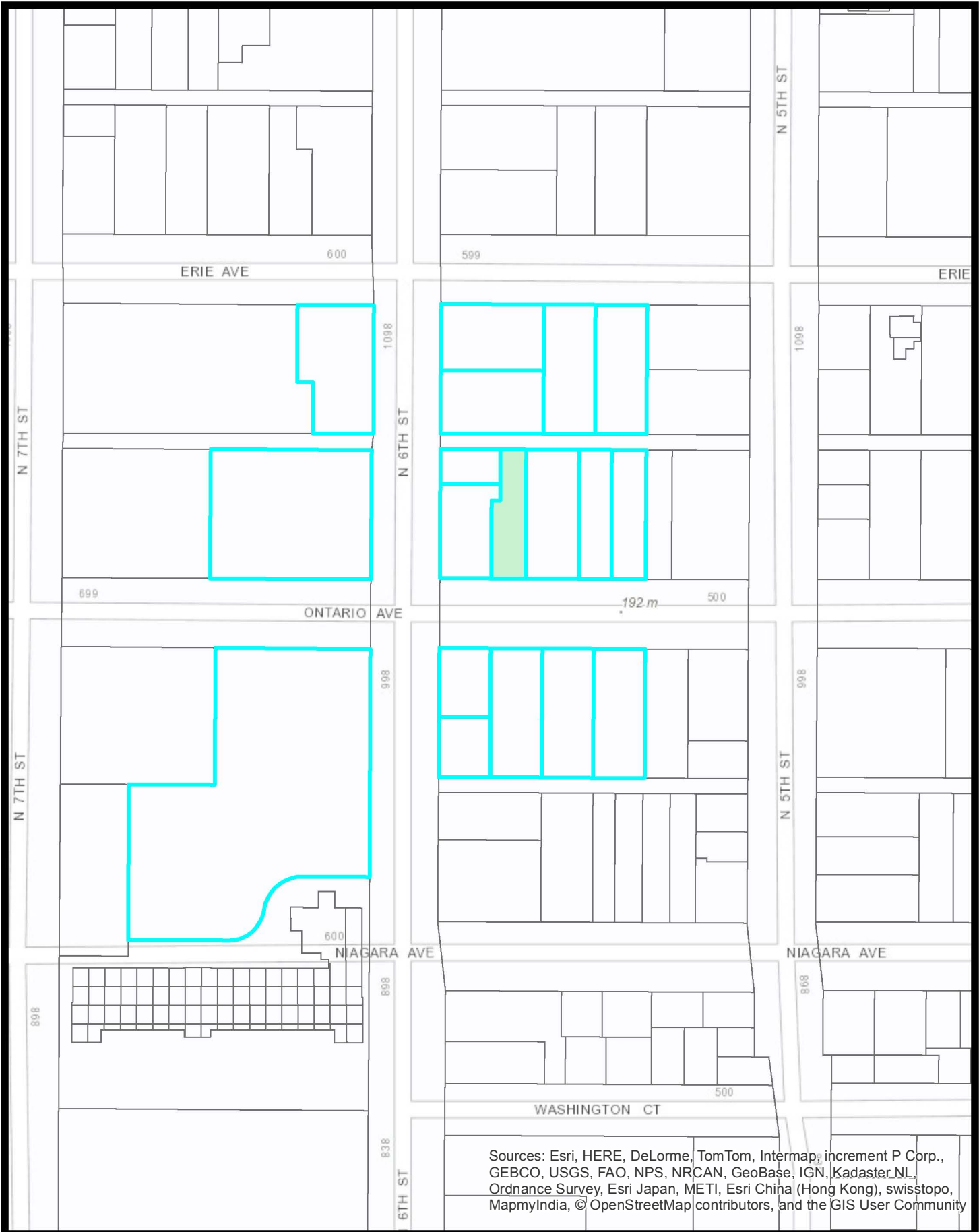
3, J: owner requests a variance to see 15.105(d) to have a new detached garage 2.5' from side P/L where 3' is required.

STAFF COMMENTS:

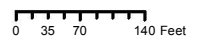
ACTION REQUESTED:

ATTACHMENTS:

Survey application



Sources: Esri, HERE, DeLorme, TomTom, 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





CITY OF SHEBOYGAN

REQUEST FOR B.O.A. CONSIDERATION  
426 + 430 Washington Ct

ITEM DESCRIPTION: VARIANCE

REPORT PREPARED BY: JVW

REPORT DATE: MEETING DATE: 5-17-17

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

Wisconsin Statutes: N/A  
Municipal Code: YES

~~OWNERS ARE REQUESTING TO SEC 15.407 TO TAKE A NON-CONFORMING LOT WITH 2 HOUSES AND SPLIT IT INTO 2 NON-CONFORMING LOTS WITH 1 HOUSE EACH. NO SET BACKS OR LOT COVERAGE REQUIREMENTS ARE MET.~~

**STAFF COMMENTS:**

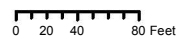
**ACTION REQUESTED:**

**ATTACHMENTS:** Survey application pictures

owner is requesting a variance to section 15.105(d) to meet NO SET BACKS OR LOT COVERAGE REQUIREMENTS. Also requesting a variance TO SECTION 15.407(1) TO TAKE A NON-CONFORMING LOT (WITH 2 HOUSES ON AND DIVIDE INTO 2 NON-CONFORMING LOTS WITH A HOUSE ON EACH.



Sources: Esri, HERE, DeLorme, TomTom, 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





826



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

CASE NO. 23  
FILING DATE 4-28-17  
RECEIPT NO. 48608  
ZONING DIST. NR

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

- 1). Appeal Location (address): 426 + 430 Washington Ct Sheboygan WI
- 2). Applicant: Daniel Hytry Telephone #: (920) 203 4404  
Address: PO Box 174 Plymouth WI 53073
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) West one-half of lot Fifty Eight and all of lot Fifty nine in Ellis Addition and South Eight feet of West 15 feet of lot 4 Block Three Hundred Five (305)
- 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: Unique Property Limitations
- 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: Owner
- 8). Describe the requested variance and grounds for refusal of a permit.  
Requested that the 2 houses on one legal lot be split into 2 houses each with its own legal lot creating 2 taxable properties - lot size too small
- 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 would like to offer the individual houses to the current tenants as an option to purchase neither tenant can afford both houses.

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: 4/27/17  
Signature: [Signature]  
Mailing Address: PO Box 174  
Plymouth WI 53073  
Mari agenda:  
Mari agenda: Randy Hytry  
PO Box 175  
DeSoto, WI 54624

## APPLYING FOR A VARIANCE

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April 28, 2017  
Application deadline date (last working day of the month)

May 17, 2017  
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  
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Applicants should be prepared to answer the following questions:

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- \* *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.)*

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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

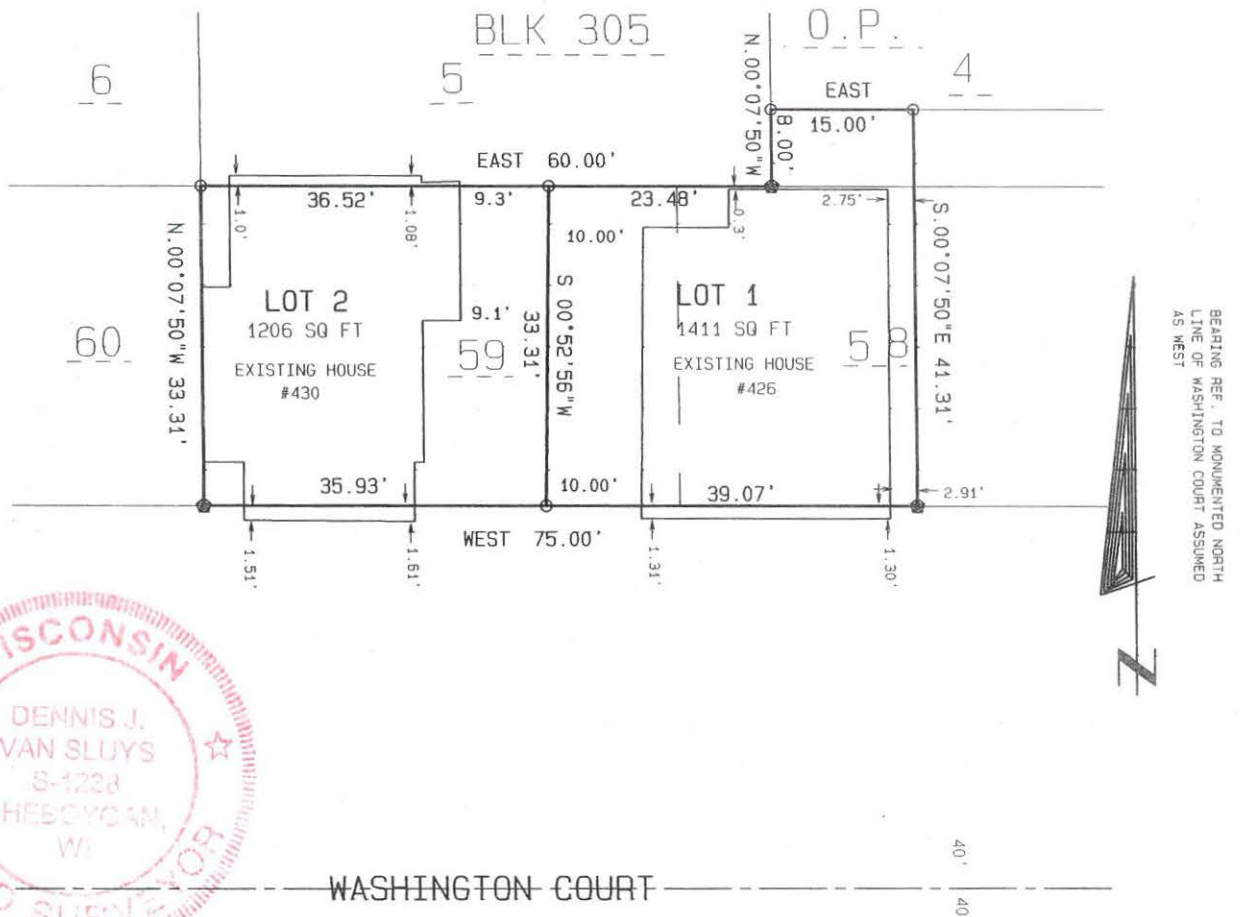
Date

4/27/2017

D & H LAND SURVEYS LLC  
 1628 GEORGIA AVENUE  
 SHEBOYGAN, WISCONSIN

## PROPOSED LAND DIVISION FOR RANDY HYTRY

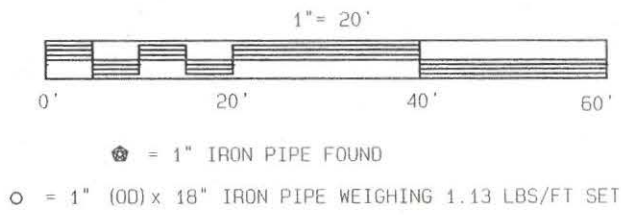
426/430 WASHINGTON COURT  
 PARCEL NO. 59281112230  
 BEING THE WEST HALF OF LOT 56 ALL OF LOT 58 OF ELLIS ADDITION AND THE  
 SOUTH 8 FEET OF THE WEST 15 FEET OF LOT 4 OF BLOCK 305 OF THE ORIGINAL  
 PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



THIS IS AN ORIGINAL PRINT ONLY  
 IF SEAL IS IMPRINTED IN RED  
 THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

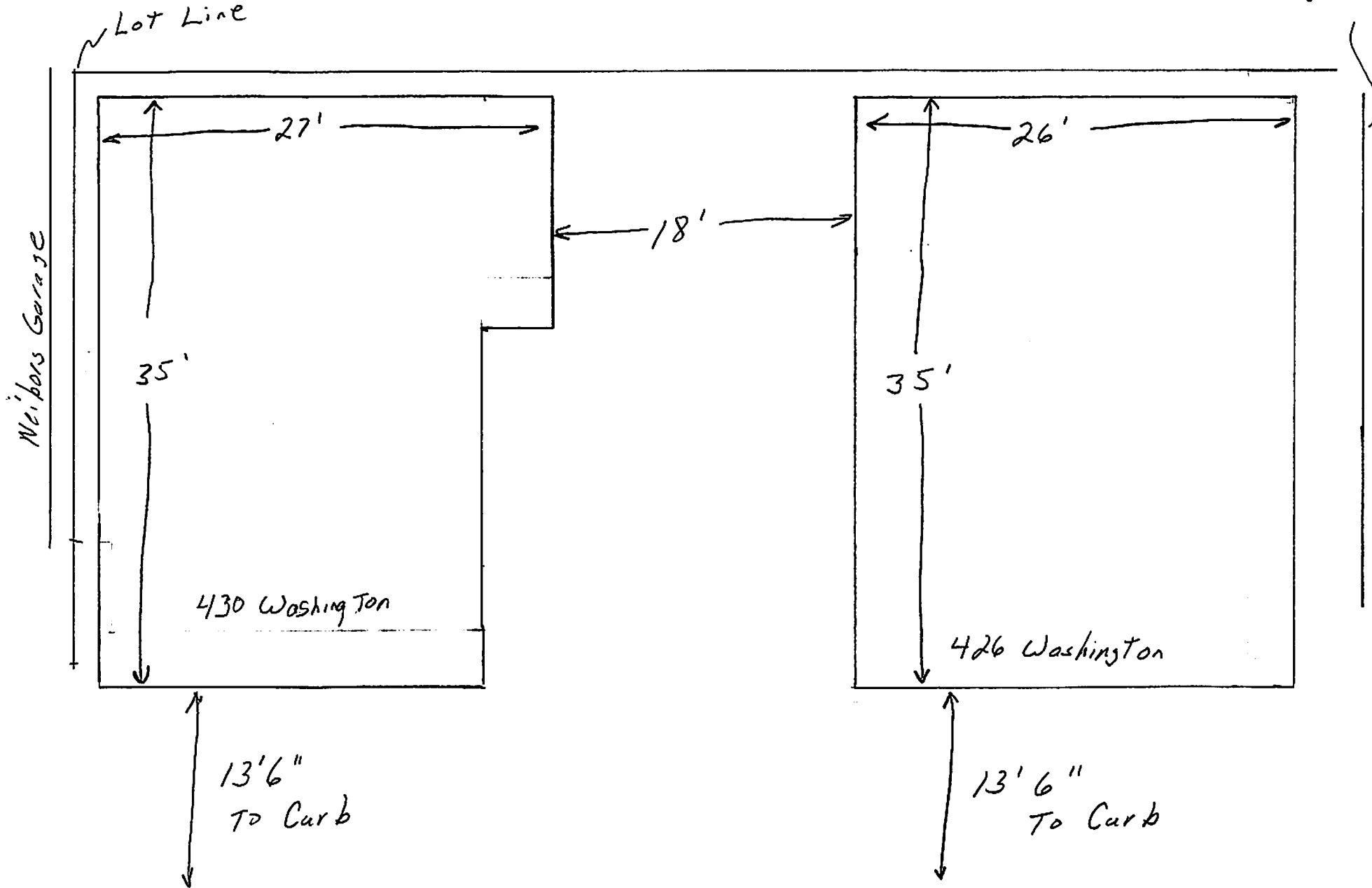
*Dennis J. Van Sluys*  
 Dennis J. Van Sluys S-1238

Dated this 5<sup>th</sup> day of May, 2017.



3' between 430 Washington  
& garage

4' between  
426 Washington  
+  
422  
Washington



*Hinz & Associates, Inc.*

REGISTERED LAND SURVEYORS  
P. O. BOX 144  
SHEBOYGAN, WISCONSIN 53081

478-1021

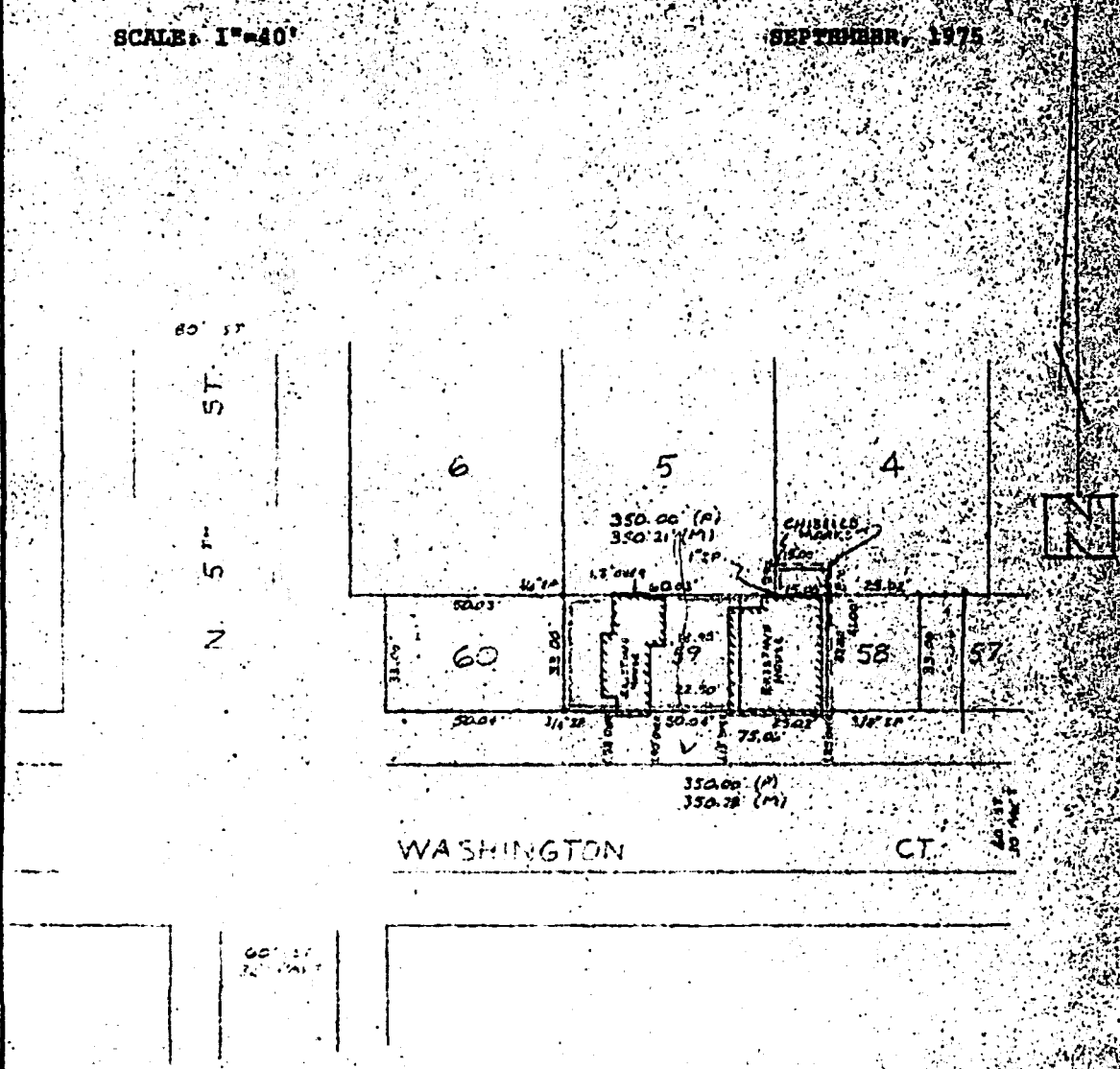


PLAT OF SURVEY

DESCRIPTION West 1/4 of lot 58 and all of lot 59, Hills Addition and south 8' of the West 15' of lot 4, Block 108, Original Plat of Sheboygan

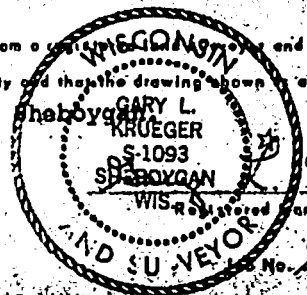
SCALE: 1"=40'

SEPTEMBER, 1975



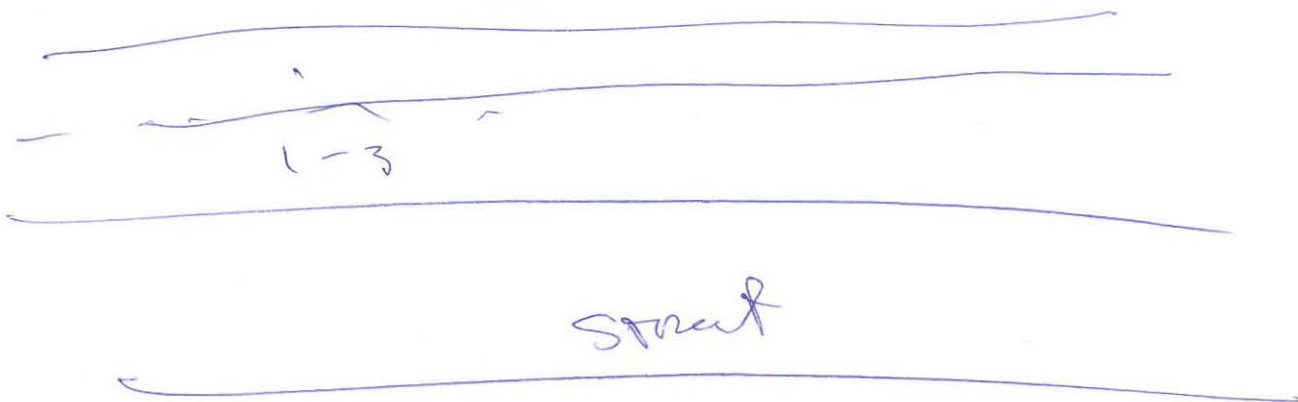
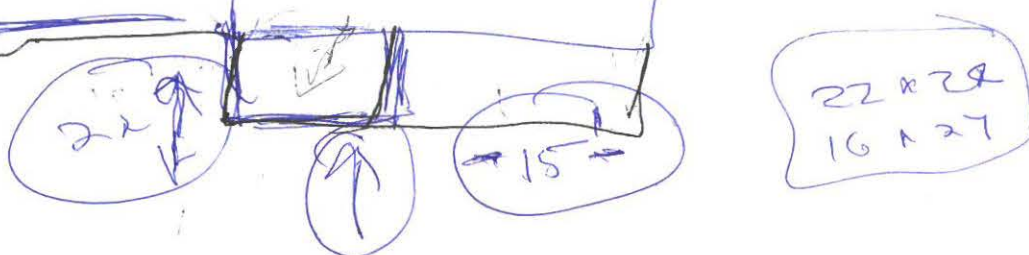
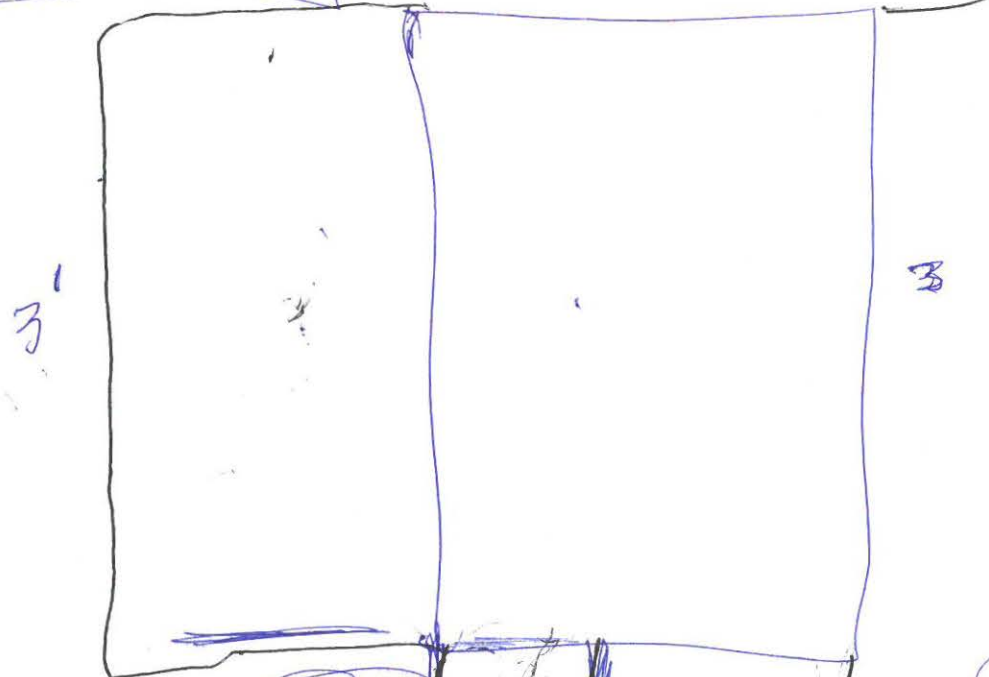
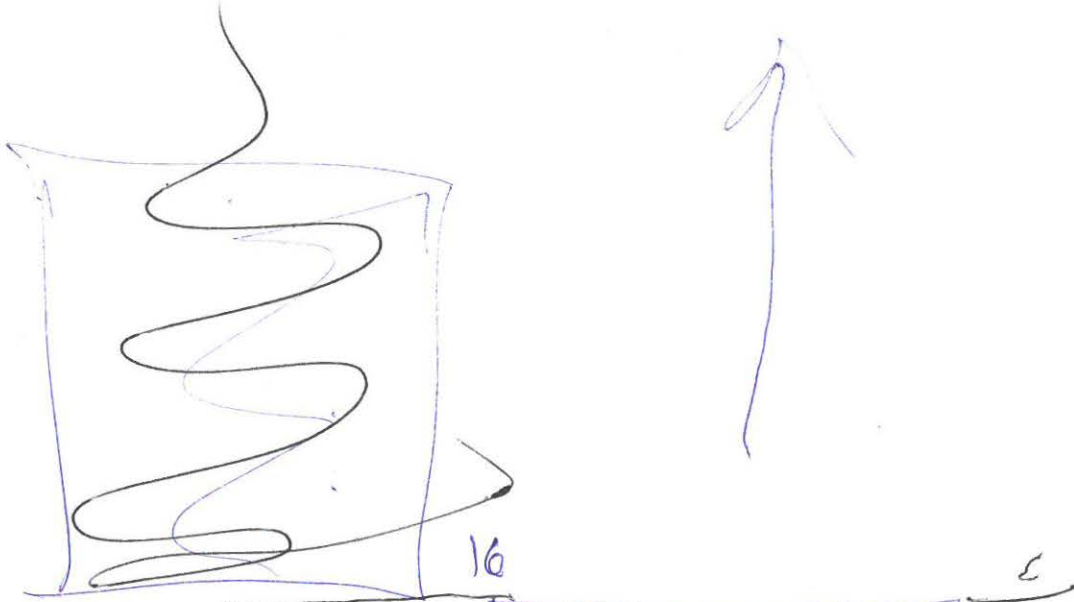
I, GARY L. KRUEGER certify that I am a registered land surveyor in the State of Wisconsin and that I have caused the survey to be made of the above described property and that the drawing shown is a true representation of that survey, for Citizens Bank of Sheboygan

*Filed 10-9-75  
R. J. Schleich*



Book No. 44 P. 129 & 130

No. A-5200 A-258



APPLYING FOR A VARIANCE

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Application deadline date (last working day of the month)

Date: Board of Appeals Meeting

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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.

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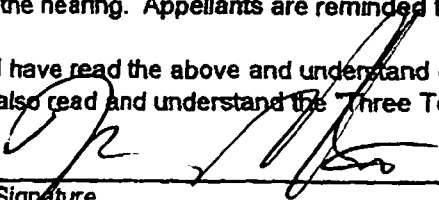
Applicants should be prepared to answer the following questions:

- *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.)*

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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

5-1-10  
\_\_\_\_\_  
Date

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

CASE NO. \_\_\_\_\_  
FILING DATE \_\_\_\_\_  
RECEIPT NO. \_\_\_\_\_  
ZONING DIST. \_\_\_\_\_

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

- 1). Appeal Location (address): 2108 N. 19th St
- 2). Applicant: Nick Kartes Telephone #: (900) 899-7571  
Address: 2108 N 19th St
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) \_\_\_\_\_
- 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: Master Bedroom / New Attached Garage / Mac Space  
Date last occupied as a nonconforming use: \_\_\_\_\_  
By Whom: \_\_\_\_\_ Previous use: \_\_\_\_\_
- 7). Applicants interest in property: Personal Home
- 8). Describe the requested variance and grounds for refusal of a permit.  
would like to attach garage to home to add another  
bedroom to the home for more space. Also add a covered  
porch on the front of
- 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.:  
Have 3 kids and my spouse need extra bedroom  
for all of us.

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: 5/1/17

Signature: [Signature]  
Mailing Address: PO Box 713 Sheboygan WI 53082

## 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.

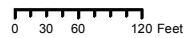
The Board, in granting a variance, may impose conditions on the proposed construction to assure that the public's interests are protected. Board members may only grant the *minimum relief* necessary for the reasonable use of the property.

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.*



Sources: Esri, HERE, DeLorme, TomTom, 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



CITY OF SHEBOYGAN

REQUEST FOR / **B.O.A.** CONSIDERATION

**ITEM DESCRIPTION:** VARIANCE 2108 N. 1st

**REPORT PREPARED BY:** JMW NR

**REPORT DATE:** 5-1-17 **MEETING DATE:** 5-17-17

**FISCAL SUMMARY:**

Budget Line Item: N/A

Budget Summary: N/A

Budgeted Expenditure: N/A

Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A

Municipal Code: YES

**BACKGROUND / ANALYSIS:** owner would like a variance to sec 15.105(d) 3, G: to have addition 3' from side P/L where min. 5' is req. Also sec 15.105(d) 3: H to have aggregate of 6' where 15' is required.

**STAFF COMMENTS:**

**ACTION REQUESTED:** NOTE: existing detached garage to be removed.

**ATTACHMENTS:** Sketch - (survey to be submitted) application  
 Plans to be submitted.