

**\*\*\*ATTACHMENTS\*\*\***

CITY OF SHEBOYGAN

REQUEST FOR / B.O.A. CONSIDERATION  
NR

ITEM DESCRIPTION: VARIANCE 627 Huron

REPORT PREPARED BY: Jack Dow

REPORT DATE: 3-30-17 MEETING DATE: 4-19-17

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

BACKGROUND / ANALYSIS: owners are applying for a variance to: Sec 15.105 (d) B.B.M: To have driveway widened to 0' from side P/L where 3' is required

STAFF COMMENTS:

ACTION REQUESTED:

ATTACHMENTS: Pictures  
Drawings  
survey?

APPLYING FOR A VARIANCE

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3-31-17  
Application deadline date (last working day of the month)

4-19-17 @ 4pm  
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.

*Laura J. Demasich*  
Signature

3-6-17  
Date

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

CASE NO. 2.1  
FILING DATE 3-15-17  
RECEIPT NO. \_\_\_\_\_  
ZONING DIST. NR

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

1). Appeal Location (address): 627 Huron Ave.

2). Applicant: Laura Damovich Telephone #: (920) 457-1331  
Address: 627 Huron Ave

3). Legal Property Description (Lot, Block, Subdivision, etc.) See Tax bill

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: Driveway extension  
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.  
We need to extend Driveway to lotline in order to install wheel chair ramp to make home accessible for child in home who uses wheelchair. Refusal of permit is based on Driveway extending farther than permits allow.

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.:  
If Driveway is not extended to lotline, ramp will not be able to fit in Driveway with Van parked. To have Ramp built according to city ordinances it must start in Driveway. Without extension driveway will not be able to be used for cars.

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: 3-6-17

Signature: Laura Damovich  
Mailing Address: 627 Huron Ave  
Sheboygan WI  
53081



Entrance to Driveway



where Driveway would be  
extended to fence.



Drive way and house



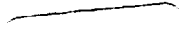
Front of Driveway



Area next to Driveway  
Behind house



Side of house





Another view of back of  
house

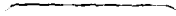


Front of house. Ramp will  
come off 1st door into  
Driveway. Ramp can not come

Directly onto sidewalk due  
to city's ordinances and ADA.



Side of house





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Back Door

Which has 3 steps directly inside  
Door going into house.

---

UNUseable as a ramped  
entrance due to steps.



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Drive way



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Driveway

Property Line Property Line

Small Yard

HOUSE

Inside Porch

STEPS

STEPS

Front Porch

SIDE WALK

Front Yard by Street

STREET STREET STREET

Yard

DRIVE WAY

Land

Drive way Extension here

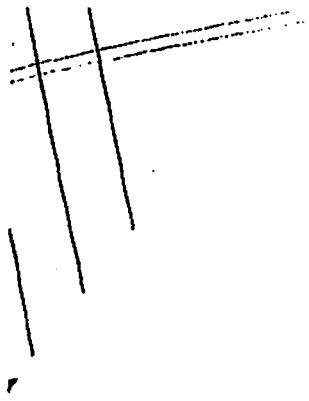
Bushes

FENCE

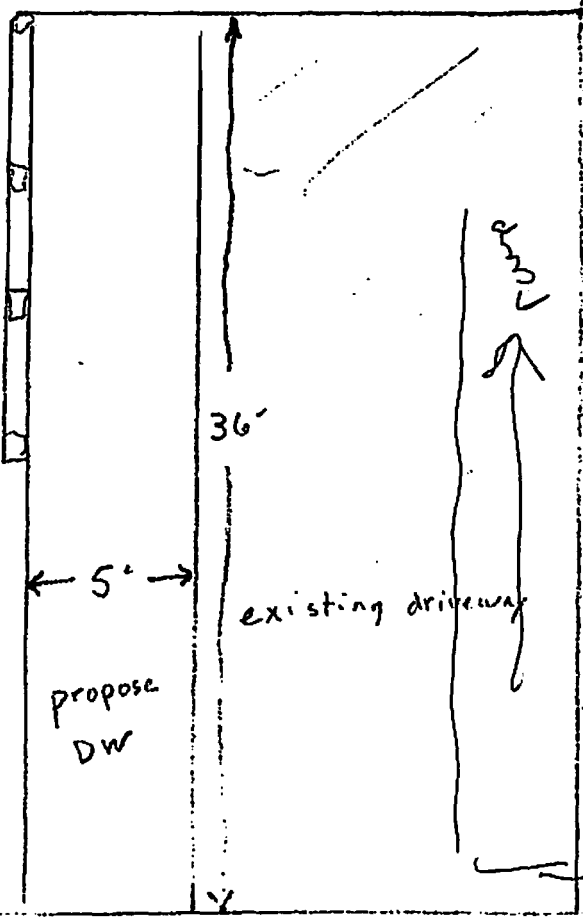
FENCE

Property Line FENCE

Property Line



Fence + lot line →



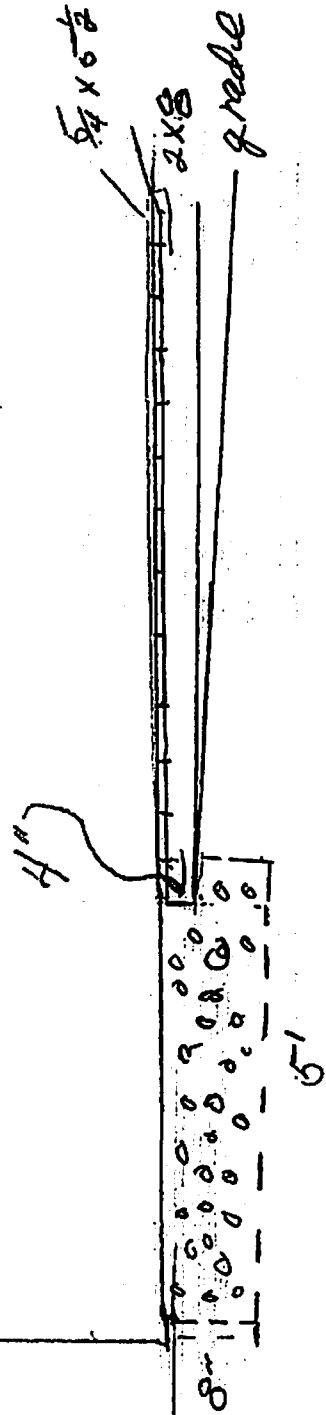
house

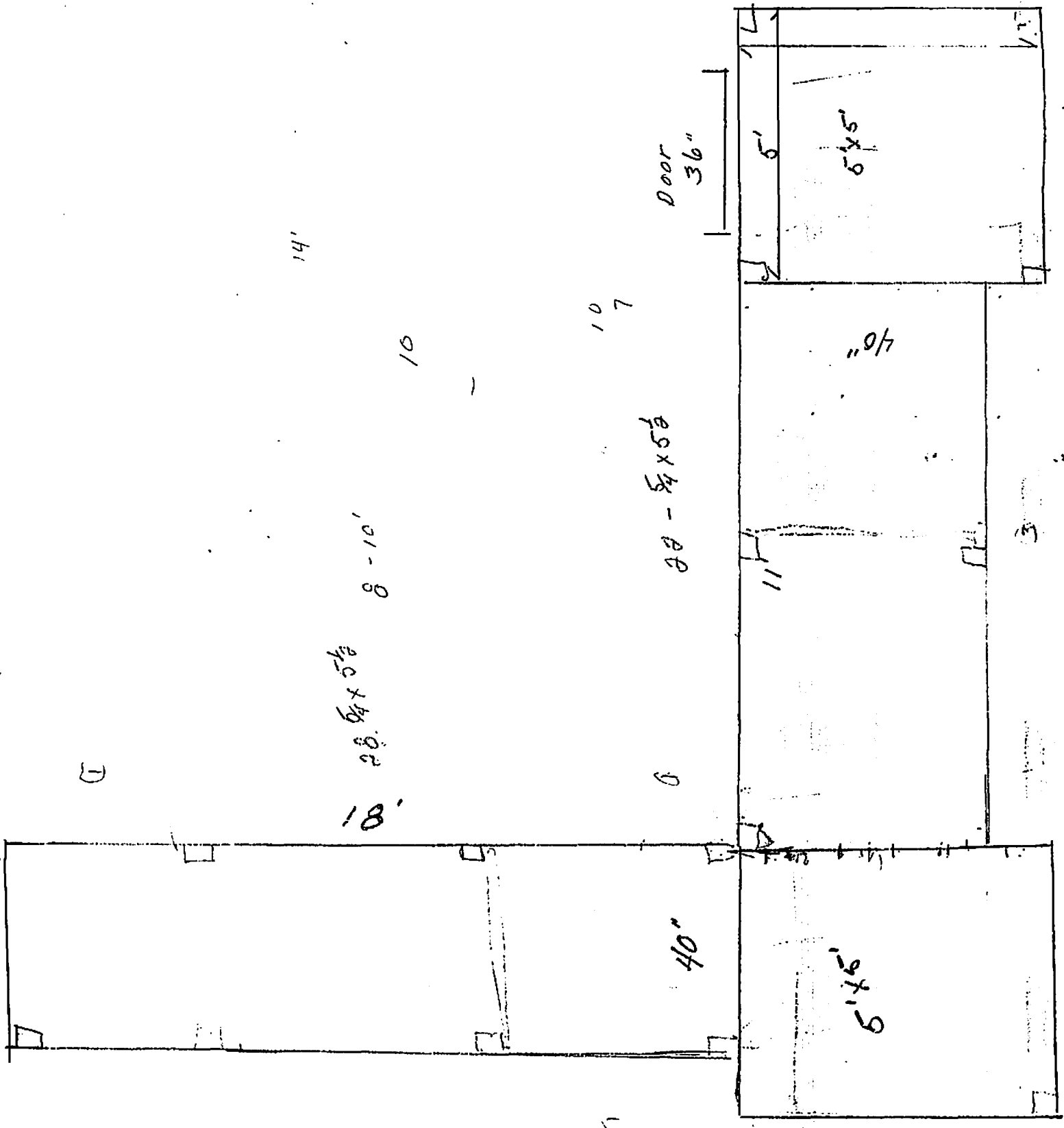
chapel

city sidewalk

existing approach

side  
Door





14'

10

8 - 10'

2 1/4" x 5 1/2"

18'

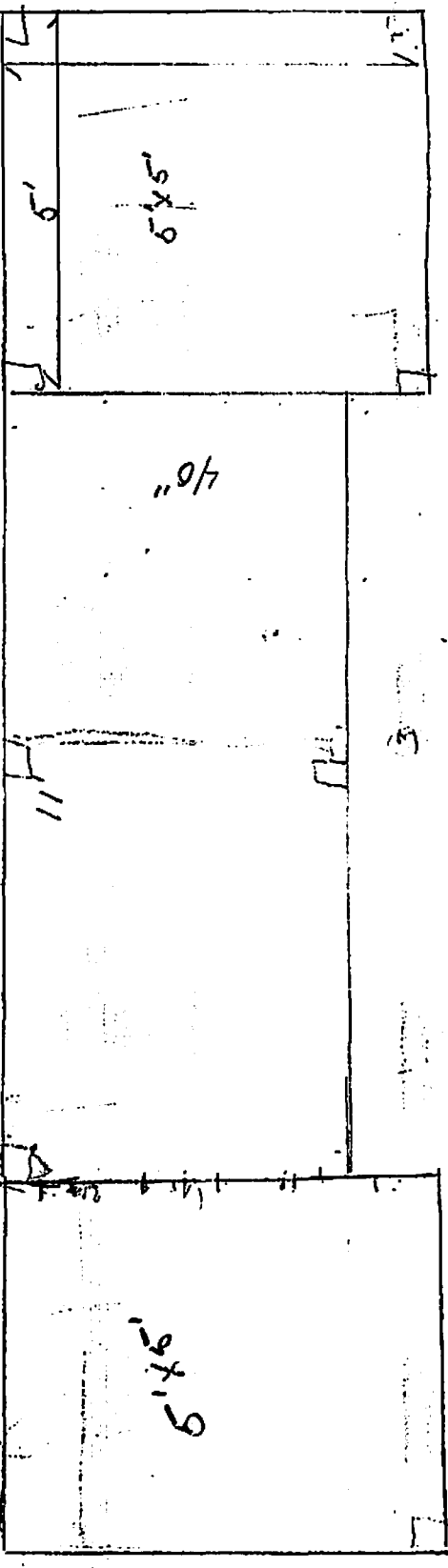
10

2 1/4" x 5 1/2"

0

40"

Door  
36"



5' x 5'

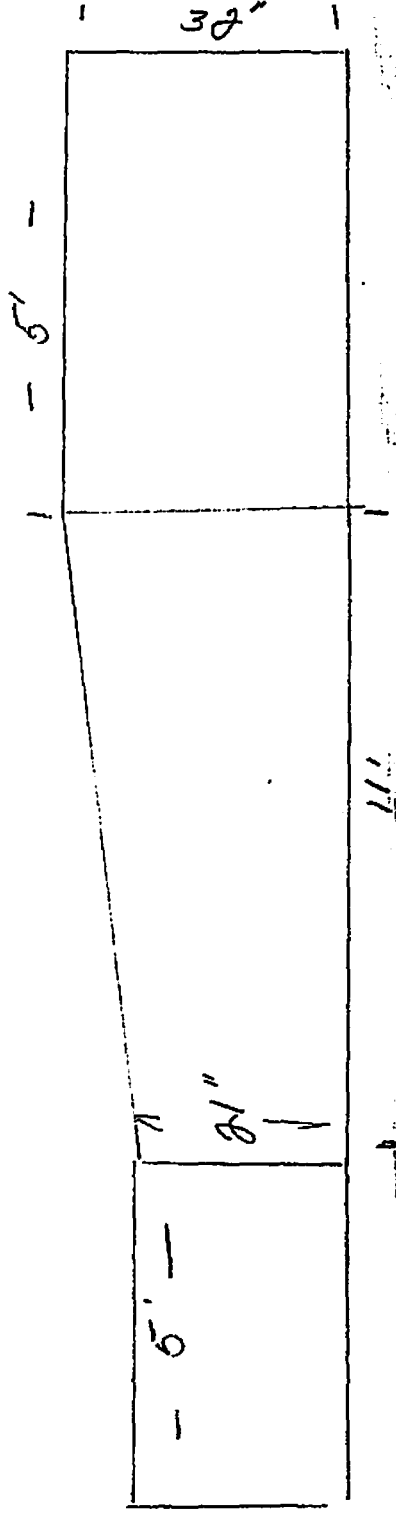
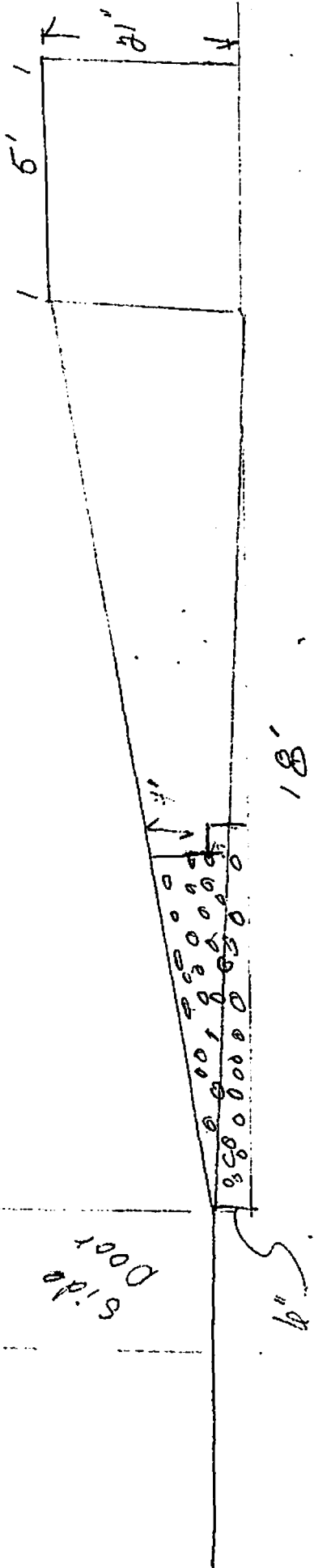
5' x 6'

40"

5'

11'

Door  
36"



CITY OF SHEBOYGAN

REQUEST FOR / B.O.A. CONSIDERATION  
NR

ITEM DESCRIPTION: VARIANCE 112 Lake Ct

REPORT PREPARED BY: Jack Vow

REPORT DATE: 3-30-17 MEETING DATE: 4-19-17

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: The owners are asking for a variance to Section 15.105(d) 3. D. P. to build new garage 18' tall where 15' is allowed.

STAFF COMMENTS:

ACTION REQUESTED:

ATTACHMENTS: drawings  
application

## APPLYING FOR A VARIANCE

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3-31-17  
Application deadline date (last working day of the month)

4-19-17  
Date: Board of Appeals Meeting

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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.

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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

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

CASE NO. \_\_\_\_\_  
FILING DATE 3-30-17  
RECEIPT NO. \_\_\_\_\_  
ZONING DIST. NR

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

- 1). Appeal Location (address): 112 Lake Court, Sheboygan, WI 53081
- 2). Applicant: Jeffrey + Lora Lynds Telephone #: (920) 946-2606  
Address: 1915 North First Street, Sheboygan WI 53081
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) 112 Lake Court, Sheboygan WI 53081  
Bay View Addn 400 2 W 50'  
of E 100' of Lots 5 & 6 B1K4
- 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: property owner, primary dwelling
- 8). Describe the requested variance and grounds for refusal of a permit.  
Regarding a new garage construction, garage being 22' x 28', I request that the height of the roof be 18' rather than the max 15'. Rational is to allow a 9/12 pitch to the roof so that it matches the 9/12 pitch of the house on the property and will allow for useful space in the garage loft.
- 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.:  
1- the property appearance + aesthetics would suffer with mis-matched architectural designs  
2- with limited storage in the small house, additional storage space above the garage is needed

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.

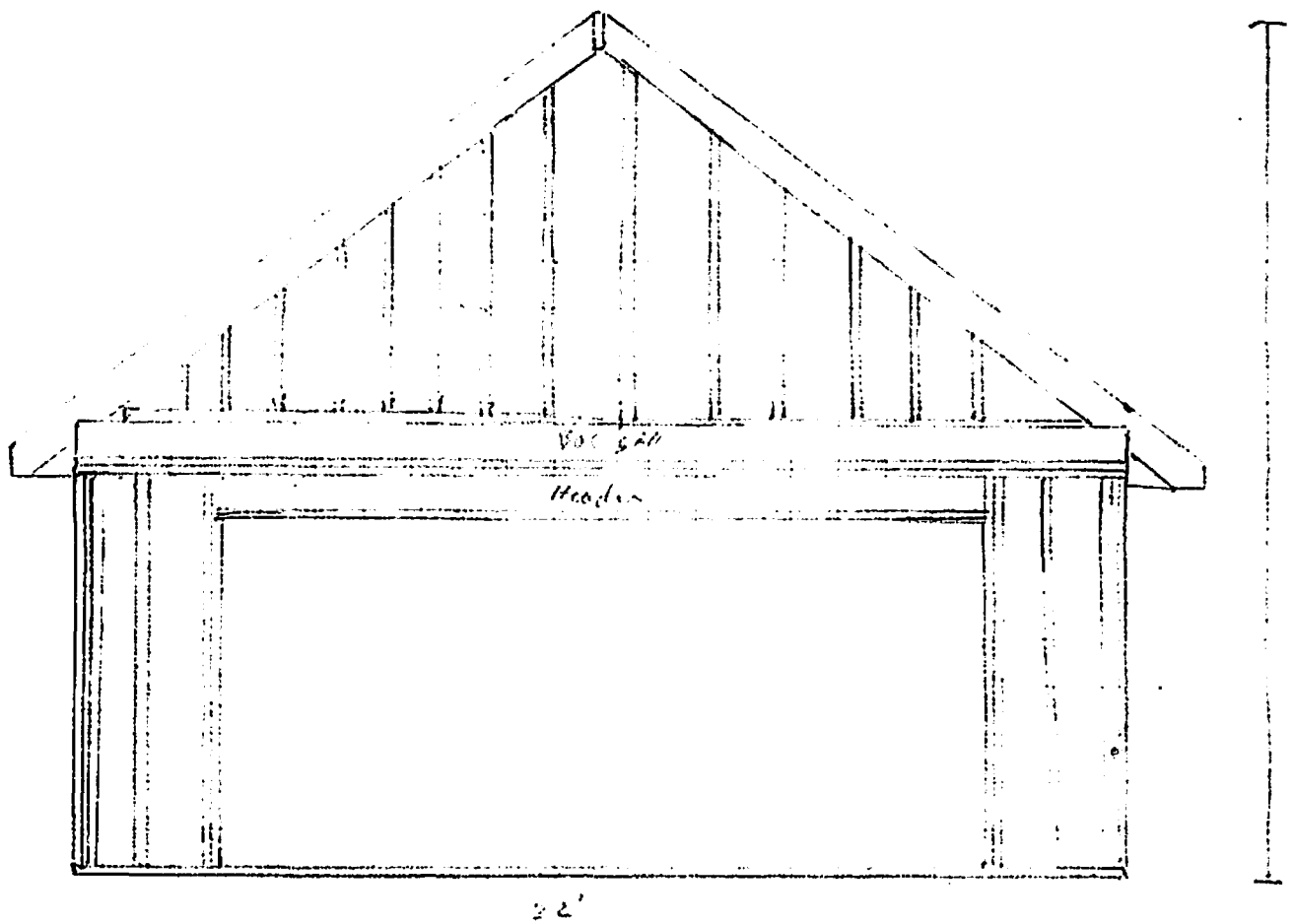
Date: 3/28/17

Signature: Jeffrey C. Lynds  
Mailing Address: 1715 W. 1st Street  
Sheboygan WI 53081

Garage  
112 Lateral Ct.

- 16" on center
- 2x6 studs
- 2x8 rafters
- 2x10 ceiling joists
- 3/4" plywood sheath
- 5/8" OSB walls & roof

Front wall

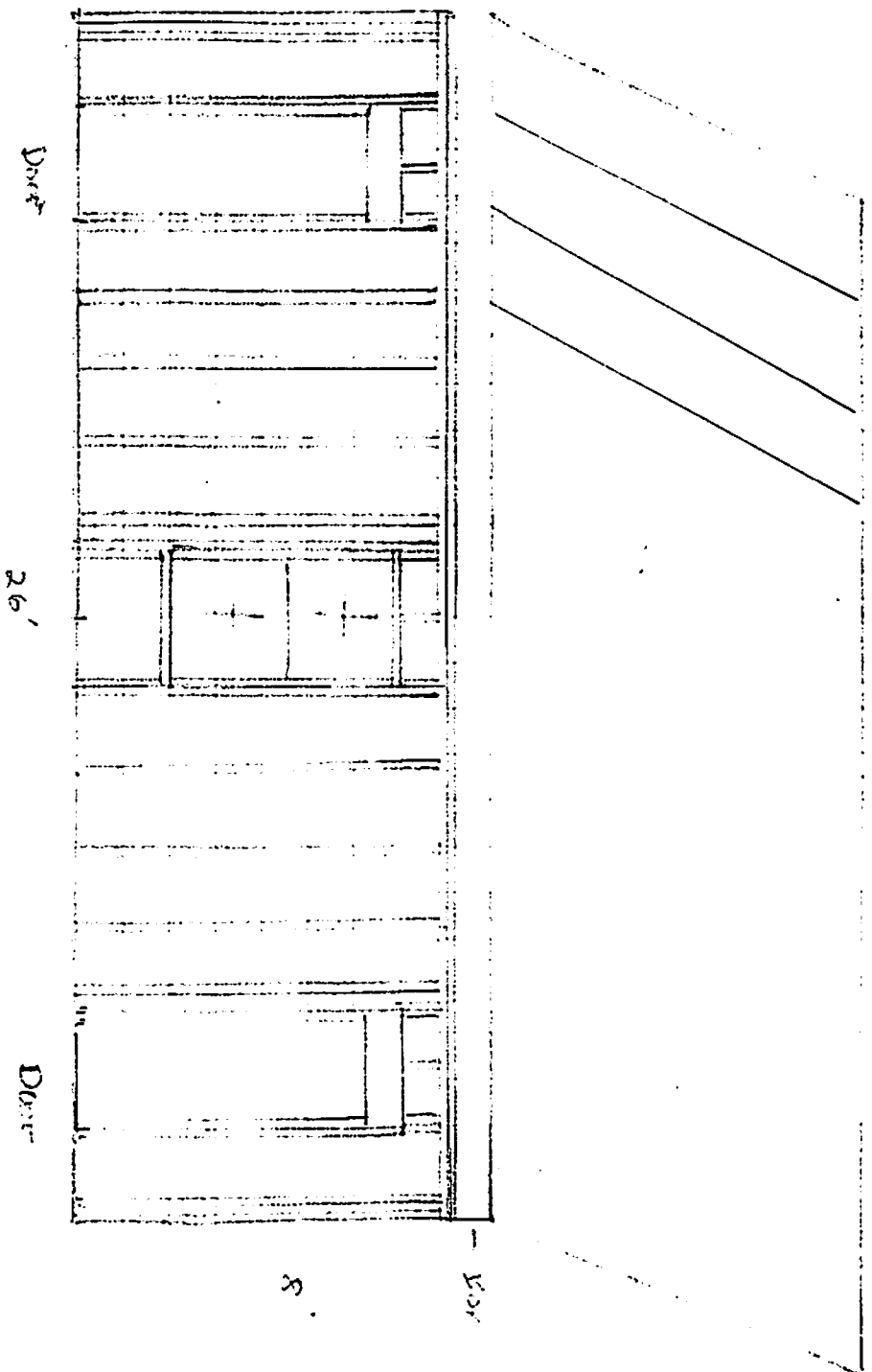


2x6/5/8" D

est Cost = 1100 / 12

2x6 rafters  
16m c/r  
9/12 pitch  
Total height : 18'

West wind wall



Door

26'

Door

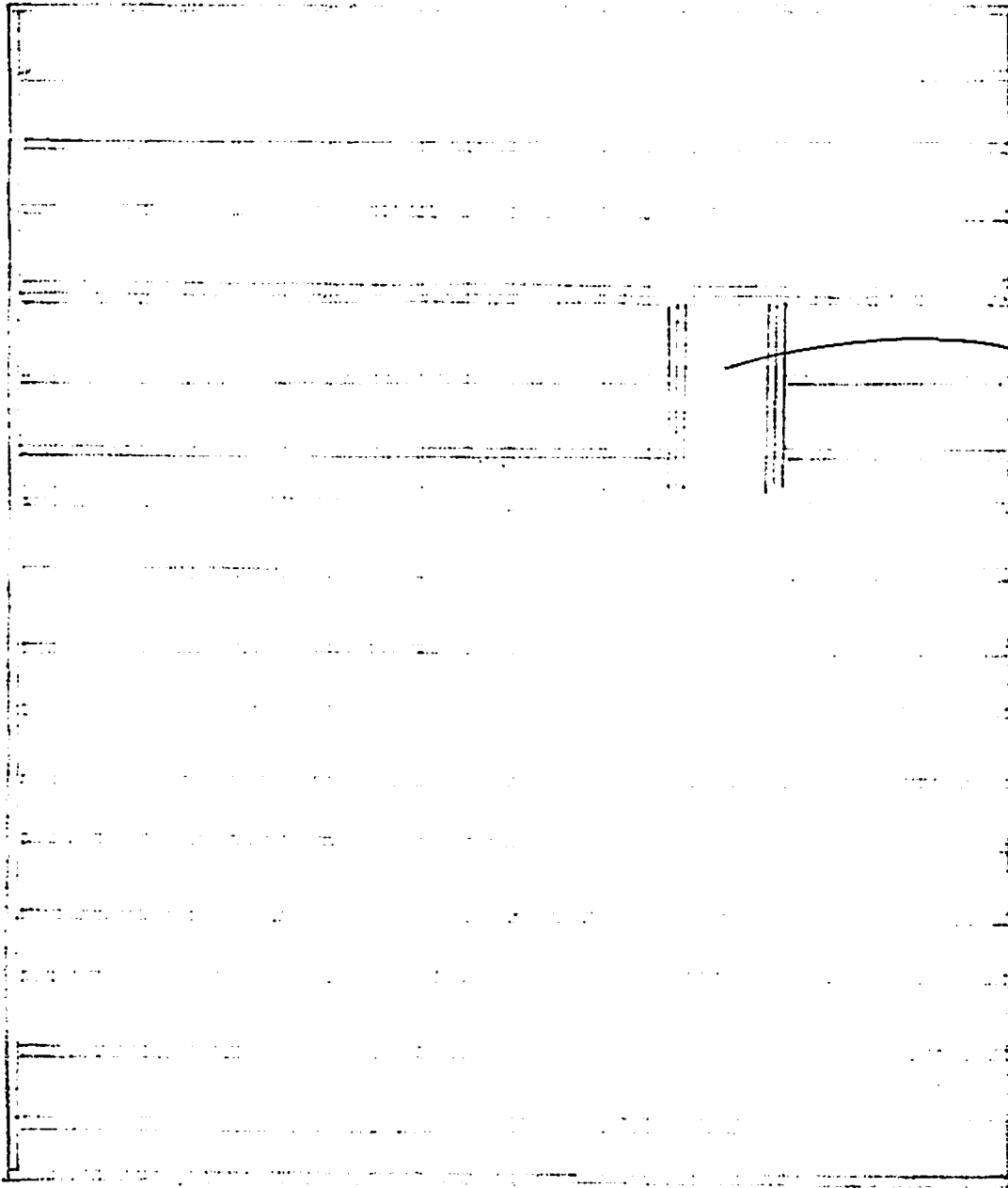
Door

8'

ceiling / storage attic

2x10 joists

16 on ctr



Pull-down  
stair

26'

22'

Detached  
GARAGE

Jeff + Lora Lynds  
112 Lake Court  
Sheboygan, WI 53081  
920.946.2606  
3/28/17

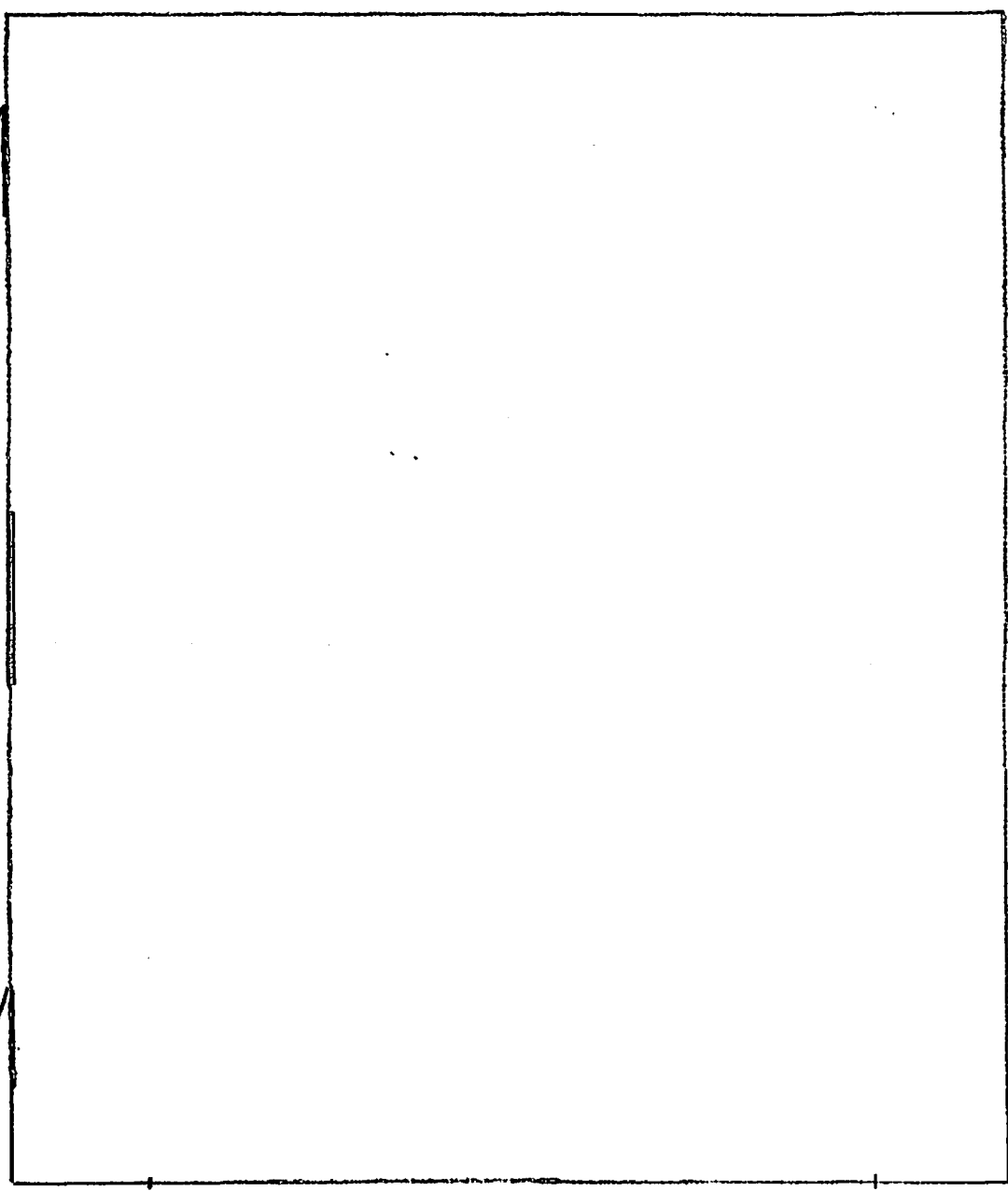
32"  
door

48"  
window

32"  
door

Garage Door  
22'

26'



CITY OF SHEBOYGAN

REQUEST FOR / B.O.A. CONSIDERATION  
SVRS

ITEM DESCRIPTION: VARIANCE FOR 19 Lighthouse Ct

REPORT PREPARED BY: Joan Vaw

REPORT DATE: 3-30-17, MEETING DATE: 4-19-17

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

BACKGROUND / ANALYSIS: Owner are asking for a variance to  
SEC 15.105 (c) 3. b, G: To have less than 5' from  
side P/L, where 5' is required.

STAFF COMMENTS:

ACTION REQUESTED:

ATTACHMENTS:

- Survey
- Floor plan
- Scaled drawing
- application

Lot compare  
OK JVaw

576 gar  
300 add  
747 home  

---

1623

OK - JVaw

13  
3  

---

39

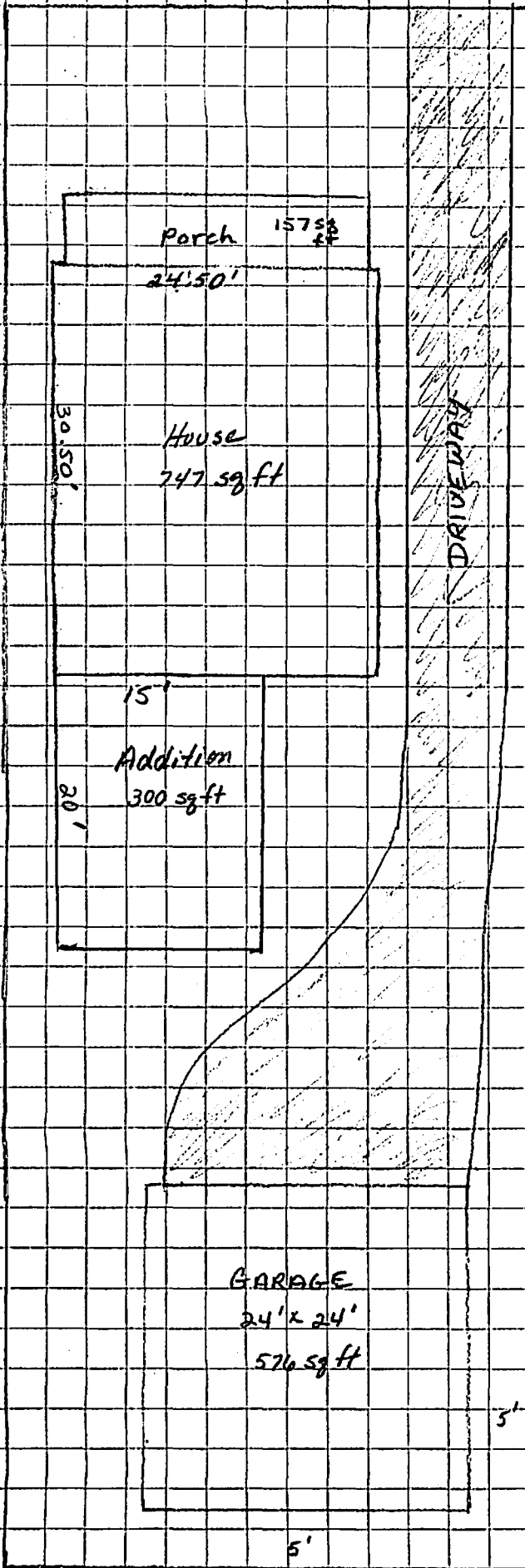
Lot 4680 sq' x 40% = 1872

Catherine & Bill Gierke  
49 Lighthouse Court

15' x 20' addition

will provide:

- 1) D & H land survey
- 2) detailed floorplan from a designer.



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

CASE NO. \_\_\_\_\_  
FILING DATE \_\_\_\_\_  
RECEIPT NO. \_\_\_\_\_  
ZONING DIST. SR5

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

1). Appeal Location (address): 49 Lighthouse Ct.

2). Applicant: 49 Lighthouse Ct Telephone #: (406) 223-6204  
Address: Sheboygan WI 53081

3). Legal Property Description (Lot, Block, Subdivision, etc.) Parcel No. 59281005890, being the east half of the east half of lots 1 and 2 of blk 3 of Bay View addition No. 2, City of Sheboygan, Sheboygan County, Wisconsin

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: Catherine & Bill Bierke, owners

8). Describe the requested variance and grounds for refusal of a permit.  
Request a 15' x 20' addition on the back of the home. The addition, which is attached to the home, is too close to the neighbors property line. Requesting a variance to attach addition to existing 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:  
The hardship of not allowing the variance is that we will not be able to use our home in our old age. The current bathroom is upstairs - the addition places a bedroom, full bath and laundry all on one level. We would like to stay in our home even if we are too old to climb stairs.

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: 3/27/2017

Signature: Catherine R Guel  
Mailing Address: 49 Lighthouse Ct  
Sheboygan WI 53081

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04/19/2017  
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Catherine R. Ginter  
Signature

3/27/2017  
Date