

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 3332 N 10th ST

Parcel #: 716060

Owner's Name: Nathan Torstenson

Zoning: SR-5

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 01/22/2021

MEETING DATE: 02/17/2021

BACKGROUND / ANALYSIS

Owner was granted a variance to building a 2nd garage 14'x28' without a driveway in August 2019. The building rough framing was inspected and approved on July 30, 2020 and was built to the approved size of 14'x 28'. Since July, 2020 the owner added an additional 8' x 14' area of roof to the structure prior to final inspection of the structure. The owner is now applying for a variance for the 8' x 14' addition to original 14' x 28' garage.

Ordinance #: 15.206 (8)(d)(1)a

Requesting: Addition to 2nd garage which is still under construction

Allowed: 1 garage

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

application; survey; pictures

APPLYING FOR A VARIANCE

Variations to zoning ordinances are considered by the CITY OF SHEBOYGAN Zoning Board of Appeals monthly on the third Wednesday at 3p.m. at a public hearing. In order to be considered for the next meeting, applications must be received in the Building Inspection Department Office **no later than** 4:30p.m. on the third Wednesday of the month prior to the scheduled public hearing:

1/18/21
Application Deadline Date

2/17/21
Board of Appeals Meeting Date

All applications must include:

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office and online.
- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
- 4) A site sketch, drawn to scale 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.

Note:

- a) The applicant can present any additional information to inform the Board of the facts.
- b) In addition to the application information noted above, a survey is strongly recommended.
- c) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- d) Applicants should be aware the Board of Appeals may require a survey as part of the application review and/or as a condition of approval prior to issuance of a building permit if a variance is granted.

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 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 and municipal property within 1,000 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important you discuss your proposal with the Building Inspection and Planning Departments.

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

Nathan Tardenson
Signature

1/18/21
Date

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

CASE NO. 210181
FILING DATE 1/20/21
RECEIPT NO. _____
ZONING DIST. _____

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

- 1). Appeal Location (address): 3332 NORTH 10TH
- 2). Applicant: NATHAN TORSTENSON Telephone #: (920) 889-3000
Address: 3332 NORTH 10TH
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) NORTH SHORE SUBD NO 1 LOTS 4 & 5
BLK 8 & THE E 1/2 OF THAT PRT OF VAC PUBLIC PLAYGROUND LYING
W OF E ADJ TO SD LOTS S.11T.15R.23
- 4). Type of Building (Circle): Commercial Residential
- 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: CONTINUE TO USE APPROVED VARIANCE OF 14'x28" SHED
Date last occupied as a nonconforming use: ADDITION TO 8' ROOF OVER HANG
By Whom: _____ Previous use: _____
- 7). Applicants interest in property: _____
- 8). On a separate letter to the Board describe the requested variance and include 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 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: 1/18/21
Signature: Nathan Torstenson
Printed Name: NATHAN TORSTENSON
Mailing Address: 3332 NORTH 10TH
SHEBOYGAN WI 53083

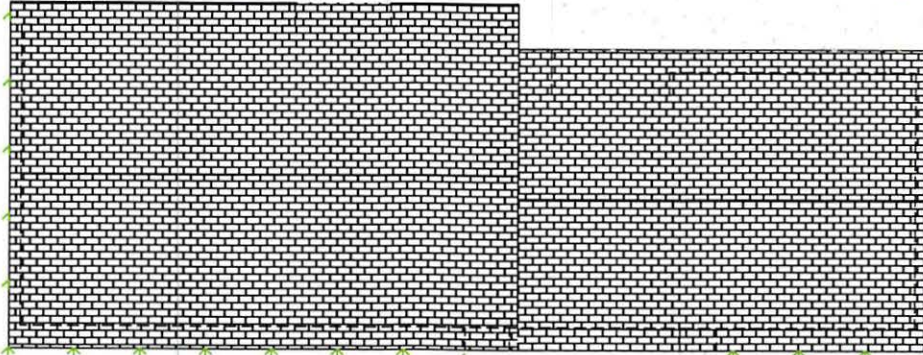
7160620

Members of the Board of Zoning Appeals,

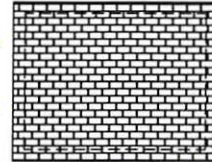
I filed for a variance (7/31/2019, application # 192336) with plans to build a 14'x28' shed. The variance was approved 8-21-2019. A building permit was filed 2-19-2020. . The shed is now complete other than the siding which will be completed this spring upon delivery of the material. I was issued a notice on January 5th for expired permit and non-compliant roof from the building inspection department. Due to the pandemic of Covid-19 product availability and delivery times for building supplies have been complicated thus running over the 6 month expiration period of a building permit. After unsuccessful attempts to come to an agreement with the building inspector department to resolve the roof matter I am filing another variance. The purpose of this new variance is to become compliant with the way the shed stands today. I built a 14'x28' shed with an 8' overhang off the south end of the building (see pictures and original plans). The discrepancy is that I did not specify on the original variance application anything about the 8' overhang, but did supply drawings at the first appeals meeting showing the overhang as part of the plans. I put in a lot of hard work to build this shed and I wish to continue to utilize this shed as it sits today. Thank you for your time in discussing the approval of this variance.

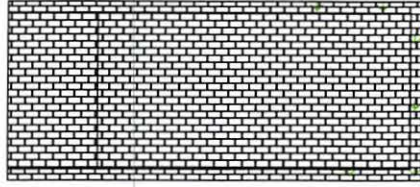
Regards,

Nathan Torstenson

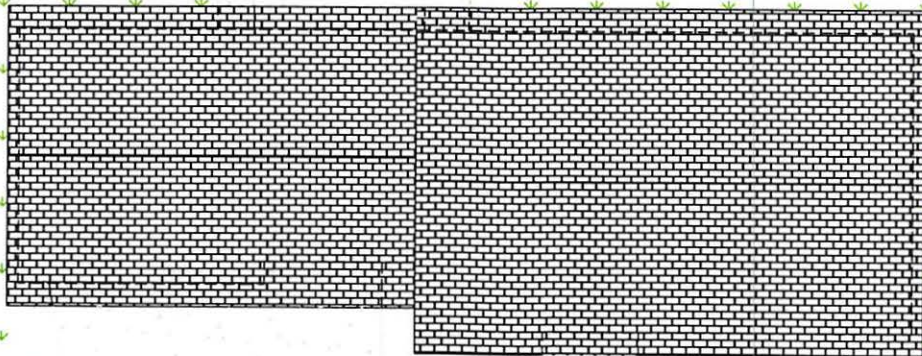
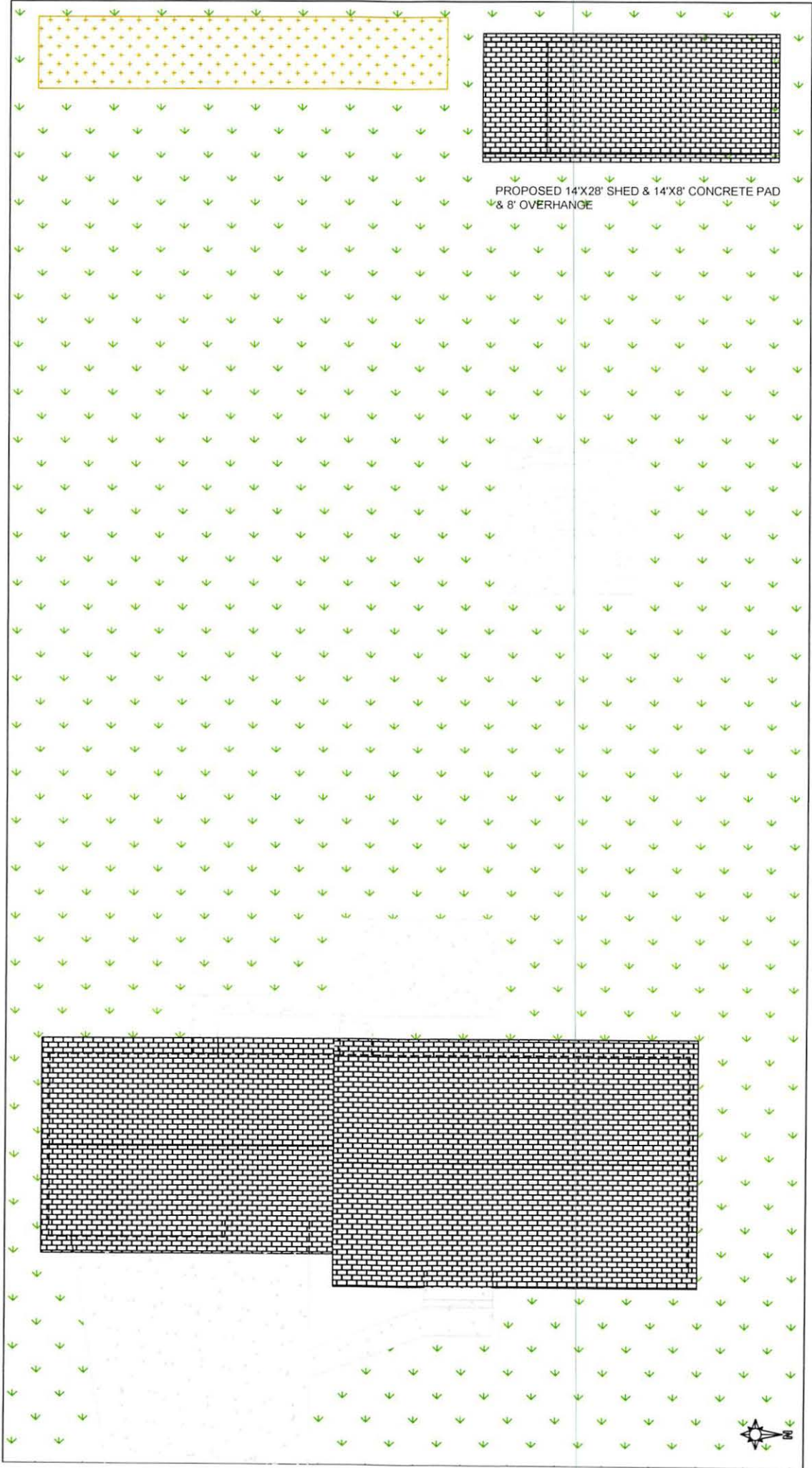


EXISTING 12' X 16'-2" SHED





PROPOSED 14'X28' SHED & 14'X8' CONCRETE PAD
& 8' OVERHANGE







SHEBOYGAN, 4825 VANGUARD DRIVE, SHEBOYGAN, WI, 920-565-3334

Wall Configurations

*Illustration may not depict all options selected.

*No overhead
roof structure
shown*

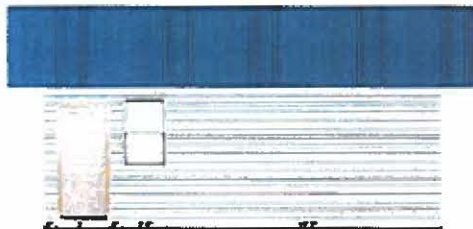


ENDWALL B

(1) - Ideal Door® 3-Star 8' x 7' White Standard Value Non-insulated Garage Door



SIDEWALL D



SIDEWALL C



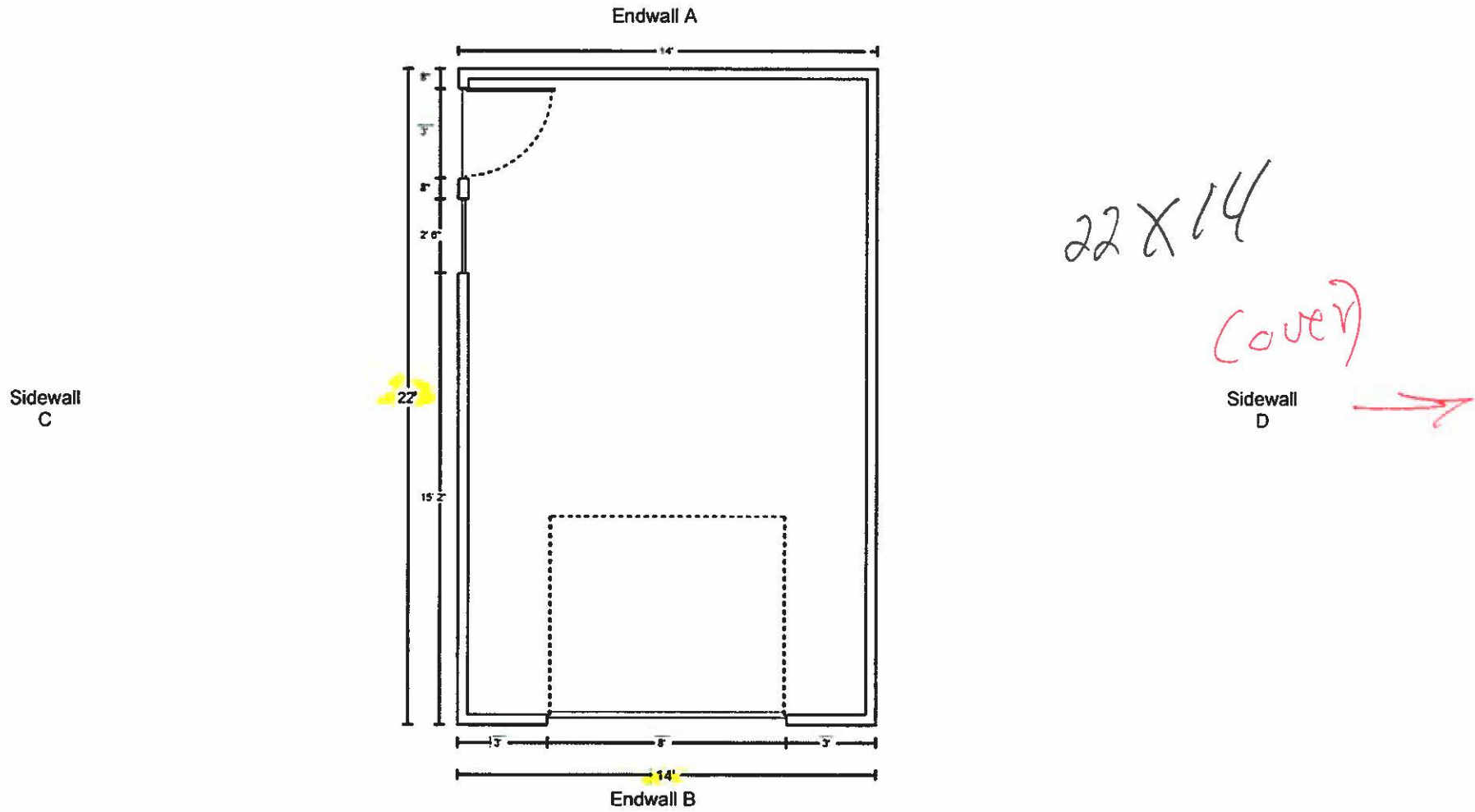
ENDWALL A



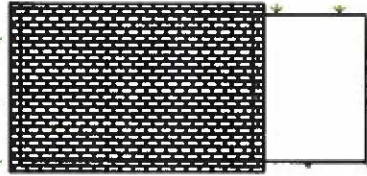
SHEBOYGAN, 4825 VANGUARD DRIVE, SHEBOYGAN, WI, 920-565-3334

Yard Building Floor Plan

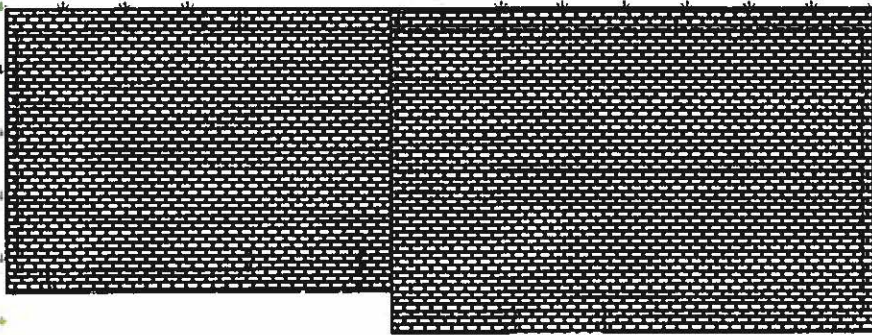
**Illustration may not depict all selections.



Proposing



PROPOSED 14'X22' SHED & 14'X10' CONCRETE PAD



A-14 X 28

*Approved
Drainage Plan*

*Last time
DPW - city sheboygan
9-17-19*

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

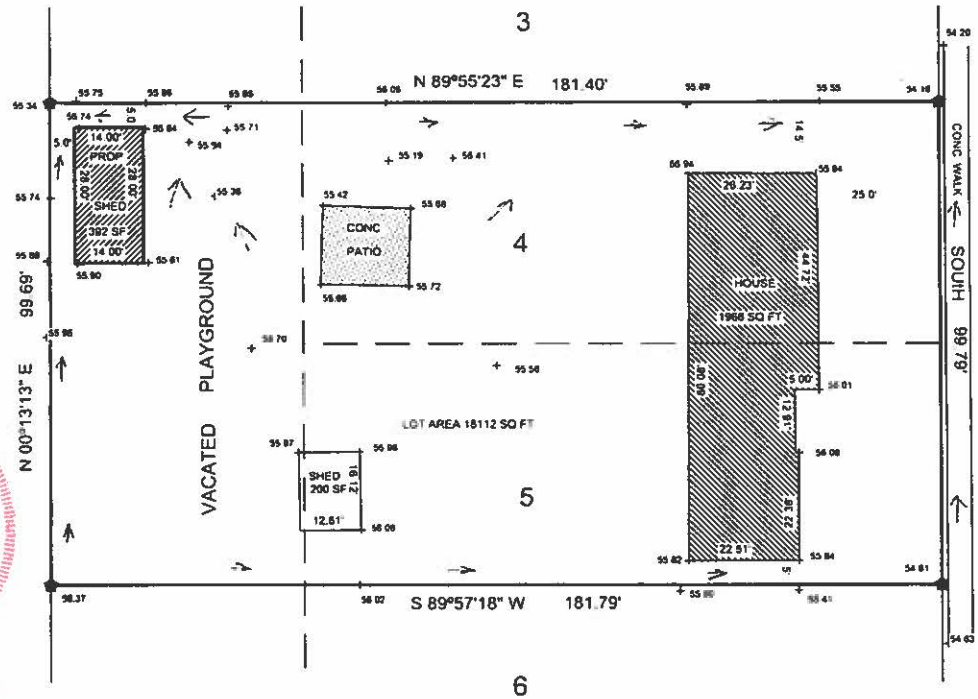
3332 N. 10th STREET
PARCEL NO. 59281716060
BEING LOTS 4 AND 5 OF BLOCK 8 NORTH SHORE SUBDIVISION NO. 1
AND EAST HALF VACATED PLAYGROUND ADJACENT TO SAID LOTS
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



THIS IS ORIGINAL PRINT ONLY
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 12th day of September, 2019.



N. 10TH STREET



★ = 1" IRON PIPE FOUND
+ = EXISTING GRADE CITY DATUM
DATA/CSHEB19/3332N10 L:24035