

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 232 Huron Ave.

Parcel #: 101100

Owner's Name: Edward & Susan Davis

Zoning: NR-6

REPORT PREPARED BY: Pat Eirich, Building Inspector

REPORT DATE: 8/31/2020

MEETING DATE: 9/16/2020

BACKGROUND / ANALYSIS

Owner would like to build a 17' x 27' addition to their existing garage.

Ordinance #: 15.206 (8)(d)b

Requesting: 1215 sq ft total garage space

Allowed: 1000 sq ft

Ordinance #: 15.105 (3)(b)J

Requesting: 3.6' setback from side property line to alley

Allowed: 5' setback from side property line to alley

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

application; building plans; survey; pictures

APPLYING FOR A VARIANCE

Variences 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:

August 19, 2020

Application Deadline Date

September 16, 2020

Board of Appeals Meeting Date

All applications must include:

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office.
- 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 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.

Sumpter S. D.

Signature

August 17, 2020

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): 232 Huron Avenue
- 2). Applicant: Susan & Eddie Davis Telephone #: (832) 788-5501
Address: 232 Huron Avenue Sheboygan WI 53081
- 3). Legal Property Description (Lot, Block, Subdivision, etc.)
Original Plat Lot 7 and W 55' of Lot 8 BIK34
- 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: variance to build addition at existing garage set back when originally built for continuity purposes.
- 6). If the request is for a nonconforming use:
Your intended use: N/A
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____
- 7). Applicants interest in property: owners
- 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: August 17, 2020
Signature: Susan & Eddie Davis
Printed Name: Susan & Eddie Davis
Mailing Address: 232 Huron Avenue
Sheboygan, WI 53081

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please list: _____
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use Other
(if other) please list: Addition to garage for additional garage use
- 6). If the request is for a nonconforming use:
Your intended use: N/A
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____
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Date: August 17, 2020

Signature: Susan & Eddie Davis
Printed Name: Susan & Eddie Davis
Mailing Address: 232 Huron Avenue
Sheboygan WI 53081

REQUEST FOR VARIANCE TESTS

This pertains to the request for variance for the property located at 232 Huron Avenue, Sheboygan, WI 53081. The addition will look exactly like the brick garage that is currently on the property, and should look seamless upon completion with matching the doors, windows, drainage, etc., that is existing and will still maintain plenty of distance away from the next door neighbors. We will also be removing an old wooden fence that is an eyesore and will be pouring a new driveway and sidewalk that will enlarge the approach to the garage from one car to two cars and will give the area an overall much better appearance. All immediate neighbors have approved of the work that we are going to do on the garage and will sign off on the plans prior to the meeting.

We are a family of four drivers and would like to be able to contain all vehicles in an enclosed and secure location to keep the driveway, sidewalks and streets clear for weather concerns, safety and emergency services as we are located on a snow emergency route. The street is already filled with cars on both sides on any normal day and it would therefore be very difficult to have all of the neighbors be parking on only one side of the street at a time during any emergency.

We plan to be in attendance at the September meeting, but are happy to answer any questions in the interim. We can always be reached at 832-788-5501.

Regards,

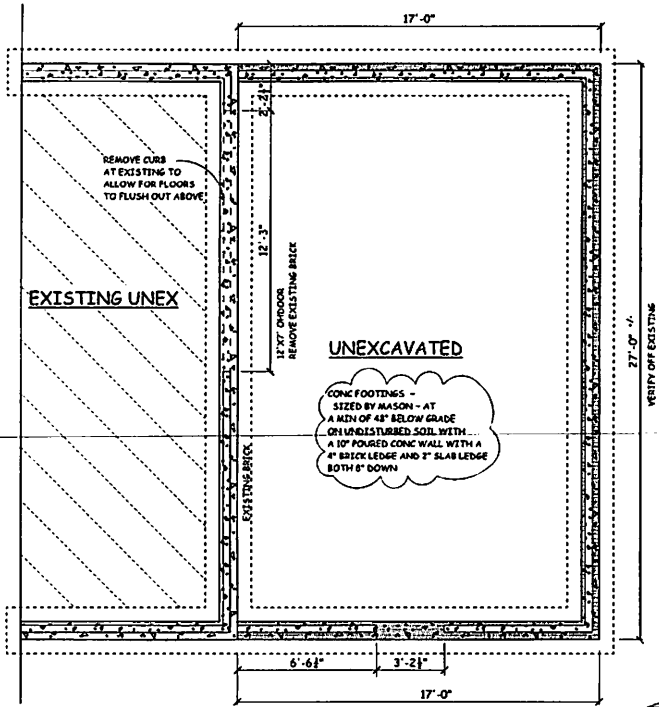
Susan and Edward Davis

August 17, 2020

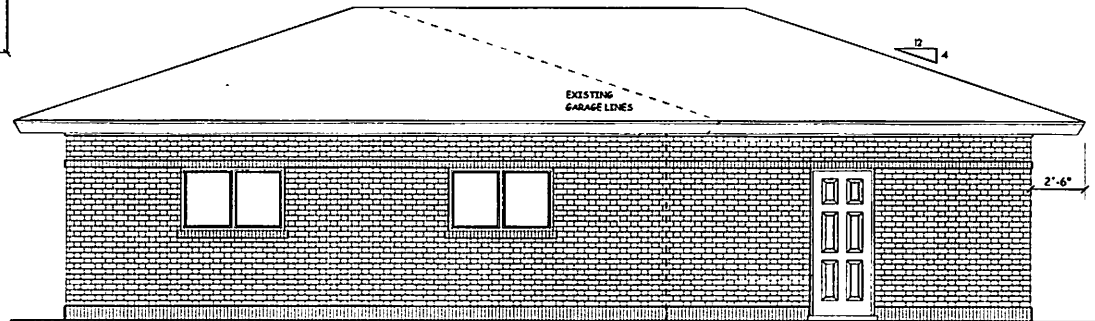
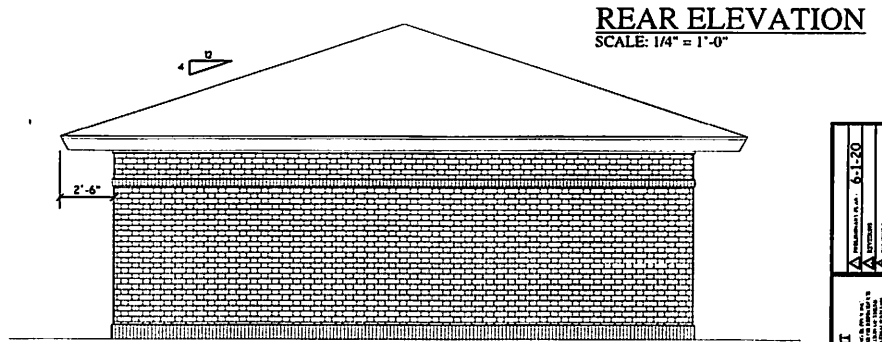
We are requesting to build an addition to our garage that would extend our garage along the alley that is existing. The set back when built was only 2 1/2 ft; and we would like to continue the extension at the existing setback for continuity and continuation of framing and structural supports. There is an existing old fence on the property at the setback which would be removed and the brick wall of the garage would follow along that line. No harm to any other property in or around the garage.

Sumudu

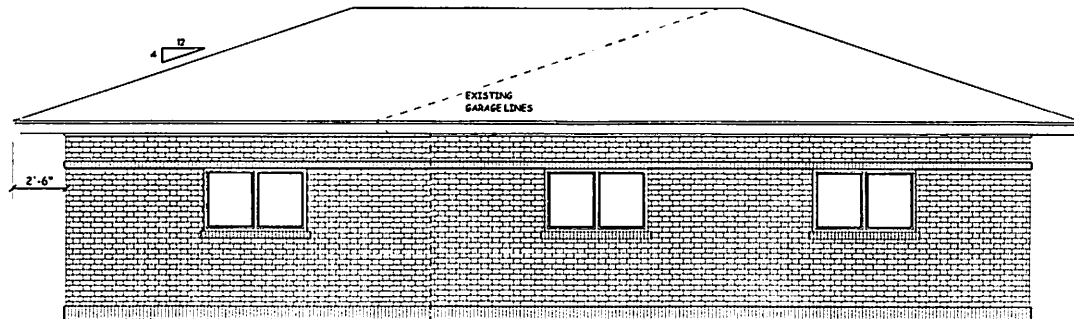
We have taken into consideration the comments from the board at the last variance meeting, and the concern of the one neighbor, and have redrafted the addition to make the garage a total 1215 sq ft, instead of the 1500 originally requested. We have discussed and have been given approval from all of the immediate neighbors on the block, except the original dissenting neighbor - as we have attempted, but have not yet reached them at home - but will continue trying. Once the driveway is repaved and addition completed, it will be a much nicer and cleaner look to the area vs the cracked pavement of the driveway and sidewalk and the old wooden fence that now lines the alley.



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



PROJECT NO.	6-1-20
DATE	
BY	
CHECKED	
APPROVED	
SCALE	
DATE	7-29-20

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ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC) AS APPLICABLE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

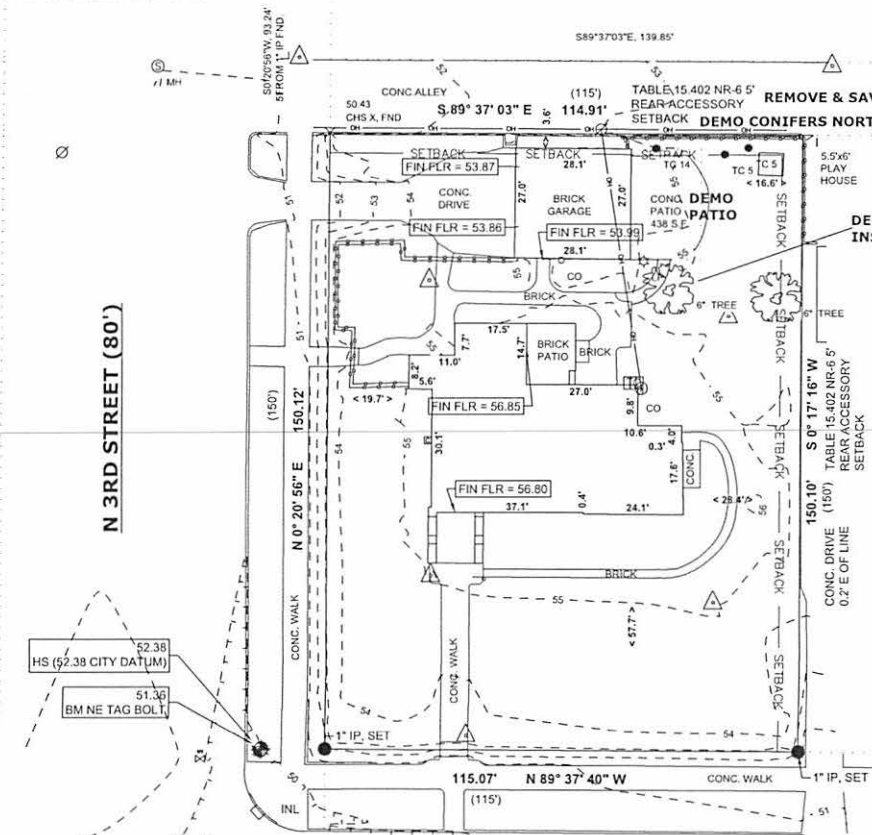
PROPOSED NEW PROJECT FOR:

**DAVIS
EDDIE & SUE**

Drexel
BUILDING SUPPLY
Drexelteam.com

PROJECT NO.	A1
DATE	
BY	
CHECKED	
APPROVED	
SCALE	
DATE	A-20-2165

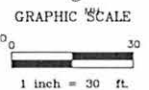
GREEN SPACE
 100% (17,261 S.F.) LOT SIZE
 67% (11,562 S.F.) PRE CONSTRUCTION GREEN SPACE
 64% (11,123 S.F.) POST CONSTRUCTION GREEN SPACE



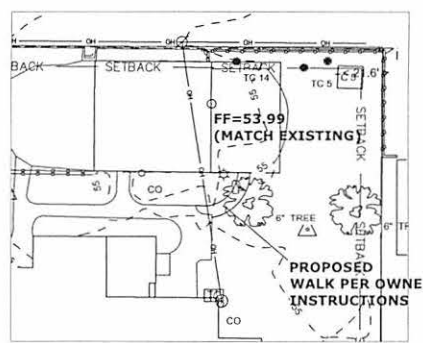
N 3RD STREET (80')

HURON AVENUE (80')

E 5' LOT 8



(S. A-E 7.03)
 RETRACEMENT PROPERTY SURVEY OF RECORD TITLE BOUNDARY
 (S. A-E 7.04) Description:
 (2) & (236.28) & (236.21(1)(b)2)
 Name of plat and lot or outlot and block:
 LOT 7 AND THE WEST 55 FEET OF LOT 8,
 BLOCK 34, ORIGINAL PLAT OF CITY OF SHEBOYGAN,
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN,
 CONTAINING 17,261 S.F. (0.396 AC.) OF LAND.
 (S. A-E 7.05)
 (1) Commonly accepted map scale:
 1"=30'
 (2) Bearings shown hereon referenced to:
 THE NORTH LINE OF HURON AVENUE MEASURED TO BEAR N89°37'40"W
 (3) () indicates "recorded as (showing recorded bearing, length or location)" where
 varies from record.
 (4) Monuments
 Found: SEE MAP
 Set: SEE MAP
 (5) Observed evidence of possession or use by others:
 NONE OBSERVED
 (7) Person or entity for whom the survey was made:
 SUE DAVIS
 Completion Date of field work:
 MARCH 13, 2020
 (8) SURVEYORS STATEMENT:
 I hereby certify that:
 This survey complies with chapter A-E 7 and is correct to the best of the professional land
 surveyor's knowledge and belief.
 Dated this 17th day of MARCH, 2020 Proposed garage revised August 12, 2020
 Signed:
 (7) William G. Freil, Professional Land Surveyor S-2554
 Wagner Excavating
 3437 Paine Ave. Sheboygan, WI 53081
 (9) To be filed with SHEBOYGAN County Surveyor within 60 days.
 Prov. 22.28, 23:10, Deut. 27:17, 19:14



PROPOSED 27'x17'
 GARAGE ADDITION
 459 S.F.

8/12/20 DRAFT FOR REVIEW
GARAGE BUILDING PERMIT SURVEY

THIS DRAWING HAS BEEN PROVIDED FOR DESIGN, ESTIMATING, AND/OR CONSTRUCTION PURPOSES ONLY. THIS DRAWING AND INFORMATION REMAINS THE PROPERTY OF WAGNER EXCAVATING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF WAGNER EXCAVATING, INC. THE INTENT OF THE DESIGN IS FOR CONSTRUCTION AND/OR APPROVAL. IT IS THE OWNERS RESPONSIBILITY FOR MAINTENANCE AND SAFETY OF THE CONSTRUCTED ITEMS

No.	Revision	Date
1	Reduce proposed garage size	8/12/20

Wagner EXCAVATING, INC.
 3437 PAINE AVENUE SHEBOYGAN, WI 53081
 (920) 658-8082 FAX (920) 658-0565

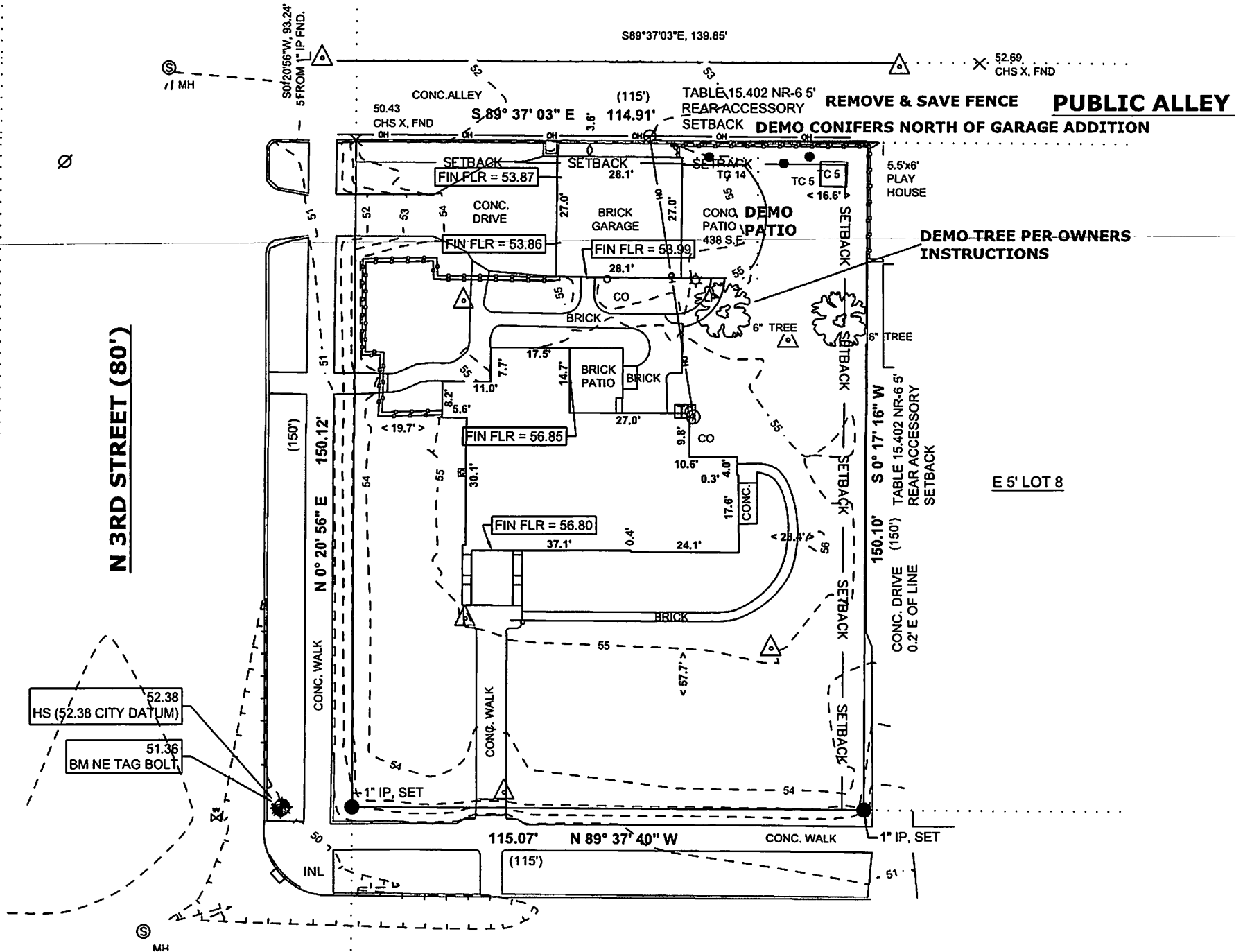
SUE DAVIS
 D&D CAPENTRY
 232 HURON AVENUE
 SHEBOYGAN, WISCONSIN

DATE
 Mar. 17, 2020

1

GREEN SPACE

100% (17,261 S.F.)=LOT SIZE
67% (11,582 S.F.)=PRE CONSTRUCTION GREEN SPACE
64% (11,123 S.F.)=POST CONSTRUCTION GREEN SPACE



N 3RD STREET (80')

PUBLIC ALLEY

E 5' LOT 8

52.38
HS (52.38 CITY DATUM)

51.36
BM NE TAG BOLT

MH





- daily parking concentration on 3rd St.







