AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 16, 2018, 5:30 PM
CITY HALL, ROOM 310

A. Roll Call.

B. Approval of the Agenda.

1. Approval of the agenda for the July 16, 2018, Board of Appeals meeting.

C. Approval of Minutes.

1. Approval of the June 18, 2018, minutes of the Board of Appeals meeting.

D. Regular Business.

1. Michele Isaacson, property owner, proposes to add a deck to the rear of an existing dwelling in a Low Density Residential (R1) District at 2871 Mt. Carol Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. B. Dorff, District 1).

2. ARC Contracting, on behalf of Diane Cook, property owner, proposes to add a front porch to a principal dwelling in a Low Density Residential (R1) District at 615 Gray Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. B. Johnson, District 9).

3. Matt and Adrienne Connaher, property owners, propose to retain an existing fence installed in a Low Density Residential (R1) District at 1381 Shawano Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a) (1) fence setback (Ald. C. Wery, District 8).

4. Andy Broyer, Broyer Home Repair, proposes to retain a widened driveway in a Low Density Residential (R1) District at 716 Josephine Circle. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709, front yard setback and Section 13-1705, driveway widening beyond the garage opening (Ald. C. Stevens, District 5).

5. Otis and Marni Sims, property owners, propose to install a basketball court and increase the height of a fence in a Low Density Residential (R1) District at 1853 Dousman Street. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-521 (a) (1) fence height, Section 13-615, Table 6-4, number of structures, rear and interior side yard setbacks and Section 13-609 maximum impervious surface. (Ald. M. Steuer, District 10)

E. Informational.

1. Date of next meeting: August 20, 2018.

F. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Zoning & Planning Board of Appeals will attend this meeting and will constitute a meeting of the Zoning & Planning Board of Appeals for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JUNE 18, 2018, 5:30 PM
CITY HALL, ROOM 310

A. ROLL CALL.

1. Members: Don Carlson - Chair, Greg Babcock - Vice-Chair, Thomas Hoy, Tommy Everman and Noel Halvorsen

Alternate: Vacant

Members Present: Don Carlson, Tommy Everman, Thomas Hoy, Excused: Gregory Babcock, Noel Halvorsen

Others Present: Ald. R. Scannell

Don Carlson inquired if anyone had gone out to the properties. Thomas Hoy and Tommy Everman replied they did not. Don Carlson inquired if anybody needed to abstain from voting. Thomas Hoy and Tommy Everman replied they did not. Don Carson inquired if any Members had spoken to anyone regarding the variance requests. Thomas Hoy and Tommy Everman replied they did not.

B. APPROVAL OF THE AGENDA.

1. Approval of the June 18, 2018, agenda of the Board of Appeals.

Moved by Tommy Everman, seconded by Thomas Hoy to approve. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the May 21, 2018, minutes of the Board of Appeals.

Moved by Thomas Hoy, seconded by Tommy Everman to approve. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Salvador Nieto Ortega, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 1618 Harold Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(a), front yard setback (Ald. K. LeFebvre, District 6).

Moved by Tommy Everman, seconded by Thomas Hoy to deny the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

2. Jeff Austin, property owner, proposes to widen an existing driveway in a Low Density Residential (R1) District at 1681 Kennedy Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709, front yard setback and Section 13-1705, driveway widening beyond the garage opening. (Ald. J. VanderLeest, District 11).

Moved by Thomas Hoy, seconded by Tommy Everman to grant the variances as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

3. Phil Jennings, Creative Sign Company, on behalf of the Green Bay School District, property owner, proposes to install a wall sign in a Public/Institutional (PI) District at 1601 Dancing Dunes Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2015 size and number of building signs (Ald. J. Brunette, District 12).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variances as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

4. Mike Pfeifer, on behalf of Beautiful Savior Lutheran Church, property owner, proposes to install a second driveway in a Low Density Residential (R1) District at 2160 Packerland Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706, multiple drive spacing. (Ald. J. Brunette, District 12).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

5. PRK Construction, on behalf of Dale and Mary Cenefelt, property owners, propose to add a new garage and laundry room to their existing home in a Low Density Residential (R1) District at 1809 St. Agnes Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback (Ald. J. VanderLeest, District 11).

Moved by Thomas Hoy, seconded by Tommy Everman to grant the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

6. Larissa and Jacob Schreiber, property owners, propose to install a fence in a Low Density Residential (R1) District at 735 Northern Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521 (a) (1) fence height (Ald. R. Scannell, District 7).

Moved by Thomas Hoy, seconded by Tommy Everman to grant the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

7. Steve Bieda, Mau & Associates, on behalf of Dennis Hecker, Dennisons Investments, LLC, property owner, proposes to construct a multiple-family dwelling and related accessory structures in a Varied Density Residential (R3) District at 522 Clement Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4 front yard setback, Section 13-1709, setbacks for parking and Section 13-1813, setback from street for trash collection (Ald. C. Stevens, District 5).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

8. Steve Bieda, Mau & Associates, on behalf of TMD Properties, property owner, proposes to install a driveway for a multiple-family development in a Varied Density Residential (R3) District at 2540 University Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum driveway width (Ald. C. Stevens, District 5).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

9. Sarah Peters, Jones Signs, on behalf of the Green Bay Packers, City of Green Bay, property owners, proposes to install a temporary sign/banner in a Public/Institutional (PI) District at 1265 Lombardi Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2014 temporary signs (Ald. C. Wery, District 8).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

10. Robert Clark, property owner, proposes to construct a detached garage in a Low Density Residential (R1) District at 1560 Proper Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front yard setback/distance between structures and Section 13-1719, number of enclosed parking spaces (Ald. C. Stevens, District 5).

Moved by Thomas Hoy, seconded by Don Carlson to deny the variances as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, No- Tommy Everman, Abstain- None

11. John Zimanek, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 1705 Murphy Court. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(b)(1), side yard setback (Ald. M. Steuer, District 10).

Moved by Thomas Hoy, seconded by Tommy Everman to grant the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

12. Brad Carpenter, BC Real Estate Investments, property owner, proposes to add a front porch to a principal dwelling in a Low Density Residential (R1) District at 531 Third Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. B. Johnson, District 9).

Moved by Thomas Hoy, seconded by Don Carlson to grant the variance as requested. Motion carried.
Yes- Don Carlson, Thomas Hoy, No- Tommy Everman, Abstain- None

E. INFORMATIONAL.

F. ADJOURNMENT.

Moved by Tommy Everman, seconded by Thomas Hoy to adjourn. Motion carried.
Yes- Don Carlson, Thomas Hoy, Tommy Everman, No- None, Abstain- None

Report to the
Zoning & Planning Board of Appeals of the City of Green Bay

MEETING DATE	PREPARED BY
July 16, 2018	Paul Neumeyer, Staff

AGENDA ITEM # D.1.

Michele Isaacson, property owner, proposes to add a deck to the rear of an existing dwelling in a Low Density Residential (R1) District at 2871 Mt. Carol Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. B. Dorff, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2871 Mt Carol Dr

7-3 - Deadline
7-16 - meeting

Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 6-12-18 Project Address: 2871 MT CAROL DR Project #: 73738 Appeal #: 18-041

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Michele Isaacson	Name:	Michele Isaacson
Address:	2871 MT Carol DR	Address:	2871 MT CAROL DR
City, State, Zip	Green Bay, WI 54311	City, State, Zip	Green Bay, WI 54311
Phone:	952-334-2121	Phone:	952-334-2121
Email:	michelej@unique-software.com	Email:	michelej@unique-software.com

Describe proposed plan:

To build a 10' x 16' deck on the back of my house, from the already installed (original construction) patio doors. It will be a wooden deck attached to my house.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

x 13-604 Lot Dimensions Table 6-2

Building Setback Requirements
= Rear Yard 0 = 25'

* Proposed Attached Deck will be 15' from Rear

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

Due to my corner lot I currently cannot build a structure within 25' of my neighbor's property line. The backyard is 25' ~~long~~ wide due to being a corner lot and how my house is placed on the lot.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

If my house had been placed facing Queoff St, my backyard would have been significantly larger. All other homes on Queoff St. are facing Queoff St.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

My deck will still be located 15 feet from my neighbors property line and is facing the ~~side~~ end of their house and will not disturb them.

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Michele Isaacson — Signature of Applicant

6-12-18 — Date

OFFICE USE ONLY:	Parcel# 21-1111-033	Residential $75 X	Commercial $150 ___
District: 1 Zoning: R1	Meeting Date: 7-16-18	Receipt #: 11593-10	

Revised 12/2017

Site Plan

Deck (will be less than 25' Rear Setback)

a compilation of records and data located in
s City of Green Bay offices and is to be used for
nce purposes only. City of Green Bay is not
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ormation contained within. No warranties are
d.

NORTH

Scale 1:219

Report to the
Zoning & Planning Board of Appeals of the City of Green Bay

MEETING DATE	PREPARED BY
July 16, 2018	Paul Neumeyer, Staff

AGENDA ITEM # D.2.

ARC Contracting, on behalf of Diane Cook, property owner, proposes to add a front porch to a principal dwelling in a Low Density Residential (R1) District at 615 Gray Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 615 Gray St

Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 7/3/18 Project Address: 615 Gray Project #: 73991 Appeal #: 18-043

PROPERTY OWNER	APPLICANT INFORMATION
Name: Diane Cook	Name: ARC Contracting
Address: 615 Gray St.	Address: 2300 Holly RD
City, State, Zip Green Bay WI 54303	City, State, Zip Neenah WI
Phone: 920-606-7615	Phone: 877-272-3205
Email:	Email: devon@arccontracting.com

Describe proposed plan:

Build 4ft x 13'6 Deck/Landing in front of home

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

Code Says only allowed 25 sqft in Front we are asking for 55sqft

- New Porch will be 55 sf

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

On the home it visualy looks correct! the Road is too Close to home

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

Home is too close to the Street

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

the Deck will not go out further then allowed 4ft. we are making it go against home Like many In the area

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

7-2-18
Date

OFFICE USE ONLY:	Parcel# 5-821	Residential $75 ✓ Commercial $150 ___
District: 10 Zoning: R1	Meeting Date: 7/16/18	Receipt #: 11771-3

Revised 12/2017

615 Gray
Front Porch larger than 25 SF
will be 55 SF

a compilation of records and data located in
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d.

NORTH

Scale 1:219

Report to the
Zoning & Planning Board of Appeals of the City of Green Bay

MEETING DATE	PREPARED BY
July 16, 2018	Paul Neumeyer, Staff

AGENDA ITEM # D.3.

Matt and Adrienne Connaher, property owners, propose to retain an existing fence installed in a Low Density Residential (R1) District at 1381 Shawano Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a) (1) fence setback (Ald. C. Wery, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1381 Shawano Ave

Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 7/3/18 Project Address: 1381 Shawano Project #: 73822 Appeal #: 18-044

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Matt + Adrienne Connaher	Name:	Matt Connaher
Address:	1381 Shawano Ave	Address:	
City, State, Zip	Green Bay WI 54303	City, State, Zip	Same as owner
Phone:	920-471-8979	Phone:	
Email:	mconnaher@new.rr.com	Email:	

Describe proposed plan: Replace fence to the same specifications as before fence was destroyed by a fallen tree in a storm in may 2017. Original fence was in place before the current owners ~~provide~~ purchased the property. Fence was not a concern to the city before.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

13-521 Fence Location and Height
* MAX Height 6' (1/2 Distance of corner side setback)

* Current fence is 5' 9" from corner yard lot line (would need to be 7 1/2')

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

Lowering the section of fence would cause privacy issues with young children playing in our yard. Moving the fence back would cause flower beds that have been in place for 40+ years to be removed and would cause extra cost to the project. Original fence was not considered an issue for the 16 years we have owned the property

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

The fence is not blocking any view of the street corner for traffic safety reasons. Our home is set back far enough from the street (Shawano Ave) to not block the road. An indent on the Locust side was put into the original fence plan to allow the neighbors to safely pull out of their driveway with a clear safe view

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

Original fence caused no issues with any traffic or safety issues for last 20+ years. We simply want to replace it as it was before it was destroyed in a storm. We would like to restore our yard to the state it was before. The fallen tree ruined our fence, picnic table and Childrens swing set. All replacements were approved by insurance as an act of God

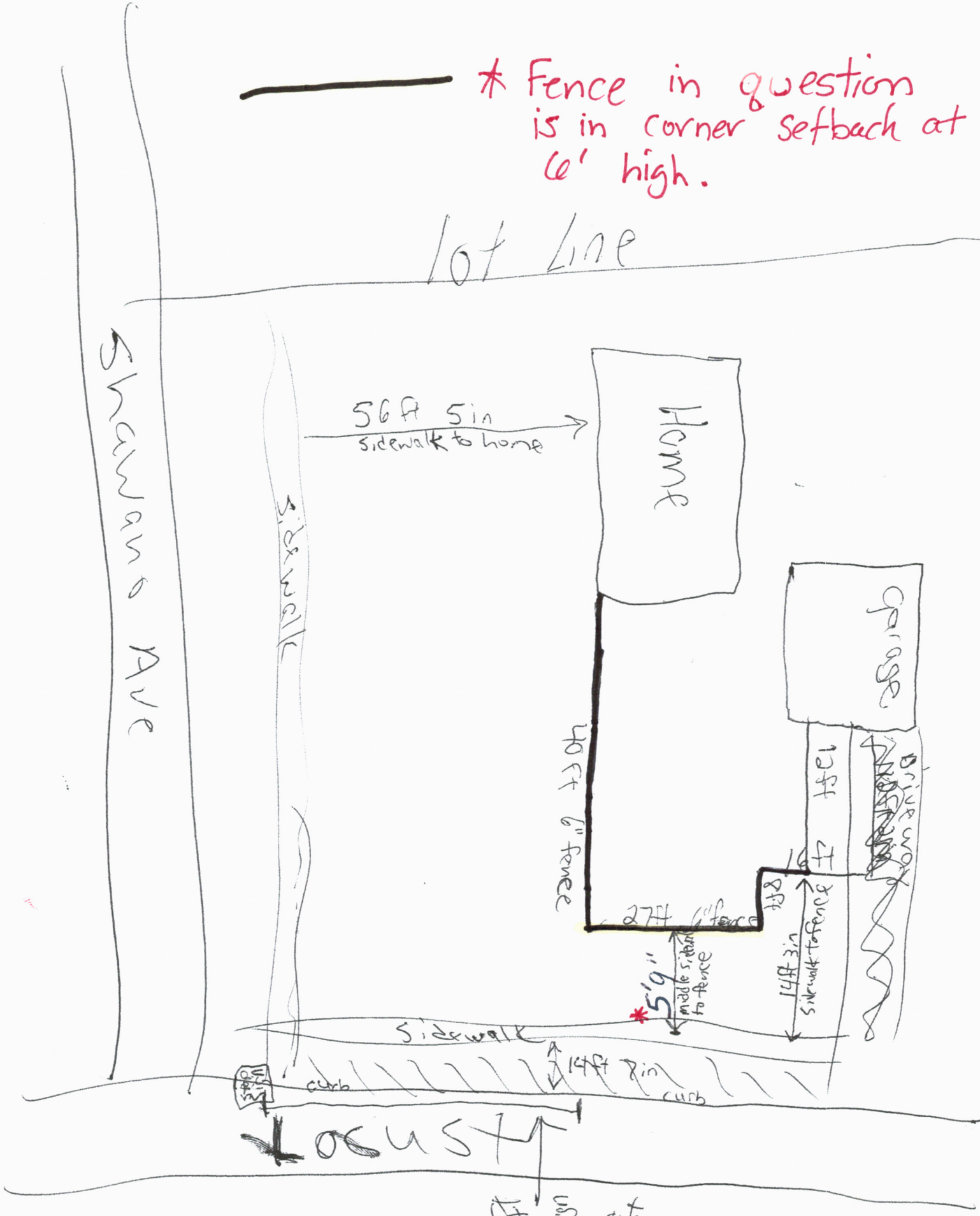
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Matthew G Connaher — 7-2-18

Signature of Applicant — **Date**

OFFICE USE ONLY:	Parcel# 6-248-5	Residential $75 X	Commercial $150 ___
District: 8 Zoning: R1	Meeting Date: 7/16/18	Receipt #: 11771-11	

Revised 12/2017


* Fence in question is in corner setback at 6' high.
lot Line
Shawano Ave
56 ft 5 in
sidewalk to home
Home
sidewalk
Garage
40 ft 6" fence
16 ft
Driveway
27 ft 6" fence
8 ft
14 ft 3 in
sidewalk to fence
*5'9"
middle sidewalk to fence
Sidewalk
14 ft 8 in
curb
curb
LOCUST
54 ft
stop sign to fence start

13-521. Fence location and height. Fences may be erected, placed, or maintained in any yard along or adjacent to a lot line in accordance with the requirements identified in this section. The owner shall be responsible for properly locating all property lines before construction of any fence.

(a) Height.

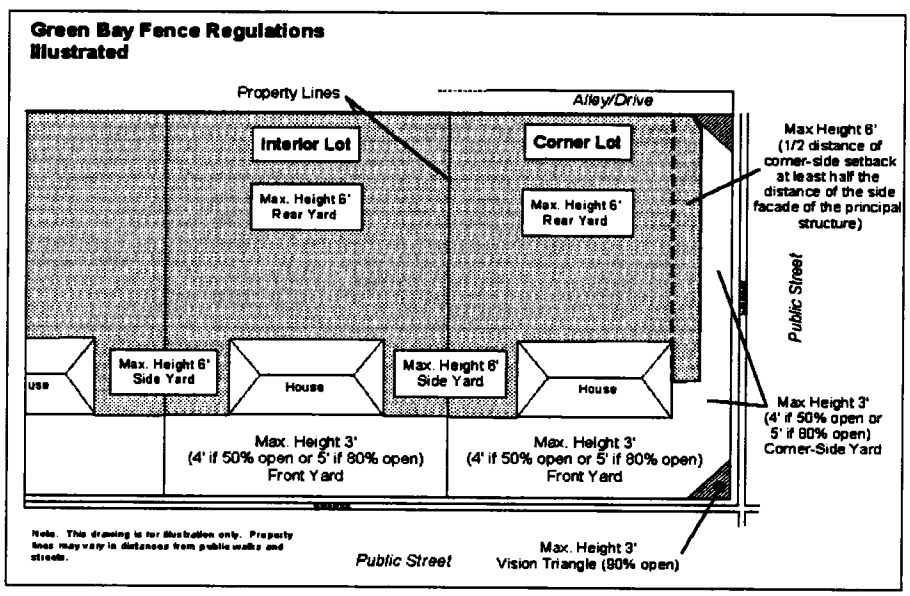
(1) Residential zoning districts. The maximum height of a fence or wall within required side and rear setbacks in a residential zoning district shall not exceed six (6) feet. Fences around pools shall not exceed eight (8) feet. The maximum height of a solid fence or wall within a required front yard or corner side yard setback shall not exceed three (3) feet. Such front yard or corner side yard fences may be increased to a maximum height of four (4) feet if open, decorative, ornamental fencing materials that are less than fifty (50) percent opaque are used or to a maximum height of five (5) feet if open, decorative, ornamental fencing materials that are less than twenty (20) percent opaque are used. When the fence extends beyond at least half the distance of the primary building's side facade, the fence height may increase to six (6) feet provided the fence is constructed not closer than ½ the applicable corner side yard setback.

(2) Nonresidential zoning districts. The maximum height of a fence or wall shall not exceed eight (8) feet except in required front or corner side yard setbacks where the maximum height of a solid fence or wall shall not exceed three (3) feet.

(3) In the case of grade separation, such as the division of properties by a retaining wall, fence height shall be determined based on measurement from the average point between highest and lowest grade.

(4) Fences or walls shall comply with the vision triangle requirements of Chapter 13-510.

Figure 5-2. Maximum Fence Height.



(b) Materials and construction.

(1) Walls and fences shall be constructed of high quality materials, such as decorative blocks, brick, stone, treated wood, wrought iron, chain link and plastic.

(2) No fence shall have sharp or pointed pickets dangerous to life or limb.

(3) Hedges shall be trimmed or confined to the property on which they are planted.

(4) No fence or other structure containing barbed wire or other dangerous material shall be placed on residentially-zoned property or within four (4) feet of any public street, sidewalk, or alley.

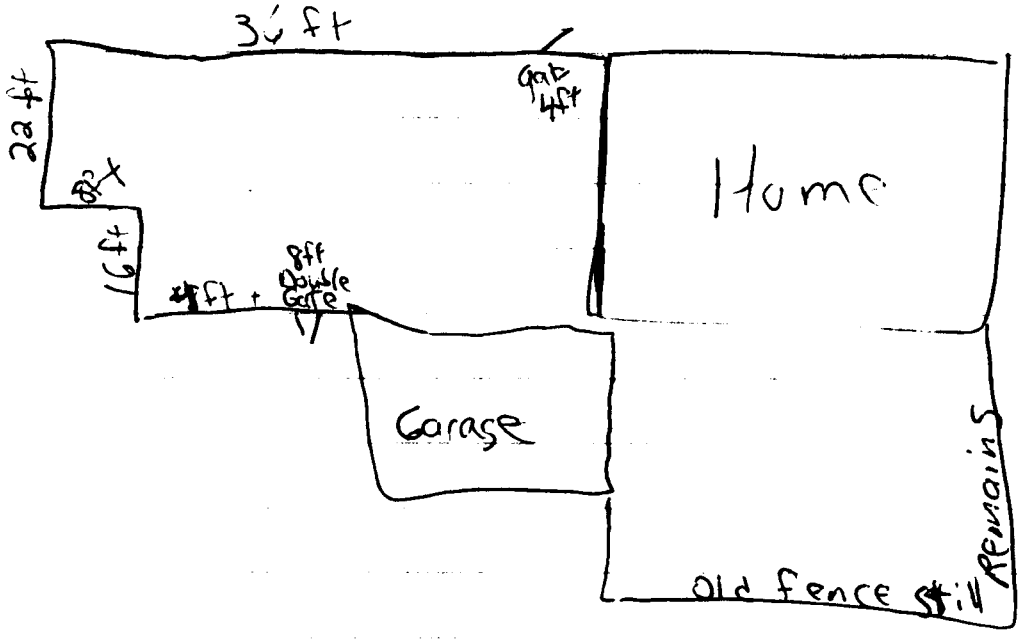
(5) (Amd. GO 35-10) Fences shall be constructed so that the structural supporting elements are located on the side which is visible to the fence owner (inside) so that the structure/supporting elements of the fence are less visible to adjoining properties and public rights-of-way.

(c) Breaks for connections. Breaks in the length of a perimeter wall shall be made to provide for required pedestrian connections to the perimeter of a site or to adjacent development.

Shawnee Ave

Locust St

6ft fence replacing previous fence destroyed in storm.



I apologize for the confusion. Brenda has brought answers to my questions. I was understanding that if destroyed by an "act of God" that we could replace without "permission". That was incorrect. Ordinance have been rewritten. Included is my payment that would have been due.

Thank you for your understanding.

Case # 87203

a compilation of records and data located in
s City of Green Bay offices and is to be used for
nce purposes only. City of Green Bay is not
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ormation contained within. No warranties are
d.

NORTH

Scale 1:438

Report to the
Zoning & Planning Board of Appeals of the City of Green Bay

MEETING DATE	PREPARED BY
July 16, 2018	Paul Neumeyer, Staff

AGENDA ITEM # D.4.

Andy Broyer, Broyer Home Repair, proposes to retain a widened driveway in a Low Density Residential (R1) District at 716 Josephine Circle. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709, front yard setback and Section 13-1705, driveway widening beyond the garage opening (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 716 Josephine Cir

Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

GREEN BAY Titletown, USA www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 7-3-2018 Project Address: 716 JOSEPHINE CIRCLE Project #: 73999 Appeal #: 18-045

PROPERTY OWNER	APPLICANT INFORMATION
Name: BROYER HOME REPAIR	Name: SAME AS OWNER
Address: PO BOX 13593	Address:
City, State, Zip GREEN BAY WI 54307	City, State, Zip
Phone: 920-883-2203	Phone:
Email: andy@broyerllc.com	Email:

Describe proposed plan:

ADDITION OF DRIVEWAY TO SOUTH OF HOUSE. ADDING 2 ADDITIONAL PARKING SPACE

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

13-1709 Setbacks For Parking Areas
a) Parking Areas Shall not be located within a required front yard

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

ADDITIONAL SPACE WAS PRESENT AT TIME OF HOME PURCHASE. FORMER OWNER DID NOT DISCLOSE NEED FOR ADDITIONAL SITE PLANS. OR THAT HE HAD ~~BEEN~~ RECEIVED NOTIFICATION FROM CITY ABOUT THE DRIVEWAY BEING EXTENDED WITHOUT PROPER PERMITS.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

ADDITIONAL SPACE WAS A SELLING POINT DURING INSPECTION OF HOME PRIOR TO PURCHASE

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

DRIVEWAY SPACE IS FULLY ON PROPERTY AND DOES NOT ENCROACH ON NEIGHBORING PROPERTY.

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

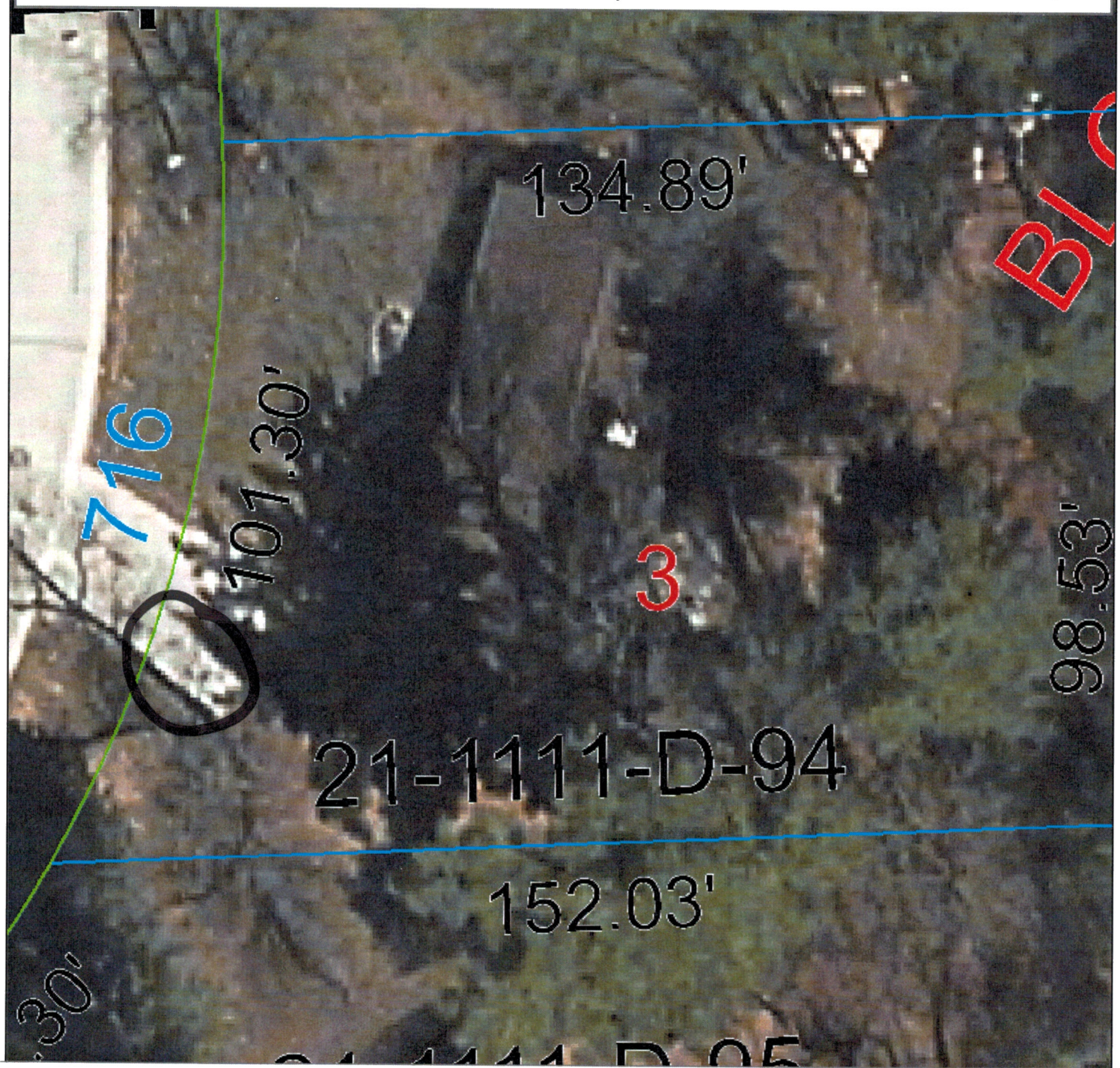
Signature of Applicant

7-3-2018
Date

OFFICE USE ONLY:	Parcel# 21-1111-10-94	Residential $75 ✓ Commercial $150 ___
District: 5 Zoning: R1	Meeting Date:	Receipt #: 11771-12

Revised 12/2017

716 Josepline Circle
-Illegal DRIVEWAY expansion in front Setback



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NORTH

Scale 1:219

7
05.03.2017

05.03.2017

Report to the
Zoning & Planning Board of Appeals of the City of Green Bay

MEETING DATE	PREPARED BY
July 16, 2018	Paul Neumeyer, Staff

AGENDA ITEM # D.5.

Otis and Marni Sims, property owners, propose to install a basketball court and increase the height of a fence in a Low Density Residential (R1) District at 1853 Dousman Street. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-521 (a) (1) fence height, Section 13-615, Table 6-4, number of structures, rear and interior side yard setbacks and Section 13-609 maximum impervious surface. (Ald. M. Steuer, District 10)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1853 Dousman Variance-REVISED APP

Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 6/21/2018 Project Address: _____ Project #: 73838 Appeal #: 18-042

PROPERTY OWNER	APPLICANT INFORMATION
Name: Otis & MARNI Sims	Name: Otis T. Sims
Address: 1653 Dousman St	Address: 1653 Dousman St
City, State, Zip Green Bay WI 54303	City, State, Zip Green Bay, WI 54303
Phone: 920-371-7913	Phone: 920-371-7913
Email: BigTSims1@gmail.com	Email: BigTSims1@Gmail.com

Describe proposed plan:

We'd like to put a Basketball Court in the Backyard Due to the street has to much traffic. I'd like to put up additional fence to prevent the ball from going into the neighbors yard. We have 3 Neighbors that we would Have to retrive the ball from

-Fence will be 15' high -Adding 9' to existing 6' Fence

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

1)* 13-615 - Residential accessory buildings/TABLE 6-4 : Number of Structures Allowed
2)* 13-615 - Residential accessory buildings/TABLE 6-4 : Required Setbacks of 4' Rear + Side
3)* 13-609 - Maximum impervious surface - R1 MAX of 50 % impervious
4)* 13-521 Fence location and Height
(1) Residential Zoning Districts - MAX Height shall not exceed 6 feet

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

We would Rather Not put a Basketball Hoop in our Driveway For safety reason.

Putting a Hoop in the backyard with our layout would be troublesome to our neighbors without the fence to prevent the ball from going over

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

We currently Have 6 Feet Privacy fence. The Basketball Hoop is 10 Feet. We would Need to add a additional 10x30 corner of 5ft High fence.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

This would Not be Seen by the general Public. This variance would Keep the ball out of Neighbors yards. Keep the kids safe in the backyard vs in the front Driveway.

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant _____ Date 6/21/2018

OFFICE USE ONLY:	Parcel# 6-2108	Residential $75 X	Commercial $150 ___
District: 10 Zoning: R1	Meeting Date: 7/16/18	Receipt #: 11672-3	

Revised 12/2017

Basketball Court / Fence extension 1853 Dousman

* VARIANCE for:
1) Fence Height over 6' (to be 15')
2) over max of 2 Accessory uses (to be 3)
3) over 50% Impervious (to be 57%)
4) Accessory Setbacks (will be 0' for Side/Rear

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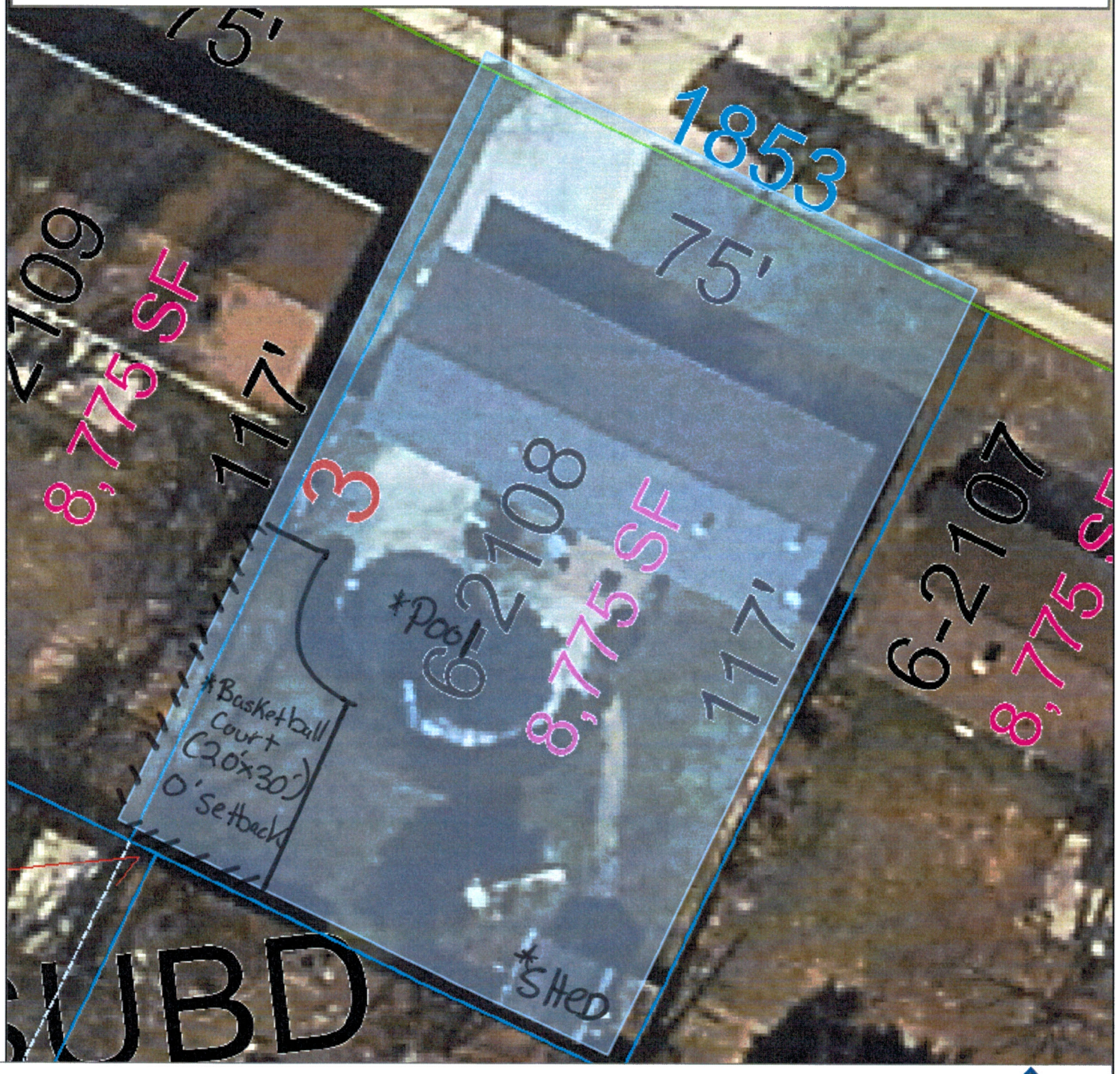
d.

NORTH

Scale 1:219

- 15' Fence (chainlink = 9' on top of existing 6' wood fence)



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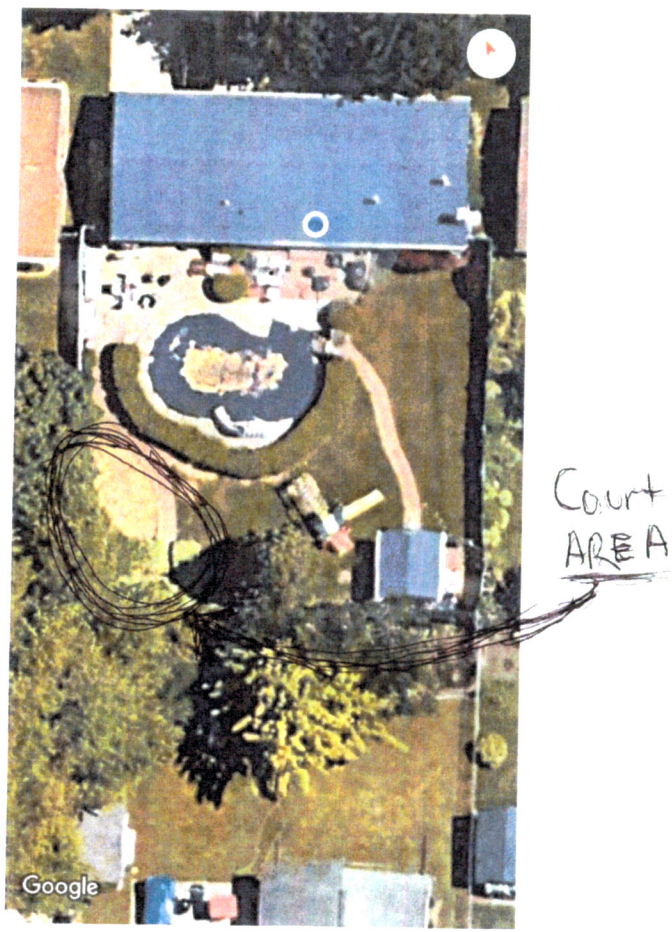
NORTH

Scale 1:219

\\\\ - 15' Fence (9' chainlink extension on 6' existing wood fence



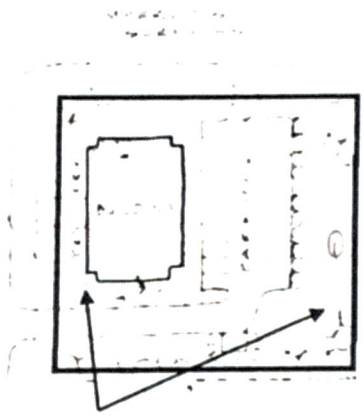
Add 9'

15'

existing 6'

Court AREA

Calculation: Impervious surface ratio.



Impervious surface means an area that releases as runoff, all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways and parking lots are examples of surfaces that are typically impervious. Surfaces in the public right-of-way, such as a street, driveway apron or public sidewalk are not counted in this calculation-only areas on your property.

Impervious surface ratio means the measure of intensity of land use, determined by dividing the total of all impervious surfaces on a site by the gross area of the site.

Required for new buildings of any kind, additions, porches, patios, driveways, and walks- anything impervious to water.

MAXIMUM LOT COVERAGE: R1 = 50 %,

Component	Area (square feet)
1. House (including porches, patios, attached garage) + Pool	3131 Sq. ft
2. New structure	750 Sq. ft
3. Existing structures(sheds, etc)	221 Sq. ft
4. Driveway Storage shed	650 Sq. ft
5. Sidewalks (private)	294 Sq. ft
6. Total of all impervious surfaces on the site (sum of lines 1-5)	5036 Sq. ft
7. Gross area of the site (lot area)	8,775 Sq. ft
Impervious surface ratio (line 6 divide line 7 X 100 = %)	57 %

Example If # 6 is 4,000 and #7 is 10,000 the ratio would be 4,000 divide 10,000 x 100 = 40 %