



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, NOVEMBER 19, 2018, 5:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

1. Members: Don Carlson - Chair, Gregory Babcock - Vice Chair, Tommy Everman, Noel Halvorsen and Jim Hutchison
2. Does anyone need to abstain from voting? Who was out to the property? Did you speak to anyone regarding this variance request?

B. Approval of the Agenda.

1. Approval of the agenda for the November 19, 2018, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

1. Approval of the minutes from the October 17, 2018, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

1. Darren Stock, property owner, proposes to install a deck to the rear of a principal dwelling in a Low Density Residential (R1) District at 215 South Platten Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. C. Wery, District 8).
2. Peter and Michelle Wainio, property owners, propose to retain deck to a principal dwelling in a Low Density Residential (R1) District at 709 North Locust Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. M. Steuer, District 10).

3. Dennis Bailey, property owner, proposes to retain an existing a fence installed in a Low Density Residential (R1) District at 621 Challenger Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a) (1) fence setback. (Ald. V. Corpus-Dax, District 2).
4. Phil Bredael, The Remodel Shop, on behalf of Debbie Trepanier, property owner, proposes to reconstruct a garage on its same footprint in a Low Density Residential (R1) District at 600 16th Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. B. Johnson, District 9).
5. Taylor VandenBush, on behalf of Paula J. Reynolds, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 516 Northern Avenue. 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. R. Scannell, District 7).
6. Randall Dyle, property owner, proposes to retain a widen a driveway in a Low Density Residential (R1) District at 417 Robert Lane. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway width (Ald. V. Corpus-Dax, District 2).
7. Maria Mendez, property owner, proposes to widen an existing driveway in a Low Density Residential (R1) District at 920-922 Abrams Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, residential driveways (Ald. A. Nicholson, District 3).

E. Informational.

- I. Date of next meeting: December 17, 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 Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council 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

**WEDNESDAY, OCTOBER 17, 2018, 5:30 PM
CITY HALL, ROOM 604**

A. ROLL CALL.

I. Members: Don Carlson - Chair, Gregory Babcock - Vice Chair, Tommy Everman, Noel Halvorsen and Jim Hutchison

Present: Don Carlson, Jim Hutchison, Tommy Everman, Noel Halvorsen, Gregory Babcock,
Excused:

2. Does anyone need to abstain from voting? Who was out to the property? Did you speak to anyone regarding this variance request?

Jim Hutchison stated he will have to abstain from voting for agenda Items 2 and 4. No one else needed to abstain from voting, was out to any properties or speak with anyone regarding the requests.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 15, 2018, meeting of the Zoning & Planning Board of Appeals.

There was no motion or vote made to approve the agenda.

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the September 17, 2018, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Noel Halvorsen to approve the minutes. Motion carried.
Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

D. REGULAR BUSINESS.

Ald. Kathy Lefebvre spoke in favor of agenda Items 2, 3 and 4 at the beginning of the meeting.

1. Tim Wanner, on behalf of Victoria Wanner, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (R1) District at 3489 Finger Road. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements and Section 13-615, Table 6-4, maximum size 2nd structure (Ald. B. Dorff, District 1).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance as requested with the condition the two smaller accessory structures be removed, the cement slab can remain and the new accessory structure not exceed 1,000 sq. ft. Motion carried.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- Gregory Babcock, Abstain- None

2. Roy Schneider, on behalf of Green Bay Packaging, property owner, proposes to expand an existing structure in a General Industrial (GI) District at 831 Radisson Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-908, Table 9-2, impervious coverage and Section 13-1706(a), driveway width. (Ald. K. Lefebvre, District 6).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, No- None, Abstain- Jim Hutchison

3. Daniel Ditscheit, on behalf of the City of Green Bay, property owner, proposes to install a ferris wheel at the Bay Beach Amusement Park in a Public Institutional (PI) District at 1313 Bay Beach Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-515(e) waterway setback (Ald. K. Lefebvre, District 6).

Moved by Noel Halvorsen, seconded by Gregory Babcock to approve the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

4. Roy Schneider, on behalf of Green Bay Packaging, property owner, proposes a building expansion within the AE District of the 100 year floodplain and General Industrial (GI) District at 1910 North Quincy Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1330(2)(d) flood protection elevation and Section 13-1343 flood proofing standards (Ald. K. Lefebvre, District 6).

Moved by Noel Halvorsen, seconded by Gregory Babcock to grant the variance as requested subject to the applicant meeting the following conditions:

- a. Written documentation is submitted to the City of Green Bay that summarizes responses to Chapter 13-1341(d), Green Bay Zoning Code.
- b. Written documentation is submitted to the City of Green Bay describing minimal flood proofing procedures and specifications as required in Chapter 13-1343 Green Bay Zoning Code.
- c. Written documentation is submitted to the City of Green Bay detailing employee safety and operational issues that prevents the applicant from fully meeting the ordinance, as presented at the meeting.

Motion carried.

Yes- Gregory Babcock, Tommy Everman, Noel Halvorsen, No- Don Carlson, Abstain- Jim Hutchison

E. INFORMATIONAL.

1. Discussion on the request from the Board of Appeals to review recent requests regarding the width of commercial/industrial driveways.

The Board would like to refer this item to staff for a potential change in the ordinance regarding commercial/industrial driveways.

2. Discussion on potential future training options for the Board of Appeals.

No action needed.

F. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Gregory Babcock to adjourn. Motion carried. Voice vote. Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None



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

MEETING DATE

November 19, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.I.

Darren Stock, property owner, proposes to install a deck to the rear of a principal dwelling in a Low Density Residential (RI) District at 215 South Platten Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. C. Wery, District 8).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 215 S PLATTEN



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: 10/12/18 Project Address: 215 S. Platten Project #: 75092 Appeal #: 18-069

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>DARREN STOCK</u>	Name: <u>DARREN STOCK</u>
Address: <u>215 S. PLATTEN ST</u>	Address: <u>215 S. PLATTEN ST 1313 BLUE RIDGE</u>
City, State, Zip <u>GREEN BAY WI 54303</u>	City, State, Zip <u>GREEN BAY WI 54304</u>
Phone: <u>3600 6148</u>	Phone: <u>3600 6148</u>
Email: <u></u>	Email: <u>SPECIALTY DESIGN 1@YAHOO.COM</u>

Describe proposed plan:

TO INSTALL A 14'x14' WOOD DECK

Proposed Deck will be 14' from Rear lot line

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

PROPERTY SITS ON A CORNER LOT. CURRENTLY THERE IS ONLY APROX
80' FROM HOUSE TO BACK FENCE ON LOT.13-604 Table 6-2 Lot Dimension and Setback requirements
-Rear yard = 25'

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

DUE TO THE HANDSHIP OF HAVING A CORNER LOT, THE SET BACK
FROM THE DECK TO THE LOT LINE NEEDS TO BE 25 FEET AND AS OF
NOW IT WOULD ONLY BE ABOUT 15'

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

CORNER LOT

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

THE DECK IS ONLY 14" ABOVE GRADE AND THE YARD IS FENCED IN WHICH MEANS
IT WOULD NOT BE SEEN...

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

10-12-18

OFFICE USE ONLY:

Parcel#

3-1262

Residential \$75

Commercial \$150

District: 8

Zoning: R1

Meeting Date:

11/19/18

Receipt #:

12729-6

Lot Plan

**Specialty Design
& Construction LLC**

P.O. Box 5583
Darien, WI 54115-0583
(920) 428-1203

Address :

Parcel number:

Right of way is intended for public use and is usually 10 to 15 feet from beyond the curb.

Side →

← Side

Street front
215 S. PLATTEN ST
GBWI S4303

- Deck is 14" off grade
- All treated lumber
- Vinyl rails @ 36" high
- 3 Diamond pier footings
- Double 2x10 rim joist for beam

Corner lot side street

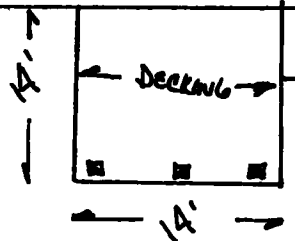
Right of way line

25'

13'

House

38'



28'

Show locations of all buildings and fences both proposed and existing.

Show distance to building(s) from lot lines in feet and inches.

Rear property line ↑

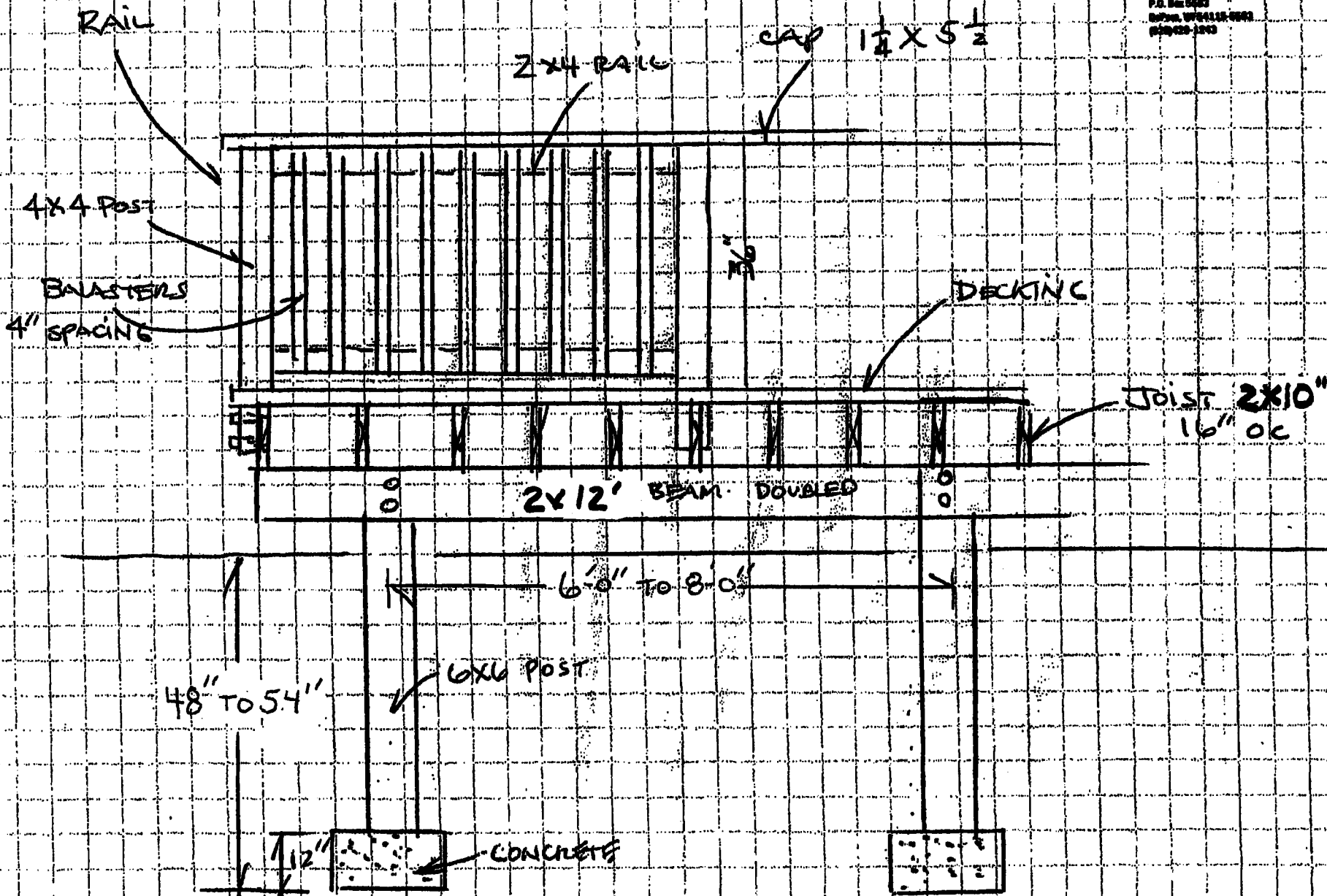
Lot Plan

All buildings and fences shall be wholly upon the applicants property

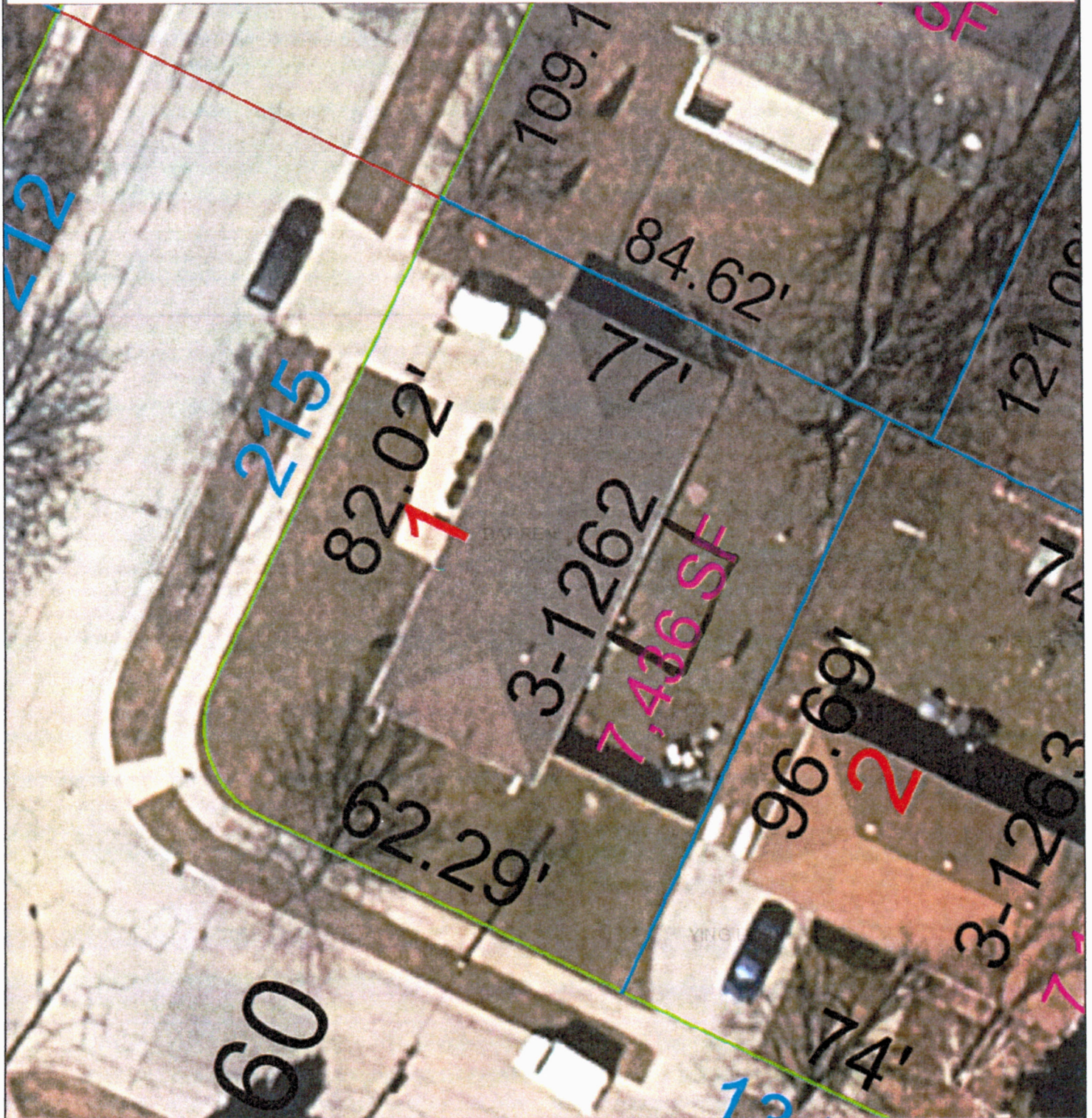
SUPPORT SYSTEM DETAIL

Specialty Design
& Construction LLC

P.O. Box 5523
Bryn Mawr, PA 19005-0523
(610) 429-1313



<Title>



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department
Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.
This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

10/12/2018
Scale 1:240



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

MEETING DATE

November 19, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

Peter and Michelle Wainio, property owners, propose to retain deck to a principal dwelling in a Low Density Residential (RI) District at 709 North Locust Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. M. Steuer, District 10).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 709 N Locust 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

Due: Nov. 6 →
Meeting: Nov. 19

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

Date: 10/23/18 Project Address: 709 N Locust St Project #: 75223 Appeal #: 18-070

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Peter & Michelle Wainio	Name:	
Address:	709 N Locust St	Address:	
City, State, Zip	Green Bay, WI 54303	City, State, Zip	SAME
Phone:	920 412 4446 / 920 819 2251	Phone:	
Email:	mwainio2@gmail.com	Email:	

Describe proposed plan: front stoop

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

1. STOP SIDE LARGER THAN 25 FT² ⇒ TABLE 6-2; NOTE H
FRONT YARD SETBACK ⇒ TABLE 6-2; NOTE C

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

My 9 year old has juvenile Rheumatoid arthritis affecting his hips and all joints below. Not having availability to get him out of our home during his wheelchair phases makes it very difficult.

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

House is already zoned in and set back with all other area homes. There is also no other availability to put stoop off side door as we have an attached 1 stall garage.

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

minimal visual impact due to neighbors.

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: Michelle Wainio

Date: 10.23.18

OFFICE USE ONLY:	Parcel# 6-1603	Residential \$75 X	Commercial \$150
District:	Zoning:	Meeting Date: 11/19/18	Receipt #: 12744-18

N

Drive
way

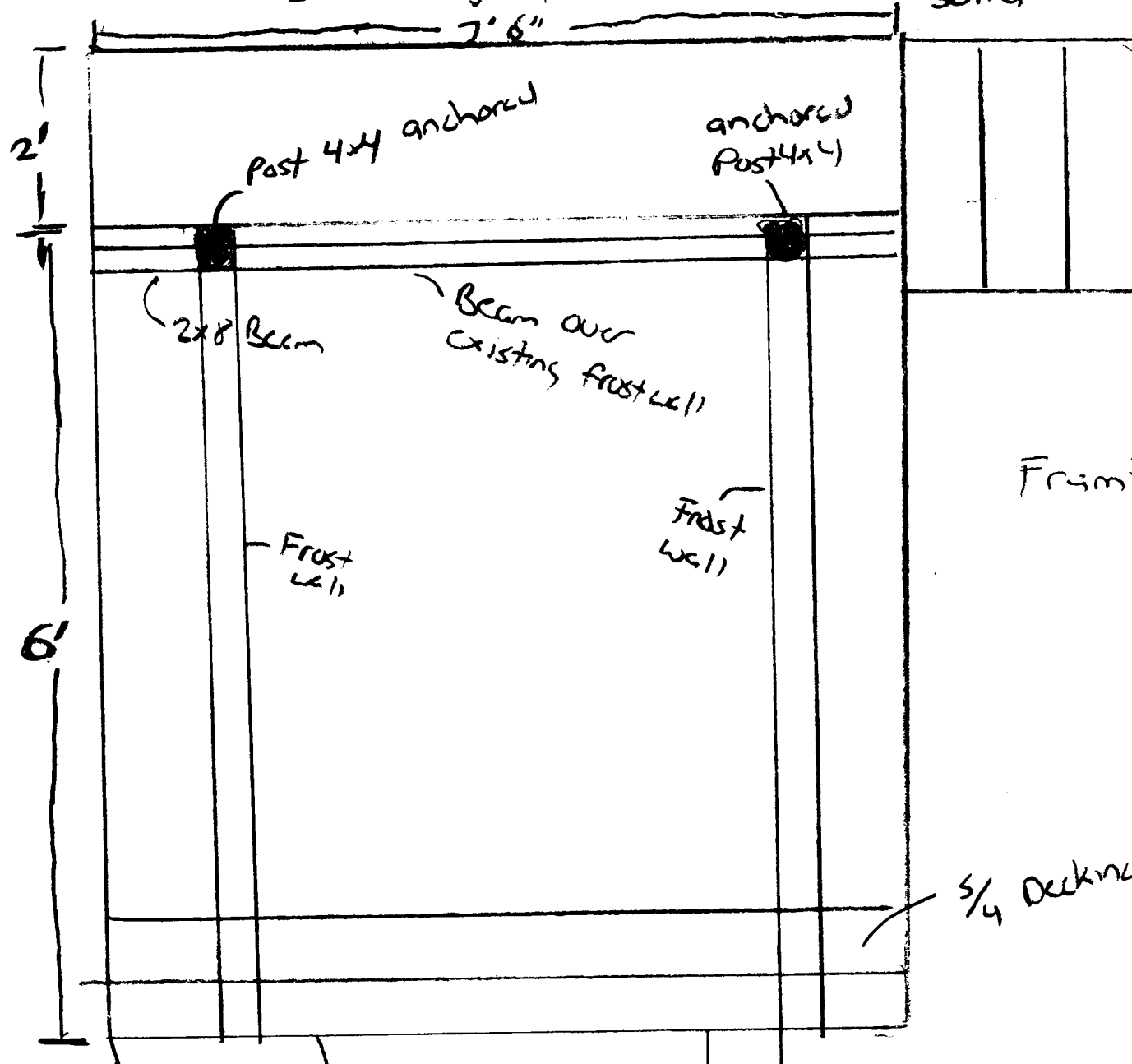
Porch

sidewalk
Green SPACE

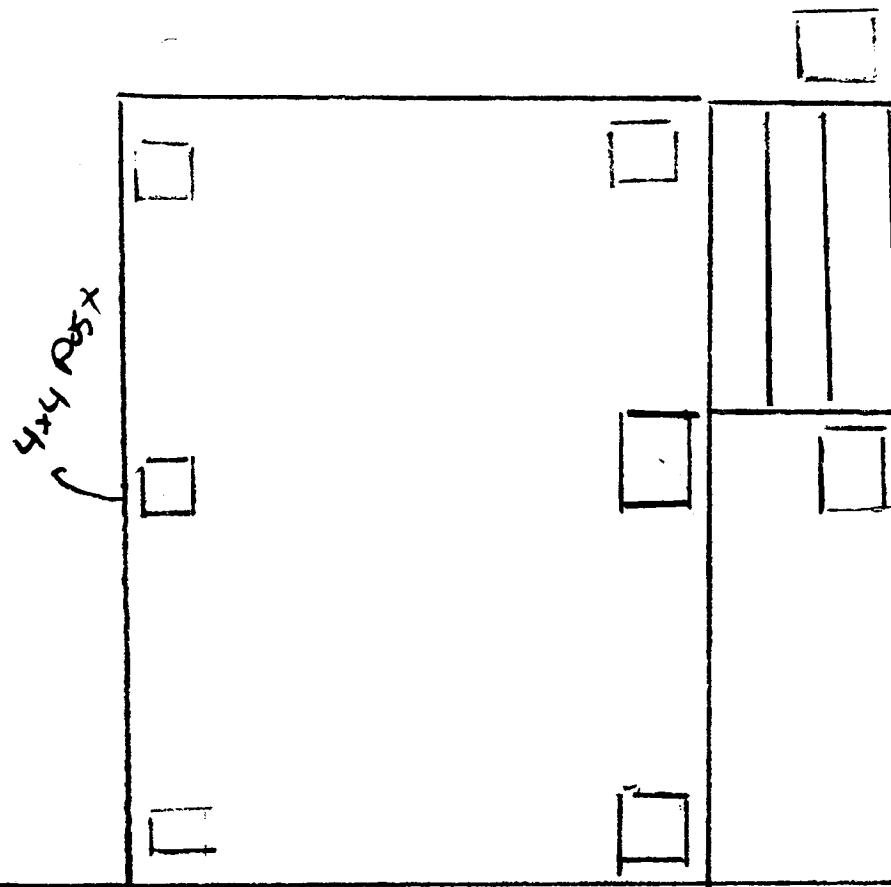
N ←

- Double 2x6 16" center stringers
- 2x8 rim joist

2x8 skirt
solid Skirting 5/4 Deck
Boards



Railing Layout



Door

House



PROJECT PERMITS 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
inspmail@greenbaywi.gov

www.greenbaywi.gov

All fields must be completed before permit will be processed.

Project Address 709 N Locust St		Parcel # 6-1608	Project # (assigned by City) 75223
Property Owner		Contractor	
Name: Michelle + Peter Wainio		Name:	
Company (if applies):		Company: SAME	
Address: 709 N Locust St		Address:	
City, State, Zip: Green Bay, WI 54303		City, State, Zip:	
Phone # 920-819-2951 / 920-412-4600		Phone #:	
Email: mwainio2@gmail.com		Email:	
Current Land Use, Flood Plain & Zoning (check which applies)			
Land Use: ☐ Vacant Lot ☒ 1-Family ☐ 2-Family ☐ Multi-Family # of units ☐ Commercial (describe) _____			
Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☐ RR ☐ OR ☐ NC ☐ D ☐ C-1 ☐ C-2 ☐ C-3 ☐ LI ☐ GI ☐ BP ☐ PI ☐ CON ☐ TND			
Flood Plain: ☐ Yes Base Flood Elevation (BFE) ☒ No			
Project Scope: ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Raze (demolish) ☐ Change-of-use			
(check all that apply) Height: _____ Area: Finished _____ Unfinished _____ Total Bldg: _____			
Description of Project ↓: Deck		Estimated Cost of Construction \$ 700	
Plan Approvals			
☐ PLBG Plan # _____ ☐ City ☐ SBD \$ _____		☐ Erosion Control # _____ ☐ City ☐ SBD \$ _____	
☐ SWR Plan # _____ ☐ City ☐ SBD \$ _____		☐ Building Plan # _____ ☐ City ☐ SBD \$ _____	
☐ Foot & Found Only # _____ ☐ City ☐ SBD \$ _____		☐ HVAC Plan # _____ ☐ City ☐ SBD \$ _____	
		☐ Site Plan # _____ ☐ City ☐ SBD \$ _____	
Contractors (UDC Numbers Required): DCC # _____ DCQ # _____			
☒ BLDG -		Bldg Fee \$ 50.00	
☐ ELEC -		Elec Fee \$	
☐ HVAC -		Hvac Fee \$	
☐ PLBG - _____ # of Fixtures		Plbg Fee \$	
☐ SWRS -		Swrs Fee \$	
☐ CERTIFICATE OF OCCUPANCY		C.O. \$	
☐ EROSION CONTROL		Erosion Ctrl \$	
☐ ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)		Addl. Fee \$	
☐ DOUBLE FEE PERMIT [s.15.07(b)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.		Double Fee \$	
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.			
Signature of Applicant: <u>Michelle Wainio</u>		Date: <u>10-23-2018</u>	
For Office Use Only			
Reviewed By: _____	Credential # _____	Class Code: <u>23</u>	Census: <u>434</u>
		Receipt No. _____	Total Fee _____

To schedule an inspection, call (920) 448-3300 between 8:00 a.m. and 4:00 p.m. at least one business day prior to inspection date needed. Final inspections are required for all projects.

White - Office Yellow - Assessor Pink - Applicant

(Rev 12/16)



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

MEETING DATE

November 19, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.3.

Dennis Bailey, property owner, proposes to retain an existing a fence installed in a Low Density Residential (R1) District at 621 Challenger Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a) (1) fence setback. (Ald. V. Corpus-Dax, District 2).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 621 Challenger Dr



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: 10/31/18 Project Address: 621 Challenger Project #: 65138 Appeal #: 18-071

PROPERTY OWNER	APPLICANT INFORMATION
Name: DENNIS BAILEY	Name: SAME
Address: 621 CHALLENGER DRIVE	Address:
City, State, Zip GREEN BAY, WI 54311	City, State, Zip
Phone: 920-494-2132	Phone:
Email: baileyd905@YAHOO.COM	Email:

Describe proposed plan:

Keep existing fence (corner lot)

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

Extend Fence 10' Past Center Line of House

13-521 Fence location and height

- 1/2 distance of corner-side setback at least half the distance of the side facade of the principle structure

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

I use This Area to Store my boat in the winter it would cost + \$200.00 A YEAR to put it in storage.

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

There is no other location to store the boat on The other side of the property.

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

This has been in place for the last 3 years and nobody has complained. It does not prevent AN obstacle for people diving.
It does not create AN eye sore to the neighbor hood.
I have provided signatures from The neighbors who support This variance.

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

10-31-18
Date

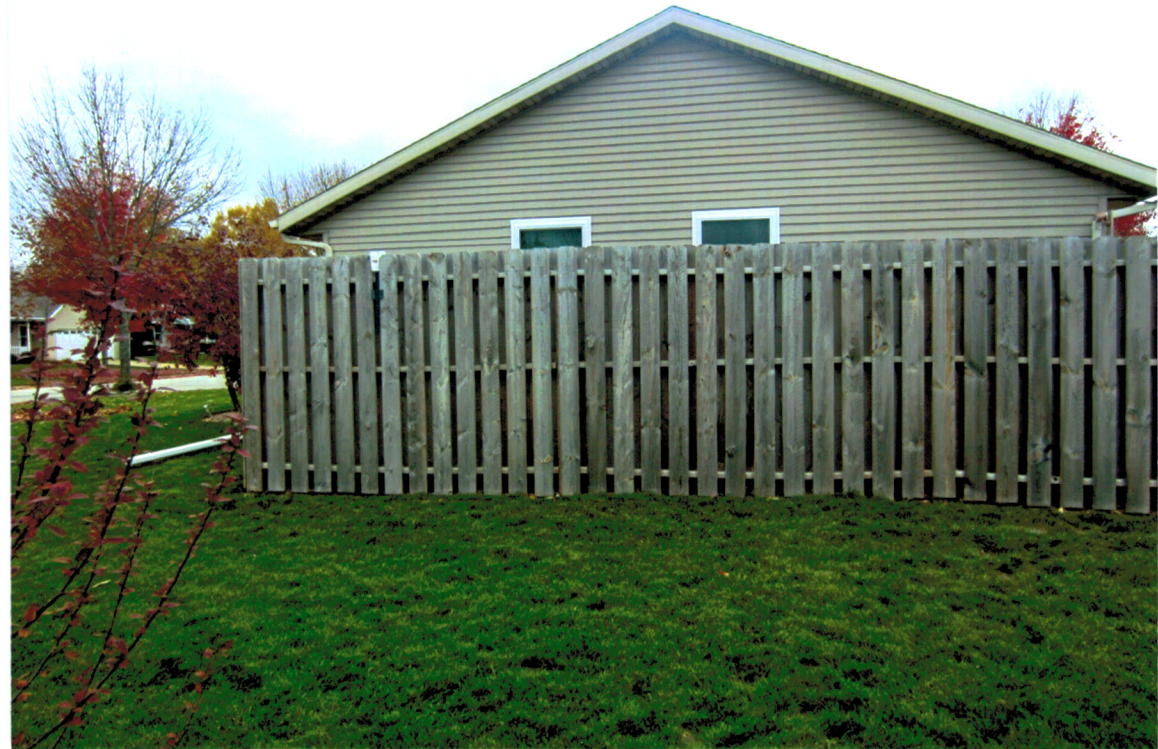
OFFICE USE ONLY:	Parcel# 21-6970	Residential \$75 ☒ Commercial \$150 ☐
District: 2 Zoning: R1	Meeting Date: 11/19/18	Receipt #: 12839-1

My name is Dennis Bailey I live at 621 Challenger Drive. I live on a corner lot that borders Jauquet Drive. Three years ago I built a fence on the side of my lot that borders Jauquet Drive. When I built the fence I asked the person who authorized the building permit if I needed to call them when I finished the fence for inspection. He told me they just do a drive by to inspection and I did not need to call them. Now three years latter the City Inspector has informed me that my fence was not in compliance with **(Ordinance 13-521 and my fence can not go past the center peak of my house.)** They are requesting that I move my fence back approximately 10 feet.

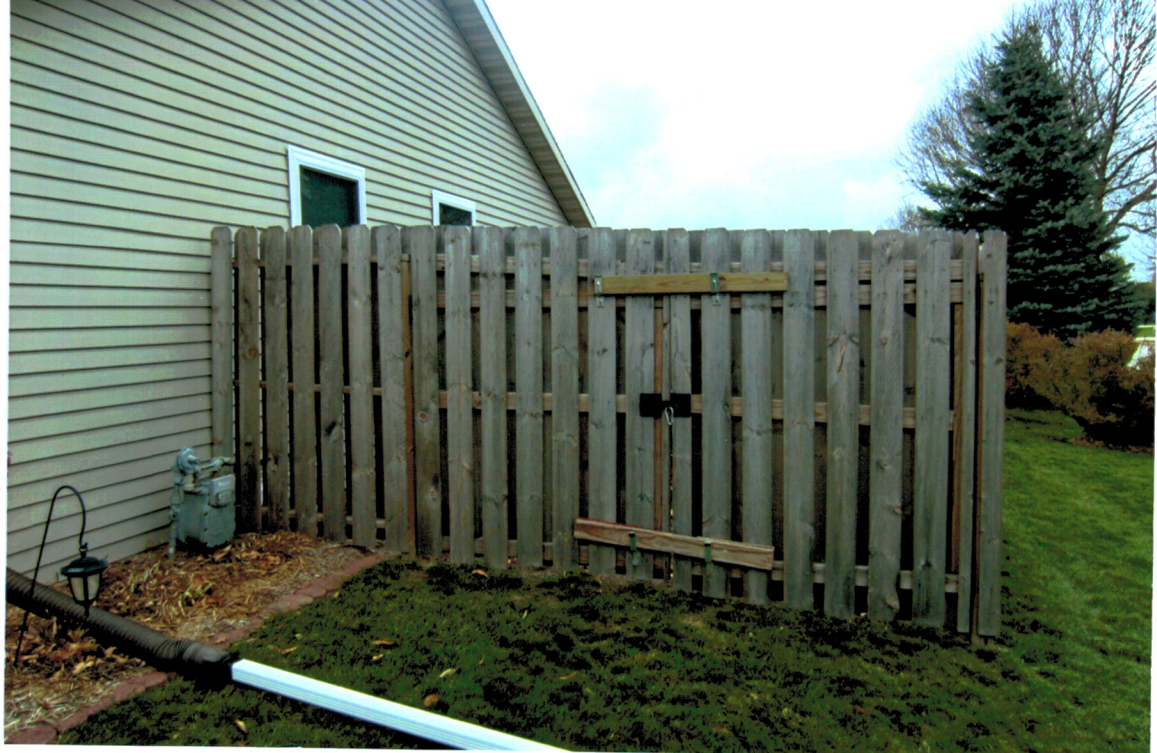
As a neighbor would you support my effort to get a variance to keep the fence as it is?

NAME	ADDRESS	YES	NO
LORE RIEGER	3002 JAUQUET DR	X	
Craig Smith	3012 Jauquet Dr 6 Bay	X	
JERRIE SIELAFF	620 WINGATE ST 3451	X	
Jeremy Dockett	616 DR Challenger Dr	X	
Amey Thompson	605 Challenger Dr	X	
Sam Shewell	615 Challenger Dr	X	
Jane Rissman	3028 Jauquet Dr 920660 7060	YES	
Carol Jacobs	620 Challenger Dr 2.B	X	











Department of Community and Economic Development

INSPECTION REPORT AND NOTICE OF NON-COMPLIANCE

100 North Jefferson Street, Room 608, Green Bay, WI 54301-5026 * Phone 920.448.3300 * Fax 920.448.3426 * www.greenbaywi.gov * Generated: October 10, 2018

Property Address: **621 CHALLENGER DR, 21-6970**

Case #: **88910**

To: DENNIS J & SANDRA K BAILEY
621 CHALLENGER DR
GREEN BAY WI 54311-7573

Dear Property Owner:

An inspection was recently conducted at your property. Results of this inspection identified Municipal Ordinance violation(s) that need to be addressed by you, the property owner. Please note the "Correct By" date for correcting each item listed below. Unless I hear from you prior to the Correct By date(s), a re-inspection to check for compliance will be performed on or shortly after each date listed. The City greatly appreciates your effort and commitment to improving the quality of life in our neighborhoods. You may contact me directly if you have any questions regarding this notice. Again, thank you for maintaining your property in a code compliant condition.

VIOLATIONS NOTICE:

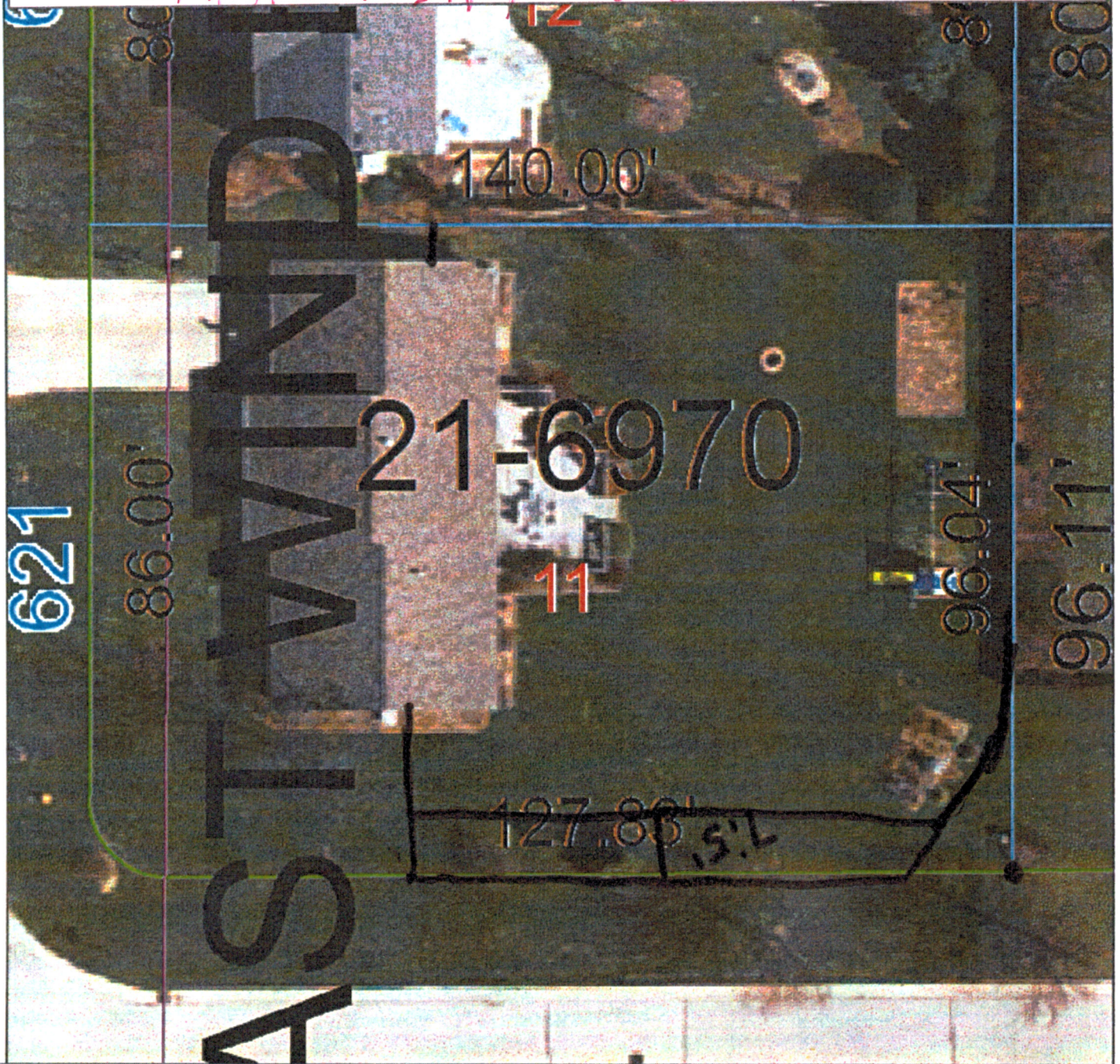
#	Ordinance	Findings/Inspector Comments	Correct By
1	13-521, 13-1803	PRIVACY FENCE ALONG JAUQUET DR: Must not extend beyond the center point of the residence (see encl documents).	11/15/2018

All cited violations must be corrected by the date(s) indicated above unless an extension of time is granted. A re-inspection fee in the amount of fifty dollars (\$50) will be assessed for each re-inspection required after the above noted correction date or extension date passes and the property is still in non-compliance. In addition, each day that violations continue after this notice shall constitute a separate offense and may be subject to additional re-inspection fees and/or the issuance of Municipal Court citations.


Tim Meves, Inspector
(920) 448-3331, TimMe@greenbaywi.gov


Date

ORIGINAL APPROVED SITE PLAN



a compilation of records and data located in
City of Green Bay offices and is to be used for
informational purposes only. City of Green Bay is not
responsible for any inaccuracies or unauthorized use of
information contained within. No warranties are
made.



24.5'
From
Curb



Scale 1:240



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

MEETING DATE

November 19, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.4.

Phil Bredael, The Remodel Shop, on behalf of Debbie Trepanier, property owner, proposes to reconstruct a garage on its same footprint in a Low Density Residential (R1) District at 600 16th Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. B. Johnson, District 9).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 600 16th Ave

Nov - 6 - Deadline

Nov 19 - 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: 11/3/18 Project Address: 600 16th Ave Project #: 75343 Appeal #: 18-073

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Debbie Trepanier	Name:	Phil Bredael The Remodel Shop
Address:	600 16th Ave	Address:	2756 Amethyst Ct.
City, State, Zip	Green Bay, WI 54303	City, State, Zip	GB, WI 54311
Phone:	498-2861	Phone:	920-655-2268
Email:	None	Email:	Pbredael@sbcglobal.net

Describe proposed plan:

Remove existing 24'x26' garage and Slab that is beyond repair. Construct new 24'x26' garage on same foot print.

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

*

Project will not meet the impervious surface requirements
13.609 = maximum impervious surface coverage
- Impervious surface shall not cover more than 50% of any lot located in R1

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

Because of the narrow, small lot, the homeowner must have their garage behind the house. The homeowner has a concrete patio for her large family cookouts as her yard is wet very often and ~~she needs to keep her patio for this reason.~~ Homeowner was given an order to repair their existing garage.

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

The lot is narrow and lacks depth. By the time you have a driveway to the garage behind the house, you have used much of the 50%. Homeowner would need to remove all of her patio and private walk to the home in order to meet requirement.

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

The homeowner is rebuilding an existing garage on the same footprint. There will be no added square footage of concrete or footprint. Their front yard shows adequate and well landscaped green space. Their back yard is fenced and not visible to the community.

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]
Signature of Applicant

11-3-18
Date

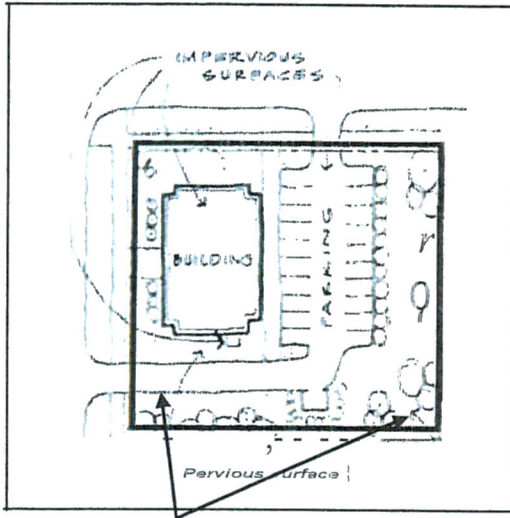
OFFICE USE ONLY:	Parcel# <u>2-698</u>	Residential \$75 <u>X</u>	Commercial \$150
District: <u>9</u> Zoning: <u>R1</u>	Meeting Date: <u>11/</u>	Receipt #:	<u>12858-7</u>

600 16th



IMPERVIOUS SURFACE RATIO CALCULATION

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
inspmail@greenbaywi.gov



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 area 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.

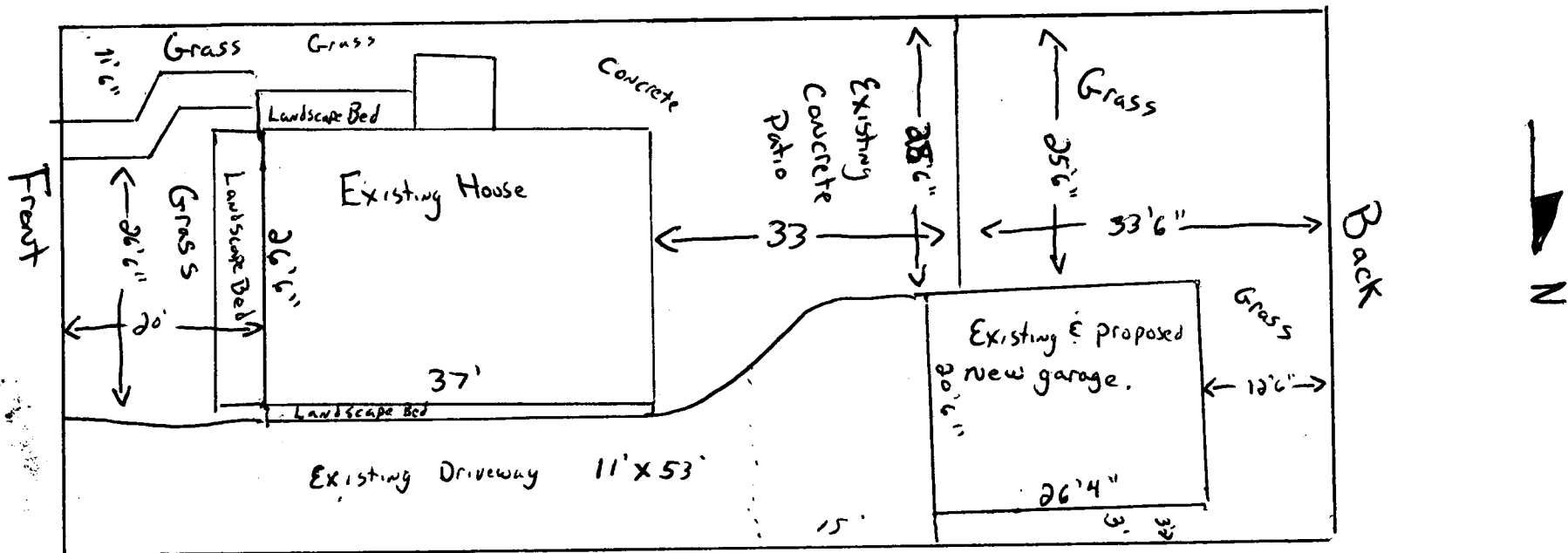
Required for new buildings of any kind, additions, porches, patios, driveways and walks (anything impervious to water).

MAXIMUM LOT COVERAGE: R1 = 50%

Component	Area (square feet)
1. House (including porches, patios, attached garage)	1970 sq. ft.
2. New structure	539.15 sq. ft.
3. Existing structures (sheds, etc.)	848 sq. ft.
4. Driveway	883 1036 sq. ft.
5. Sidewalks (private)	75 sq. ft.
6. Total of all impervious surfaces on the site (sum of lines 1-5)	3668.15 sq. ft.
7. Gross area of the site (lot area)	6111 sq. ft.

Impervious surface ratio (line 6 divided by line 7 x 100 = %) 60 ~~100~~ %

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



$$\frac{1}{16}^{\text{th}} = 1'$$

Site:

Debbie Kraus - Trepawier

Garage re-build project

600 16th Ave.

Green Bay, WI

Contractor:

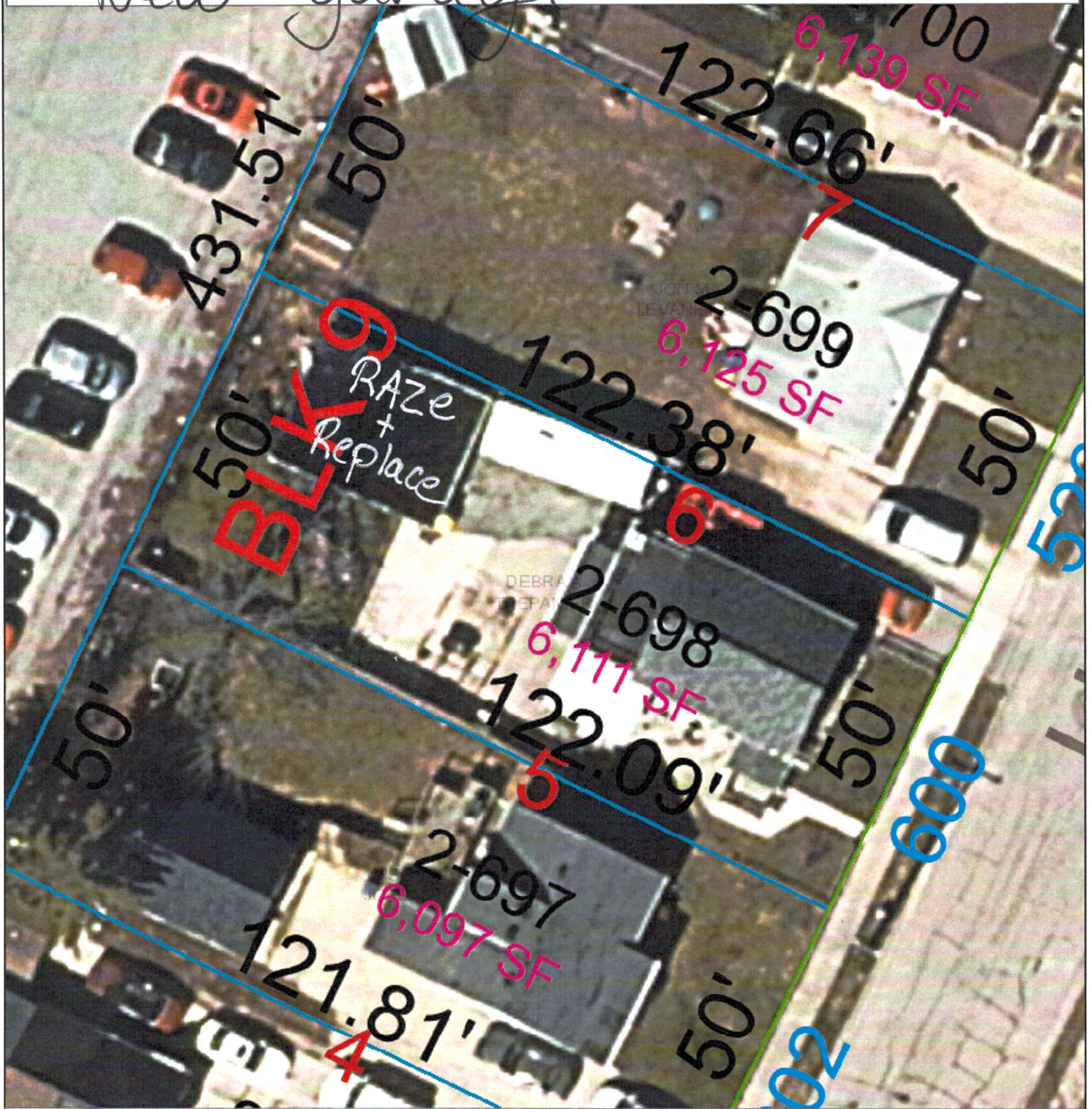
The Remodel Shop

2756 Amethyst Ct.

GB, WI 54311

Site Plan

<Title> 600 16th
New Garage



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department

Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

10/30/2018
Scale 1:240



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

MEETING DATE

November 19, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.5.

Taylor VandenBush, on behalf of Paula J. Reynolds, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 516 Northern Avenue. 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. R. Scannell, District 7).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 516 Northern Ave

Nov - 6thNov 19th

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: 11-2-18 Project Address: 516 Northern Ave Project #: 75344 Appeal #: 18-074

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Paula J. Reynolds</u>	Name:	<u>Taylor Vanden Bush</u>
Address:	<u>2238 Nottingham Ct.</u>	Address:	<u>516 Northern Ave</u>
City, State, Zip	<u>Green Bay WI 54311</u>	City, State, Zip	<u>Green Bay, WI 54303</u>
Phone:	<u>920-217-4428</u>	Phone:	<u>920-362-4040</u>
Email:	<u>reynoldspaula420@gmail.com</u>	Email:	<u>Taylorvb.cas@gmail.com</u>

Describe proposed plan: Expand the driveway width to allow adequate space to move our cars in and out of the garage. One vehicle cannot park in the garage due to being shorter than others.

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

2.5' yard setback

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: Unable to move around vehicle that must be parked in driveway due to garage restraints. There is also not enough width on driveway to go around in a safe and proper manner.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: Current width of driveway, garage size and house placement.

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

This does not harm public interest as it is in an unseen area to the public and does not affect the neighbors. The expansion does not undermine as we are trying to stay within ordinance and obey parking regulations.

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

11/2/18

OFFICE USE ONLY:

Parcel# 5-283

Residential \$75 ☒

Commercial \$150 ☐

District: Zoning:

Meeting Date: 11/19/18

Receipt #: 12858-9

Planned

Google Maps

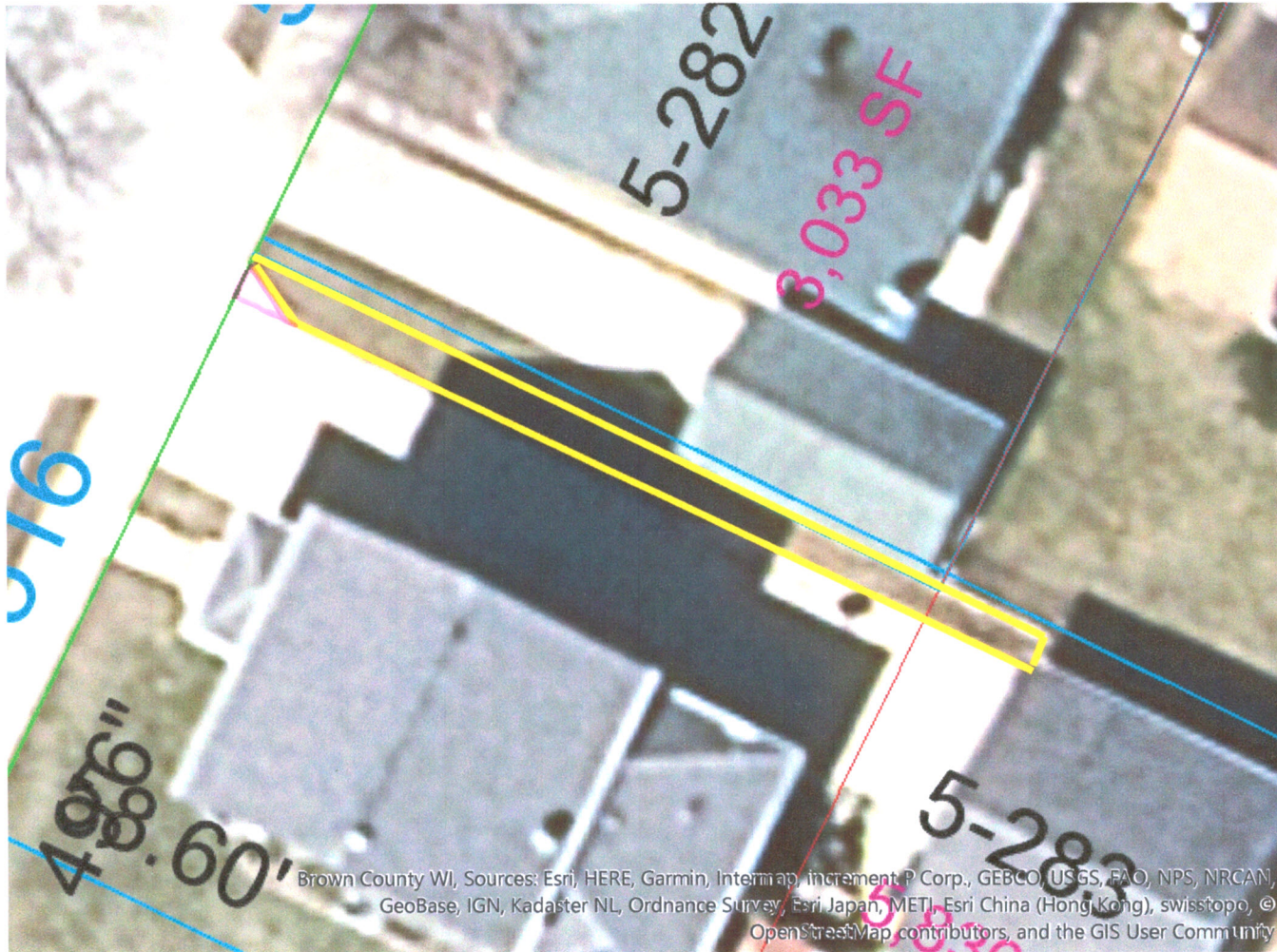
515 Northern Ave



Image capture: Sep 2016 © 2018 Google

- = Pre-Existing Patch of driveway within Setback (Will be redone with driveway)
- = Planned Driveway expansion

Planned 516 Northern Ave



Yellow box - Planned Driveway

— - Current patch of drive way to be included

Current

516 Northern Ave



Current

Google Maps

515 Northern Ave



Image capture: Sep 2016 © 2018 Google



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

MEETING DATE

November 19, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.6.

Randall Dyle, property owner, proposes to retain a widen a driveway in a Low Density Residential (R1) District at 417 Robert Lane. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway width (Ald. V. Corpus-Dax, District 2).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 417 Robert Ln



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: 11/5/18 Project Address: 417 ROBERT LN Project #: 70227 Appeal #: 18-075

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	RANDALL DYLE	Name:	RANDALL DYLE
Address:	417 ROBERT LN	Address:	417 ROBERT LN
City, State, Zip	GREEN BAY, WI 54311	City, State, Zip	GREEN BAY, WI 54311
Phone:	920-621-7679	Phone:	920-621-7679
Email:	W9HAM@YAHOO.COM	Email:	W9HAM@YAHOO.COM

Describe proposed plan:

LEAVE DRIVE OPENING AS IS 23 FT AT CURB
WITH REVERSE TAPER TO SIDEWALK 25 FT WIDTH

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

13-1705 Residential driveways
The widened portion of the driveway
must be tapered into the driveway at the
property line over a distance of 5' or more

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

A 30 FT OPENING IS WAY MORE WIDTH THAN NEEDED
REMOVAL OF CURB WOULD BE EXCESSIVE
TAPER WOULD BE AT LOT LINE
CONCRETE WORK THIS TIME OF YEAR NOT PRACTICAL

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

ORIGINAL BUILDING PERMIT GRANTED FOR
30 FT OPENING AT CURB. I WAS UNDER THE
IMPRESSION THAT MENT UP TO 30 FT.
I WENT TO ZONING BEFORE THIS PROJECT BEFORE
PROJECT AND ASKED QUESTIONS AND THOUGHT
I UNDERSTOOD REQUIREMENTS

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

LEAVING THE DRIVEWAY AS IS WOULD NOT EFFECT
NEIGHBORS IS ESTICLY PLEAVING - CONCRETE
WORK AT THIS TIME OF YEAR NOT PRACTICAL

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
Randall Dyle

Date
11/5/18

OFFICE USE ONLY:	Parcel# 21-3874	Residential \$75 ☒	Commercial \$150 ☐
District: 2 Zoning: R1	Meeting Date: 11/19/18	Receipt #: 12869-12	





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

MEETING DATE

November 19, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.7.

Maria Mendez, property owner, proposes to widen an existing driveway in a Low Density Residential (R1) District at 920-922 Abrams Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, residential driveways (Ald. A. Nicholson, District 3).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 920-922 ABRAMS ST



Appeal 18-076

70326

ZONING & PLANNING
BOARD OF APPEALS
APPLICATION FOR VARIANCE

Community Services Agency
100 N. Jefferson Street, Rm. 608
Green Bay, WI 54301
Phone: 920-448-3400
Fax: 920-448-3426
www.greenbaywi.gov

Complete each section, sign, and return to the address above. Please note, notifications are made using certified mail; mailing addresses of property owner and applicant must include street information. DO NOT USE PO BOX NUMBERS. Incomplete applications will be returned without board action.

Date Filed: 1/16/18 Receipt # 12879-6 ☒ Residential (\$75) ☐ Commercial (\$150) Hearing Date: 1/19/18

1. Identify affected property	
Address: 920 - 922 Abrams street.	Parcel No.: 21-5729 Zoning: R2 District: 3
2. Property Owner & Mailing Address	3. Applicant & Mailing Address (other than Property Owner)
Name: Maria Mendez	Name:
Street Address: 920 Abrams street	Street Address:
City/St/Zip: Green Bay, WI, 54302	City/St/Zip:
Phone No.: (920) 819-1134	Phone No.:
4. Describe proposed plan	
Extend driveway in front of main door entrance. Allowance for an extra vehicle to be parked next to driveway. Expansion would be to widen driveway 6 feet from the beginning of the driveway on either side. Also expanding towards side walk for entire length of driveway.	
5. List variances required to implement the proposed plan (include ordinance numbers and short explanation of each)	
13-17D5 (a) EXPAND UP TO 8' BEYOND GARAGE DOOR OPENING, BUT SHALL NOT BE LOCATED IN FRONT OF THE PRIMARY ENTRANCE TO THE RESIDENCE.	
6. Describe what hardships are imposed by zoning ordinances listed in section 5 making conformity unfeasible or unnecessarily burdensome	
There are many people living within the area, causing a large number of vehicles to be parked out on the street. There is also a large number of young children who live in the area and cross the street constantly. 3-4 years ago a child was struck by a vehicle, when crossing the street due to low visibility.	
7. Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance	
main entrance would be blocked in case of emergency and in case of having an extra vehicle for the night.	
8. Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance	
variance will not harm public interest because it will benefit the neighborhood allowing greater visibility for oncoming traffic.	
9. Prepare and submit a copy of a site plan detailing your request completely and any additional information which will support your variance request	

Signature

☒ Property Owner ☐ Applicant

Google Maps 922 Abrams St

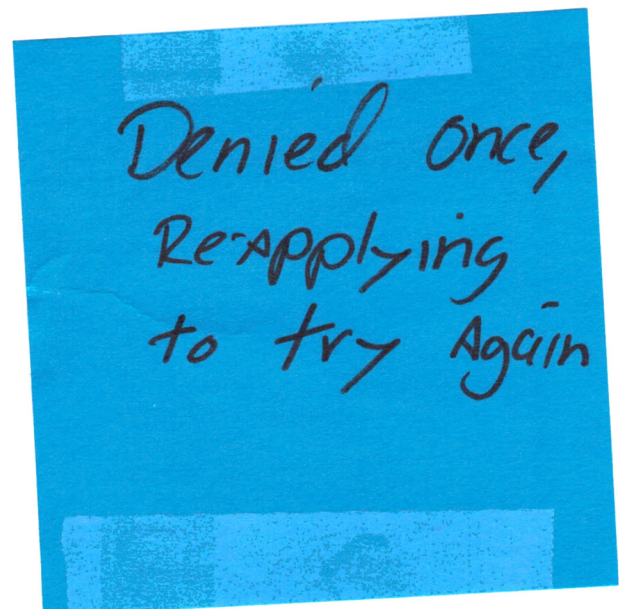


Image capture: Sep 2016 © 2018 Google

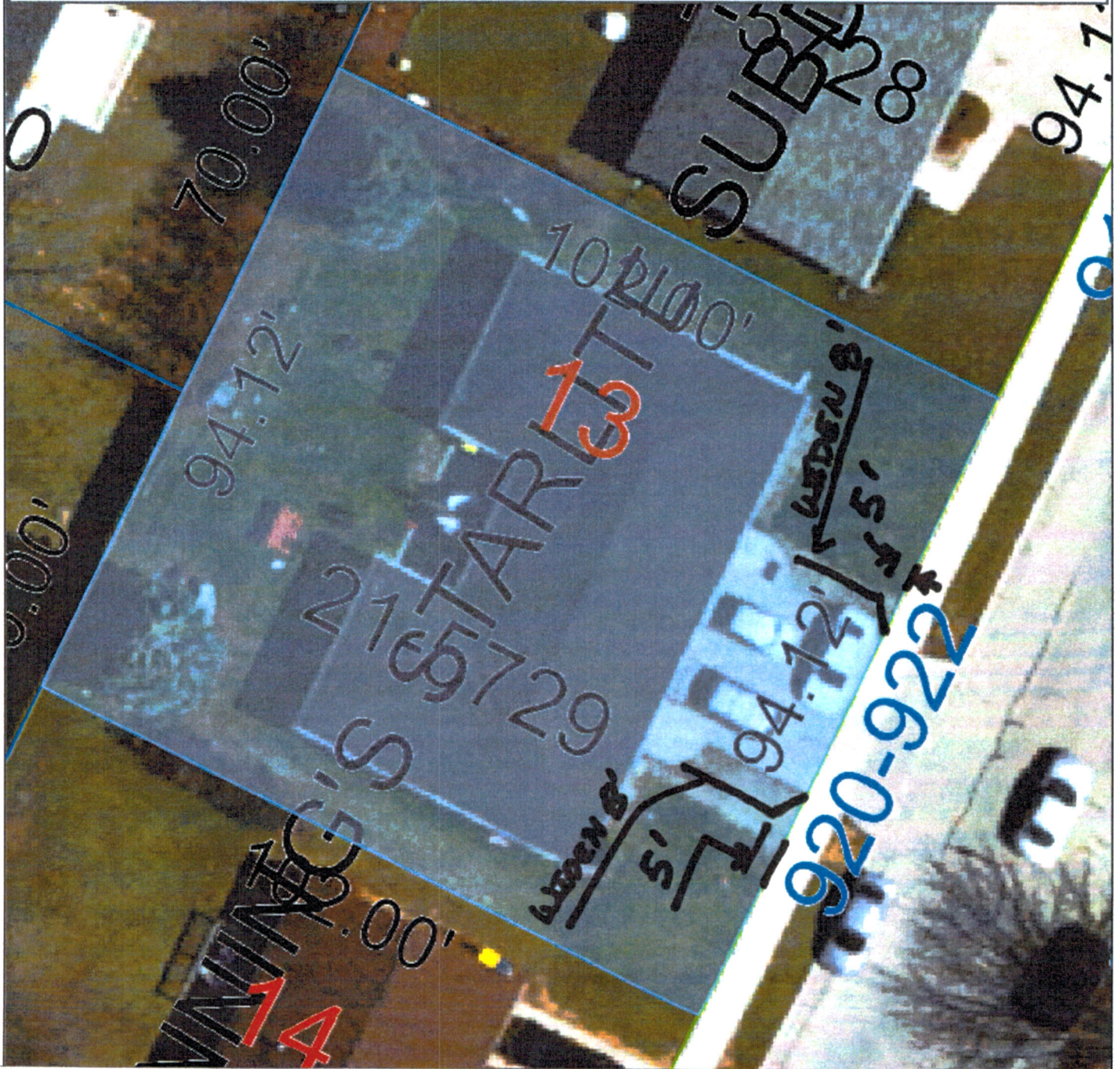
Green Bay, Wisconsin

Google, Inc.

Street View - Sep 2016



920-922 ABRAMS STREET



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
isible for any inaccuracies or unauthorized use of
ormation contained within. No warranties are
d.



Scale 1:220



BUILDING PERMIT APPLICATION SHORT FORM

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
inspmail@greenbaywi.gov

All fields must be completed before permit will be processed.

Project Address: 920 - 922 Abrams street

PROPERTY OWNER	CONTRACTOR INFORMATION
Name: <u>Maria Mendez</u>	Name:
Address: <u>920 - 922 Abrams st.</u>	Address:
City, State, Zip: <u>Green Bay, WI, 54302</u>	City, State, Zip:
Telephone #: <u>(920) 819-1134</u>	Telephone #:
Email: <u>rosario.cordona1969@gmail.com</u>	Email:

Property Owner – Do you own and occupy the above listed property? ☒ Yes ☐ No
(check one)

Current Land Use: ☐ 1-Family ☒ 2-Family ☐ Multi-Family ☐ Commercial
(check one)

Project Scope: ☐ Fence (36) ☒ Driveway Expansion (35) ☐ Yard Shed (22)(<150 ft²)
(check all that apply)

Description of Project: Expand driveway on both sides in order to be able to park an additional vehicle.

Estimated Cost of Construction: \$500.00 per side, \$1000 total for both

The applicant certifies that the information submitted herein is accurate, agrees to comply with the WI Admin. Code, Municipal Ordinance, and with the conditions of this permit, and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.

[Signature]
Signature of Applicant

9-25-18
Date

To schedule an inspection, call (920) 448-3300 between 8:00 a.m. and 4:00 p.m. at least one business day prior to inspection date needed. Final inspections are required for all projects.

For Office Use Only

Project # _____
Parcel # _____

Receipt # _____
Permit Fee _____
Credential # _____

Reviewed By: _____

White – Office

Yellow – Assessor

Pink – Applicant

(Rev 02/17)