



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, MAY 20, 2019, 5:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

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

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.

- I. Approval of the agenda for the May 20, 2019, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

- I. Approval of the minutes from the April 15, 2019, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

- I. Election of Chair and Vice-Chair of the Zoning & Planning Board of Appeals.
2. Romero Coleman, property owner, proposes to construct a shed in the rear yard of a property in a Low Density Residential (RI) District at 1337 Alpine Drive. The applicant requests to deviate from the following requirement, General Ordinance (GO) 28-91 highway setback (Ald. V. Corpus-Dax, District 2).
3. Eddie A. Martinez, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 1650 Fiesta Lane. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(a)(1), front yard setback (Ald. A. Nicholson, District 3).

4. Jeff Zeise, on behalf of Dave Jones, property owner, proposes to construct a deck onto an existing principal dwelling in a Low Density Residential (RI) District at 831 Elmore Street. 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. R. Scannell, District 7).
5. Michelle Myers, property owner, proposes to relocate the existing driveway in a Low Density Residential (RI) District at 911 Rolling Green Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705(d)(2), residential driveways (Ald. J. Brunette, District 12).
6. Judy Dickinson, property owner, proposes to install a concrete stoop to a principal dwelling in a Low Density Residential (RI) District at 1930 Preble Avenue. 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. K. Lefebvre, District 6).
7. Michelle Minikel and Brian Welsch, property owners, propose to construct a new detached garage in a Low Density Residential (RI) District at 1024 South Roosevelt Street. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, side and rear yard setbacks and Section 13-609 maximum impervious surface (Ald. B. Galvin, District 4).
8. Jon LeRoy, Mau & Associates, on behalf of Titledown Brewing, property owner, proposes to make site and parking improvements in a Planned Unit Development (PUD) at 200 Dousman Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706(a), driveway width (Ald. R. Scannell, District 6).
9. Dan Lequia and Debra Whiting, property owners, propose to expand an existing driveway in a Low Density Residential (RI) District at 142 Blithe Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(b)(1), side yard setback (Ald. J. VanderLeest, District 11).
10. Nicole Longhi, property owner, proposes to construct a porch onto an existing principal dwelling in a Low Density Residential (RI) District at 954 Mather Street. 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. R. Scannell, District 7).

E. Informational.

1. Reconsideration of a previously denied variance request at 621 Challenger Drive.
2. Discussion revisions to process and application to the Board of Appeals.

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

**MONDAY, APRIL 15, 2019, 5:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

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

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

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

Noel Halverson stated that he was at one of the properties and will need to abstain from voting for Agenda Item #9. No one else needed to abstain from voting or went to any of the properties. All stated no to speaking with anyone regarding the requests.

Also present: Ald. Veronica Corpus-Dax and Ald. Kathy Lefebvre

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 15, 2019, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Tommy Everman to approve the agenda and move agenda items 2 and 3 first followed by agenda items 4 and 6 per the request of Ald. Veronica Corpus-Dax and Ald. Kathy Lefebvre due to the Common Council meeting they needed to attend. Motion carried.

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the February 18, 2019, meeting of the Zoning & Planning Board of Appeals.

Moved by Tommy Everman, seconded by Jim Hutchison to approve the minutes. Motion carried.

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

D. REGULAR BUSINESS.

Agenda items 2 and 3 will be presented first, followed by agenda items 4 and 6.

1. Tom Katers, ISG, on behalf of Williams Bahcall, Inc. (dba Russel Metals), property owner, proposes to expand an existing structure in a Business Park (BP) District at 825 Hinkle 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, side yard setback and Section 13-1706(a), driveway width (Ald. J. VanderLeest, District 11).

Returned to regular order of business as the Alderpersons needed to leave the meeting. There were three variances needed for this item. Board members voted on each variance separately.

Moved by Noel Halvorsen, seconded by Gregory Babcock to grant the variance regarding driveway width. Motion carried.

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

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance regarding the side yard setback. Motion carried.

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

Moved by Noel Halvorsen, seconded by Gregory Babcock to grant the variance regarding impervious coverage. Motion carried.

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

2. Romero Coleman, property owner, proposes to construct a shed in the rear yard of a property in a Low Density Residential (RI) District at 1337 Alpine Drive. The applicant requests to deviate from the following requirement, General Ordinance (GO) 28-91 highway setback (Ald. V. Corpus-Dax, District 2).

Moved by Noel Halvorsen, seconded by Jim Hutchison to defer the item to staff for additional information regarding the 50 ft. setback. Motion carried.

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

3. Joel McKeefry, property owner, proposes to add a third stall to an existing attached garage in a Low Density Residential (RI) District at 1347 Alpine 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. V. Corpus-Dax, District 2).

Moved by Noel Halvorsen, seconded by Don Carlson to approve the variance as requested. Motion failed.

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

4. Frank and Judy Kraft, property owners, propose to replace an existing detached garage in a Low Density Residential (RI) District at 2459 East Shore Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615(c), location of accessory building, maximum size second structure (Ald. K. Lefebvre, District 6).

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

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

5. Christopher Jandrain, on behalf of MOBETA, LLC, property owner, proposes to retain two existing detached garages in a Low Density Residential (RI) District at 621 South Clay Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615(c), maximum size second structure (Ald. B. Galvin, District 4).

Moved by Noel Halvorsen, seconded by Gregory Babcock to approve the variance as requested with the condition that the driveway on the north side of home not be used. Motion carried.

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

6. Richard Fisher, Fisher and Associates, on behalf of Contract Transport Services Real Estate, LLC, property owner, proposes to construct a new building and make site improvements in a Business Park (BP) District at 1634 Cofrin Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706(a), driveway width (Ald. K. Lefebvre, District 6).

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

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

7. Garritt Bader, on behalf of DJG West Mason, LLC, property owner, proposes to construct a building in a General Commercial (C1) District located at 2415 West Mason Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front side yard setback (Ald. J. VanderLeest, District 11).

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

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

8. Sharon Bolles, TLC Sign, on behalf of the Green Bay School District, property owner, proposes to install wall signs in a Public Institutional (PI) District at 314 South Baird Street. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-2015 size and number of building signs and Section 13-2005 (d), maximum size (Ald. B. Galvin, District 4).

Moved by Noel Halvorsen, seconded by Jim Hutchison to approve the sign variances as requested. Motion carried.

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

9. Tim Denissen, on behalf of NeighborWorks Green Bay, property owner, proposes to construct a seven unit, multi-family building in an Office/Residential (OR) district at 1261-1267 East Walnut Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-707, Table 7-2 impervious coverage and Section 13-1820(a), landscape buffer (Ald. B. Galvin, District 4).

Noel Halverson recused himself from this agenda item.

Moved by Gregory Babcock, seconded by Jim Hutchison to approve the variance as requested with the condition that transitional yard buffer requirements are met and an effort is made to maximize overall green space on the site. Motion carried.

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

E. INFORMATIONAL.

I. Discussion on the training attended by Board Members on February 13.

Discussion regarding training held on February 13, 2019, for the Board Members. No action taken

2. Date of next meeting: May 20, 2019, at 5:30 p.m.

F. ADJOURNMENT.

Moved by Board Member Gregory Babcock, seconded by Board Member Don Carlson to adjourn. Motion carried.

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



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: 3/11/19 Project Address: 1337 ALPINE DR. Project #: 86648 Appeal #: 19-006

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Romero Coleman</u>	Name:
Address: <u>1337 ALPINE DRIVE</u>	Address:
City, State, Zip: <u>GREEN BAY, WI 54311</u>	City, State, Zip
Phone: <u>(920) 883-5441</u>	Phone:
Email: <u>romero_coleman@yahoo.com</u>	Email:

Describe proposed plan:

Placing A 12'x14' shed on a concrete slab in my backyard.
Using it to free up space in my garage. to make room
for A 3rd car in the future.

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

ORDINANCE 13-173 - Freeway and Trunk Highway
Setback. There shall be a uniform building setback
of 50' from the nearest right-of-way line
of any Freeway or State trunk highway

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

It wouldn't be A problem At All.

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

None

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

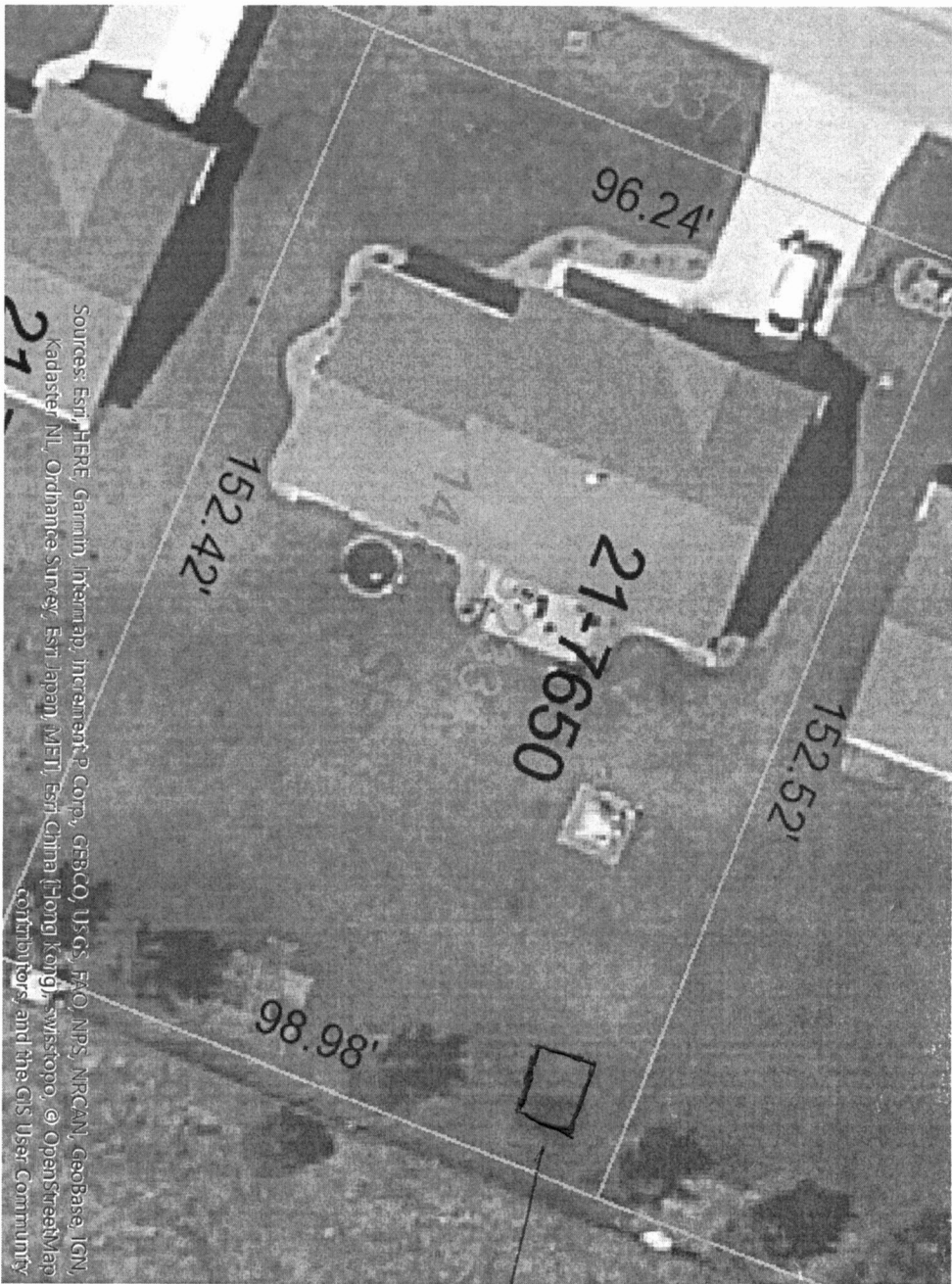
It will Compliment the Appearance of my house and Also
be placed within the ZONES in Accordance.

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.

Romero Coleman
Signature of Applicant

3/11/19.
Date

OFFICE USE ONLY:	Parcel# <u>21-7650</u>	Residential \$75 <u>X</u>	Commercial \$150 _____
District: <u>2</u> Zoning: <u>R1</u>	Meeting Date: <u>4-15-19</u>	Receipt #: <u>14193-4</u>	



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

Added shed.

GENERAL ORDINANCE NO. 28-91

AN ORDINANCE
CREATING SECTION 13.173 OF THE GREEN BAY
MUNICIPAL CODE ESTABLISHING A UNIFORM SETBACK
FROM ALL FREEWAYS AND STATE TRUNK HIGHWAYS

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 13.173 of the Green Bay Municipal Code is hereby created to read as follows:

13.173 FREEWAY AND STATE TRUNK HIGHWAY SETBACK.
There shall be a uniform building setback of 50 feet from the nearest right-of-way line of any freeway or state trunk highway.

SECTION 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13.43 of the Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this 5 day of August, 1991.

APPROVED:

Mayor

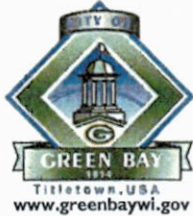
ATTEST:

Clerk

To 2nd: 7/2/91
To 3rd: 7/16/91

ch

7/2/91



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

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

Date: 4/18/19 Project Address: 1650 Fiesta Lane Project #: 86870 Appeal #: 19-014

PROPERTY OWNER		APPLICANT INFORMATION	
Name: <u>Eddie A. Martinez</u>	Name:		
Address: <u>1650 Fiesta Ln.</u>	Address:		
City, State, Zip: <u>Green Bay WI 54302</u>	City, State, Zip:		
Phone: <u>920 412 6308</u>	Phone:		
Email:	Email:		

Describe proposed plan:

Expand driveway to the right of the existing driveway up to 12'

*

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

13-1709 Setbacks for Parking Areas

a) front and corner side yards. Parking Areas shall not be located within a required front or corner side yard

*OWNER will be Parking in front Setback for Driveway expansion

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

We are a multi-vehicle household with no easy of exiting. There are some larger vehicles that my wife is not able to move by herself, thus she needs a space to allow free and readily available access to the road

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

One stall garage with a very narrow existing driveway with no room to expand due to narrow lot

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

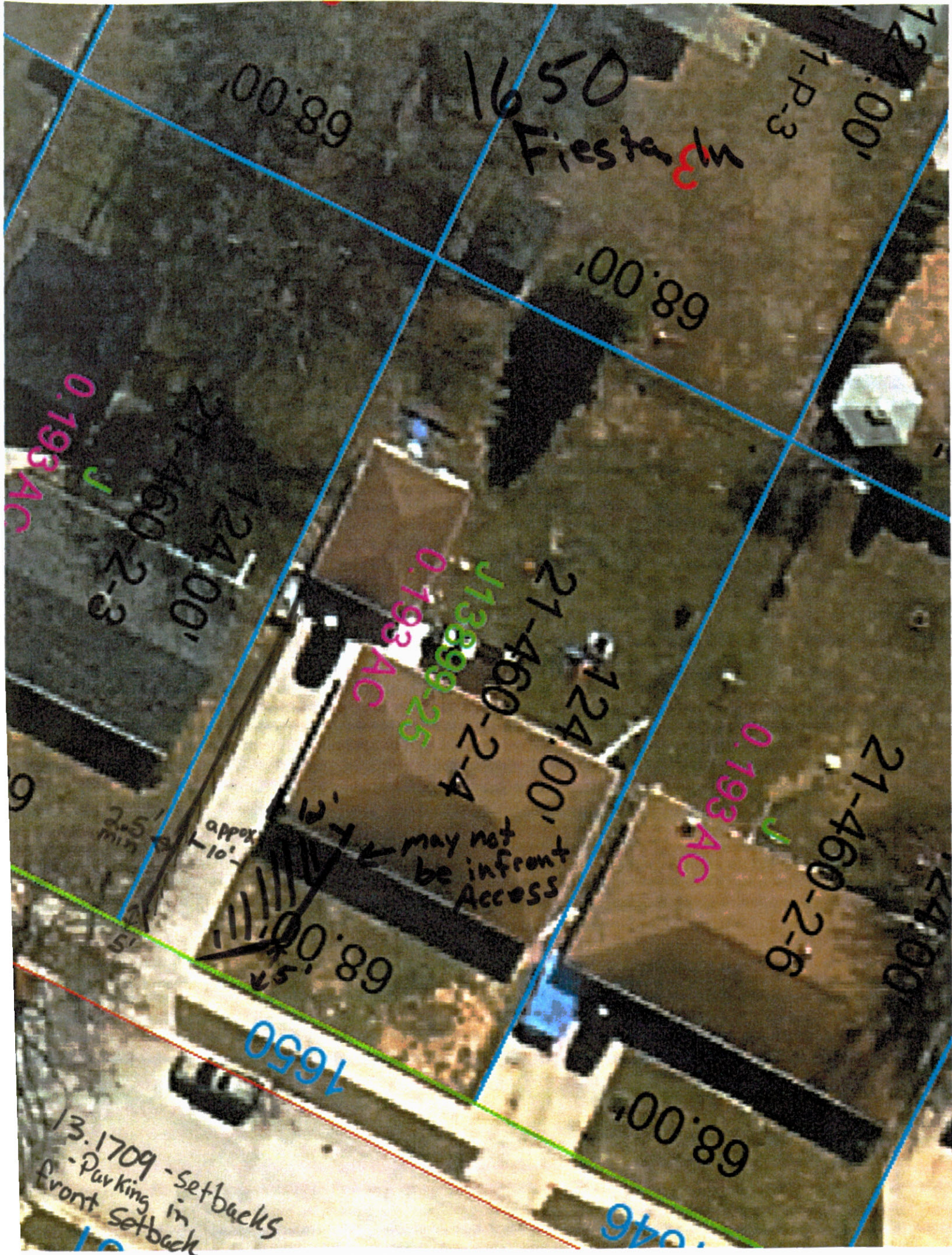
this will have no adverse affect of the city either aesthetically and functionality.

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.

Eddie A. Martinez
Signature of Applicant

4-18-19
Date

OFFICE USE ONLY:	Parcel# <u>21-460-2-4</u>	Residential \$75 <u>X</u>	Commercial \$150
District: <u>3</u> Zoning: <u>R1</u>	Meeting Date: <u>5/20/19</u>	Receipt #: <u>14342-6</u>	



68.00'

1650
Fiesta In

124.00'
1-P-3

68.00'

0.193 AC

124.00'
21-460-2-3

0.193 AC
0.13899-25

21-460-2-4
124.00'

0.193 AC

21-460-2-6
124.00'

2.5' min
approx 10'

may not
be in front
Access

68.00'

1650

68.00'

3.1709 - Setbacks
- Parking in
Front Setback

046



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

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

Date: 4-12-2019 Project Address: 1566 831 EIMORE ST Project #: 86920 Appeal #: 19-015

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Dave Jones</u>	Name: <u>Jeff Zeise</u>
Address: <u>316 Louise Drive</u>	Address: <u>W4968 Pioneer Dr</u>
City, State, Zip: <u>Wrightstown WI 54180</u>	City, State, Zip: <u>Shawano WI 54166</u>
Phone: <u>920-257-9476</u>	Phone: <u>920-598-0446</u>
Email:	Email: <u>jeffzeise@live.com</u>

Describe proposed plan: Lower Apartments, Add a door in one and a patio door in the other apartment to give them both a second exit to make code. Each exit will have a landing outside the door with a set of steps & railings around the deck/platform. Treated lumber. wall will need headers above the doors.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):
DOC57.02 Number & locations of Exits unit shall provide within 2 separate Exits contained within unit.

Will make the building comply with code of having a 2nd Exit for Emergency Exits
13-6041 Table 6-2 Lot Dimensions / Side Yard Setback = 8'

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

Be to close to property line. If I can go five feet out off the building it would be 3 feet off the property line. Dave Jones owns other property next to it. Pretty much only way to comply with the code/ordinance of having 2 Exits. The doors will need a landing outside of them and a set of steps.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: The house is originally within the Property lines but is not far enough away. It is under 8' away. I want to build a landing to make a code pass for a safety concern to have 2 ways out of the house in emergency but will be to close to the property line but not over it. 3' out would be 5' away but would like to go 5' out and be 3' away from property line.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance: I don't think it will harm anything because the house has a bump out on it that sticks out 2 feet already so the two landings would not be much past that about 3' past the bump out and would not be on property line which the owner owns that house as well. There's no yard space either way and in between these two houses it is mostly 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: Jeff Zeise owner & Dave Jones

Date: 4-12-2019

OFFICE USE ONLY:	Parcel#: <u>5-1443</u>	Residential \$75 _____ Commercial \$150 <u>X</u>
District: <u>7</u> Zoning: <u>R1</u>	Meeting Date: <u>5-20-19</u>	Receipt #: <u>14485-6</u>

Decks will be built to Code

New

- 4x8' deck + Steps w/railings
- new Patio door (Remove two windows and install 8' patio door) new header
- header will have double shoulder studs on each side and be a double 2x10 with $\frac{1}{2}$ " OSB sandwich between

New

- 4x5' deck + Steps w/railings
- Cut a new hole in house to install a 36" steel door
- header will be double 2x10's with $\frac{1}{2}$ " OSB sandwich between



Decks will be out of treated lumber
have the Post sitting on a Post Pad to
make the decks floating and movable or adjustable
Not bolt to house

Deck Landing will be 5'8" x 4'5"

4' wide steps coming off of Landing/decks

Problem

Be too close to the lot line but it will help get
the building into code and make it safer if there
was a fire or accident ect."

It will give each apartment another Exit.





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

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

Date: 4/30/19	Project Address: 911 Rolling Green Drive	Project #: 87049	Appeal #: 19-014
PROPERTY OWNER		APPLICANT INFORMATION	
Name: Michelle Myers		Name:	
Address: 911 Rolling Green Drive		Address: (Same)	
City, State, Zip: Green Bay WI 54313		City, State, Zip:	
Phone: 920-217-3906		Phone:	
Email: michblack@gmail.com		Email:	

Describe proposed plan:

Change physical location of driveway to front of house. I will also be installing new 2 stall garage door and framing in the old 2 stall garage door space. New driveway will lead directly to new 2 stall garage entrance.

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

13-1705 Residential Driveways (d)(2)
A maximum of one driveway shall be permitted from each street right of way to which a lot or parcel has frontage.

Proposal will have 2 driveways on street

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

The steep angle of the current driveway is hazardous to and a safety issue all year round, but particularly during the winter months. I have fallen 3-4 times the past two years. I have owned the property trying to shovel & salt the driveway. See pictures for demonstration of steep angle with rutting activities performed on driveway.

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

The Property is a duplex and the garages are set on opposite sides. Therefore need for a second driveway on front of property.

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

New location of driveway will not harm public interest nor undermine the purpose of the ordinance. Property is a duplex. Proposed plan will create mirror image of the other side of duplex - aesthetically pleasing. No sidewalks are currently laid either side of property street at present. Other duplex properties in the neighborhood have separate driveways (pics of examples).

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 Myers

Date: 4/30/19

OFFICE USE ONLY:	Parcel#: 6H-2676	Residential \$75 ☒	Commercial \$150 ☐
District: 12 Zoning: R1	Meeting Date: 5/20/19	Receipt #: 14462-9	

SITE PLAN

Address:

Parcel No:

Subdivision:

Lot No.:

- ☐
- Lot Size and Dimensions

- ☐
- Building(s) Location

- ☐ Size
- ☐ Number of Stories
- ☐ Use
- ☐ Setbacks from Property Lines



Curb

Street

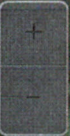




Search Address, Parcel ID,



JOSEFINA
SAAVEDRA
NUNEZ



118.00'

3130

113.00'

3120

Open Gate Trail

Rolling Green Drive

70

3121-312

118.00'

97

6H-2676

13,871 SF

MICHELLE
L MYERS



OAK LAWN
RENTALS LLC

123.00'

6H-2

13,01

159

6H-3609

11,155 SF

TANYA M
BERKEBILE

124.06'

160

6H-1

J148

12,29

LO

1703

911 Rolling Green Drive

Driveway Project
Picture 1



911 Rolling Green Drive

Driveway Project
Picture 2



911 Rolling Green Drive

Driveway Project
Picture 3



911 Rolling Green Drive

Driveway Project
Picture 4



911 Rolling Green Drive

Driveway Project
Picture 5



911 Rolling Green Drive

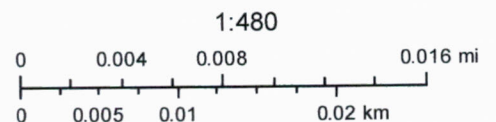
Driveway Project
Picture 6



Neighborhood examples of multi family properties with Separate Driveways



4/30/2019, 6:14:39 PM



Brown County Municipalities
Brown County
Brown County WI



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

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

Date: 5/13/19 Project Address: 1930 Preble Project #: 8170418 Appeal #: 19-017

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Judy Dickinson</u>	Name: <u>Same</u>
Address: <u>1930 Preble Ave.</u>	Address: <u></u>
City, State, Zip: <u>Green Bay, WI 54302</u>	City, State, Zip: <u></u>
Phone: <u>(920) 432-8189</u>	Phone: <u></u>
Email: <u>jdickinson45@icloud.com</u>	Email: <u></u>

Describe proposed plan:

Remove concrete stoop which extends 8 ft out from the door, remove walkway sidewalk from stoop to the driveway, remove 4 large bushes in front of house. Replace with a porch that will extend the roof line to divert rain & snow melt run off away from building foundation.

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

A FRONT PORCH = 25 sq ft limit in front setback

A PROPOSED PORCH will be larger than 25 sq ft.

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: #1) I need to have a safe entry. This old stoop is cracked in several places & is settling into the ground away from the door entry threshold. Use of present walkway and landing is danger of injury esp. in winter. #2) Heavy downpours of rain or snow melt overwhelms eaves trough resulting in water running down the exterior next to the foundation of the house and this seeps into the basement @ the seam of wall and floor.

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

The proposed porch will extend the roof away from the foundation. The size allotted by current regulations does not ~~accommodate~~ ^{allow} for this. Nor does it provide this allowance to remove the walkway. This is related to the proximity of the house foundation to the street. By removal of the walkway from driveway to the center of the house will increase the space between the public sidewalk & my house.

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

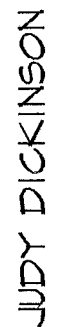
This plan will give a curb appeal & will upgrade neighborhood appearances. The change is badly needed & overdue.

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.

Judy Dickinson
Signature of Applicant

04/30/2019
Date

OFFICE USE ONLY:	Parcel# <u>21-2193-5</u>	Residential \$75 ☒ Commercial \$150 ☐
District: <u>6</u> Zoning: <u>R1</u>	Meeting Date: <u>5/20/19</u>	Receipt #: <u>14462-B</u>



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS, NOTES, SIZES, AND STRUCTURAL MEMBERS. ALL FOUNDATION HEIGHTS, CHANGES IN HEIGHTS, AND WALL THICKNESS, MUST ALSO BE VERIFIED AND APPROVED BY THE CONTRACTOR.

VAN'S LUMBER &
CUSTOM BUILDERS INC.

SCALE: 1/4" = 1'-0"	XXXX S&S PT.	SALESMAN:
DATE: 4/15/2018		JEFF DORNER
ACCEPTED BY:		
DRAWN BY: JEFF D	REVISED:	REVISED:
	REVISED: 4/24/2018	REVISED:
	REVISED:	REVISED:
	REVISED:	REVISED:





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: <u>5/1/19</u>	Project Address: <u>1024 S. Roosevelt St</u>	Project #: <u>87044</u>	Appeal #: <u>19-018</u>
PROPERTY OWNER		APPLICANT INFORMATION	
Name: <u>Michelle Minikel + Brian Welsh</u>	Name:		
Address: <u>1024 S. Roosevelt St.</u>	Address:		
City, State, Zip: <u>Green Bay WI 54301</u>	City, State, Zip:	<u>Same</u>	
Phone: <u>510-717-0146</u>	Phone:		
Email: <u>mminikel@yahoo.com</u>	Email:		

Describe proposed plan:

Our garage is rotting and floods regularly. We would like to have it rebuilt on new foundation and to add a second story to it. The garage currently borders the back and side lot lines and we propose to leave it in the exact same location it is now, without altering its square footage. The 2nd story will be used as an exercise room and for storage.

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

- 13-615-Residential Accessory Buildings
TABLE 6-4 Side yard setbacks = 2.5' / Rear yard setbacks = 4'
New Garage will be less for both side and rear setbacks

13-609 MAXIMUM IMPERVIOUS COVERAGE = .50% in R1 Lot
With New Garage, impervious will be 57.8%

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

If we moved the garage according to existing code, 4 feet off the back lot line and 30 inches from the side, we would not be able to maneuver our car into the garage anymore as it would be too close behind our house.

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

It is tiny! And the particular location of the house limits us.

New Garage will have max of 10' wall and 16' height

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

We will not be changing the current location of our garage. The new garage will be done in a style that is consistent with our house.
We will not place windows overlooking the neighbors house, only one facing our own house.

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.

→ Site plan does not differ from current layout, which is attached.

Signature of Applicant

Date

OFFICE USE ONLY:	Parcel#: <u>17147</u>	Residential \$75 ☒	Commercial \$150 ☐
District: <u>4</u> Zoning: <u>R1</u>	Meeting Date: <u>5-20-19</u>	Receipt #: <u>14485-5</u>	

-max 10' wall
-max 16' Height

New
Garage
15 557 St

120627-27
0.154 AC

17-145

4,740 SF

17-147

0.148 AC

12647-30

17-131

44.00'

1024

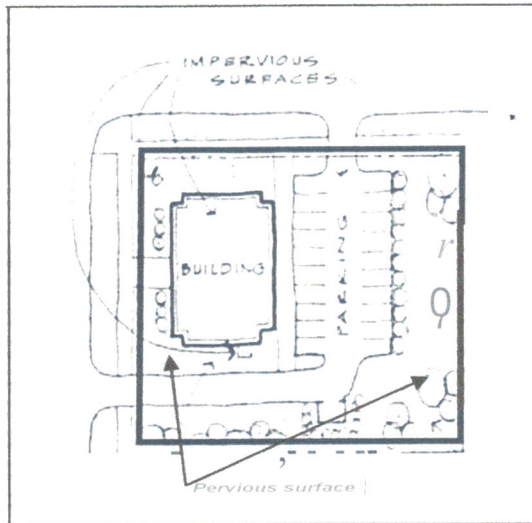
60.00'

1018

1021



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)	1380 Sq. ft
2. New structure	same Sq. ft
3. Existing structures (sheds, etc) <i>garage</i>	557 Sq. ft
4. Driveway	729 Sq. ft
5. Sidewalks (private)	74 Sq. ft
6. Total of all impervious surfaces on the site (sum of lines 1-5)	2740 Sq. ft
7. Gross area of the site (lot area)	4740 Sq. ft

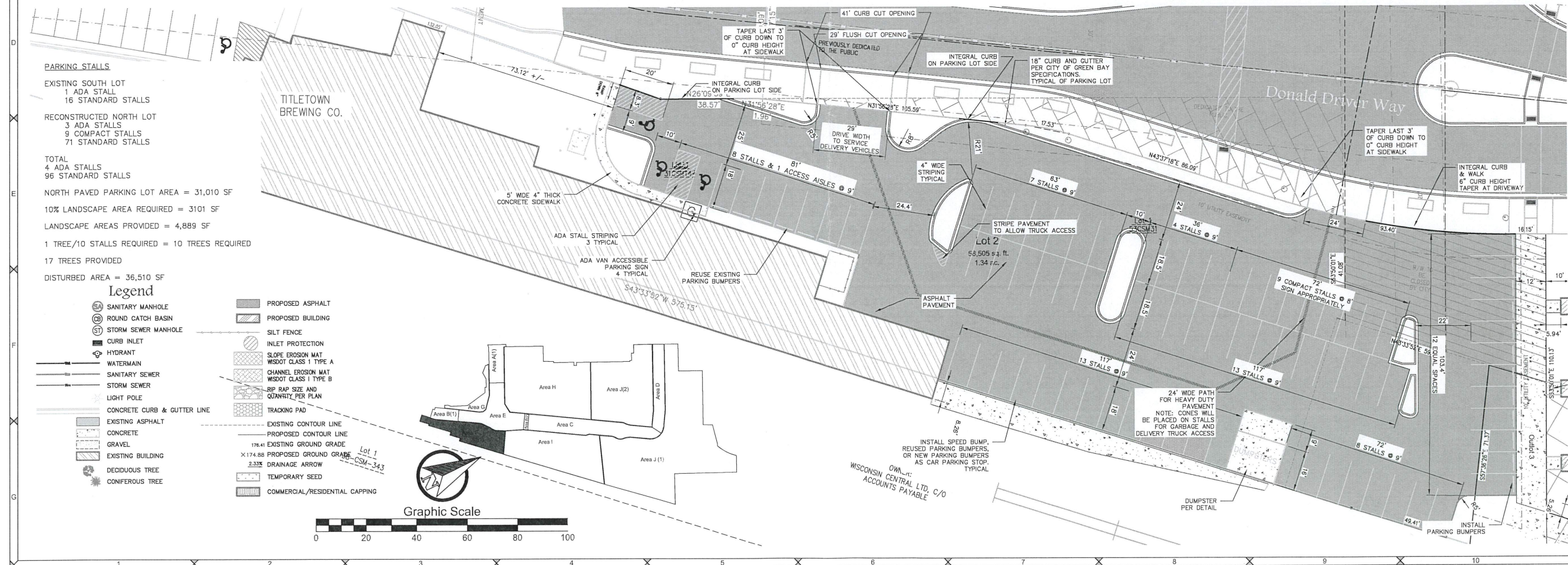
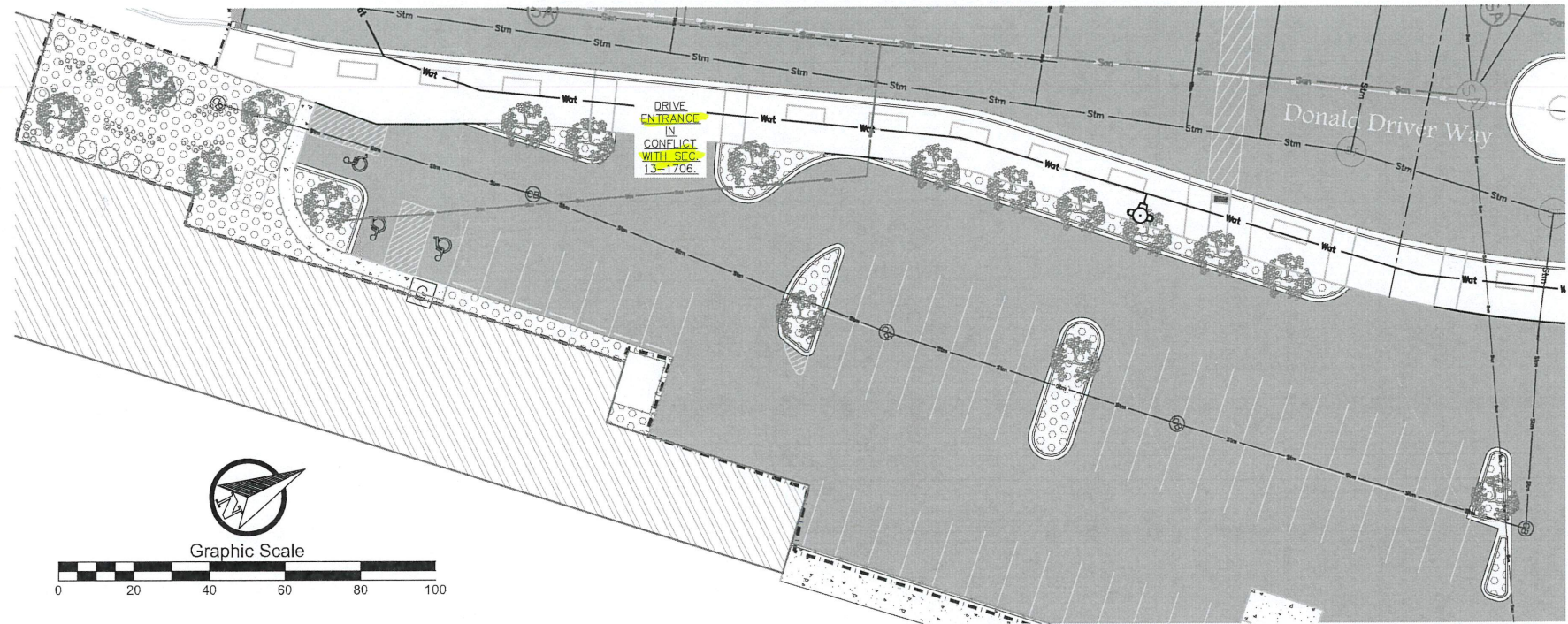
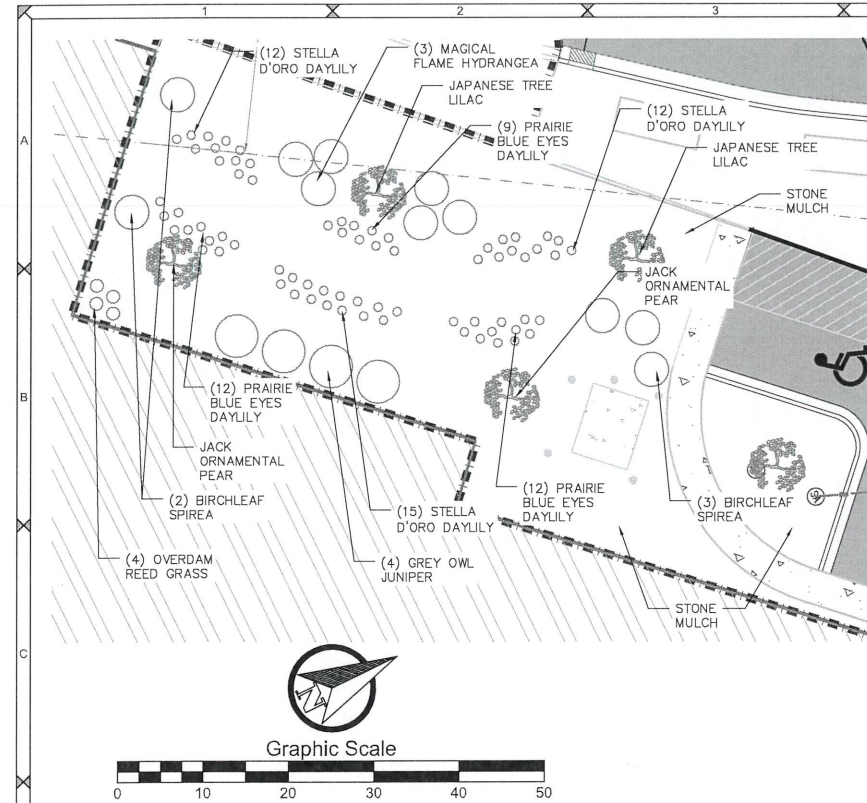
Impervious surface ratio (line 6 divide. line 7 X 100 = %)

57.8 %

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

Proposed

VARIANCE REQUEST FOR DRIVEWAY OPENING TO 200 DOUSMAN STREET
DRIVEWAY ENTRANCE COMES OFF DONALD DRIVER WAY



DESIGNED BY TAW
DATA FILE W-22791.txt
DATE 10-18-18

Comments

Date

Number

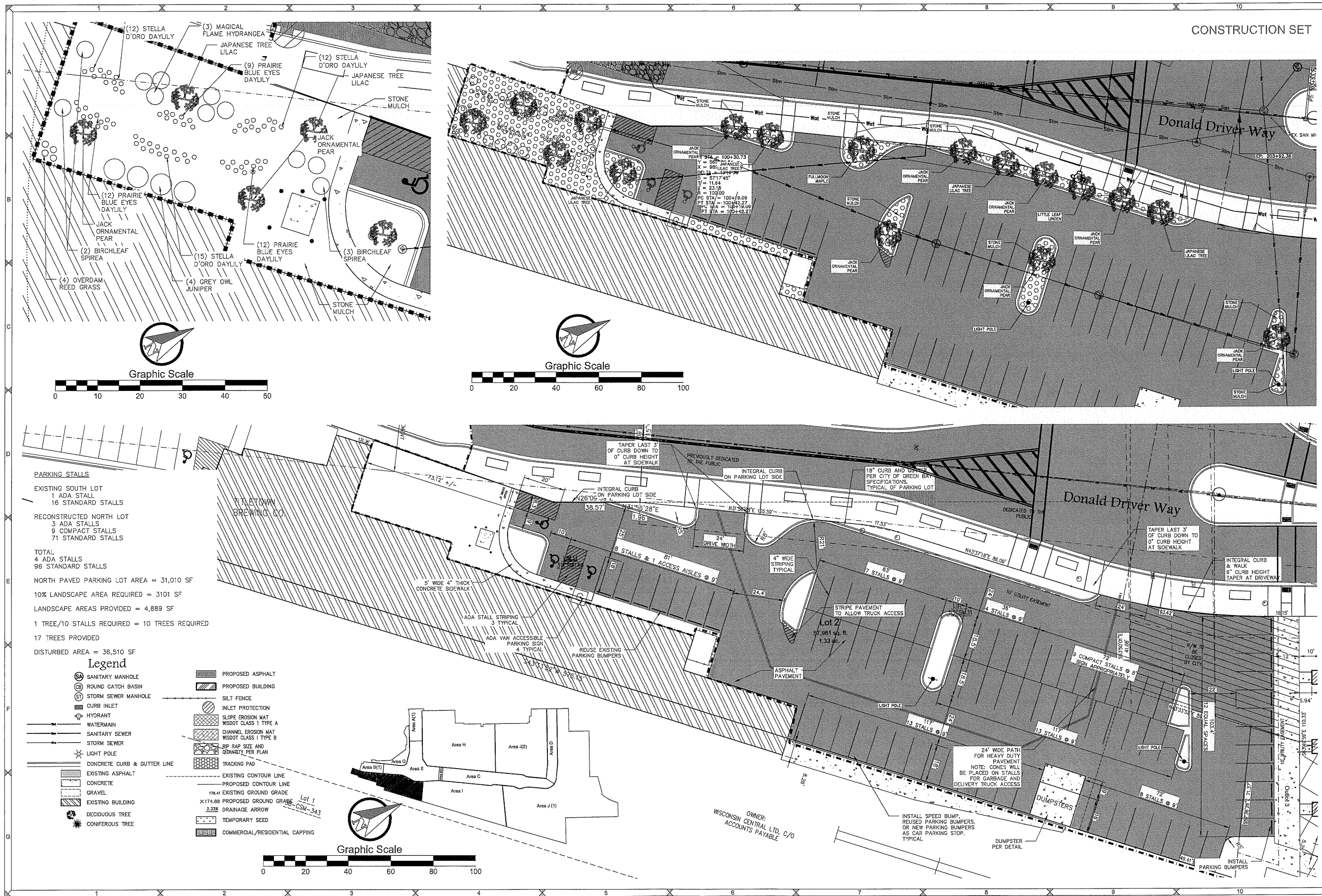
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

THE RAIL YARD
INNOVATION DISTRICT

The Rail Yard
Tittletown Site Plan
and Landscape Plan

PROJECT NO. L-2892
SHEET NO. 1
DRAWING NO. S-3033

Site Plan



S-293

Man & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672



THE
RAIL YARD
INNOVATION DISTRICT

Titletown Site Plan Landscape Plan

PROJECT NO.

L-289Z

12

DRAWING N

S-293

EXISTING CONDITIONS



No defined driveway

55' Curb Cut Opening
35' Flush Cut Opening



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

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

Date: 5-6-19 Project Address: 142 Blithe St Project #: 87081 Appeal #: 19-022

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Dan Leguia and Debra Whiting	Name:	Same
Address:	142 Blithe St.	Address:	
City, State, Zip	Green Bay, WI 54303	City, State, Zip	
Phone:	920-615-1488	Phone:	
Email:	dwhit617@gmail.com	Email:	

Describe proposed plan:

Widen concrete driveway to within 1.0 feet of property line along side of house intersecting with existing concrete 18 Ft from front of house to 5.5 Ft from property line and 7 Ft from back of house within 3.5 Ft of property line. At closest section new concrete would be within 7 Ft-4 inches from neighbors house vs. 8 Ft-10 inches currently.

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

13-1709 Setbacks for parking Areas.
(b) (1) Parking areas shall be permitted within required interior side yards with a minimum setback of 2.5' from side lot line.
Proposed will be 1' setback from side.

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

When we have company, especially in the winter, it is difficult for anyone to get out without of their car without stepping off the driveway onto uneven ground. Also when backing out of the left garage door the angle is sharp and one ends up on the lawn resulting in mud during some seasons.

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

Even with our driveway right next to the house we do not have any room to widen it without being closer to our neighbors property line.

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

We do not think this variance will have a negative impact on the public or undermine the purpose of the variance. The variance will not impede neighbors access to or use of his 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: Dan Leguia / Debra Whiting

Date: May 6, 2019

OFFICE USE ONLY:	Parcel#: 6-1886	Residential \$75 ☒	Commercial \$150 ☐
District: 11 Zoning: R1	Meeting Date: 5/20/19	Receipt #: 14497-30	

New concrete line

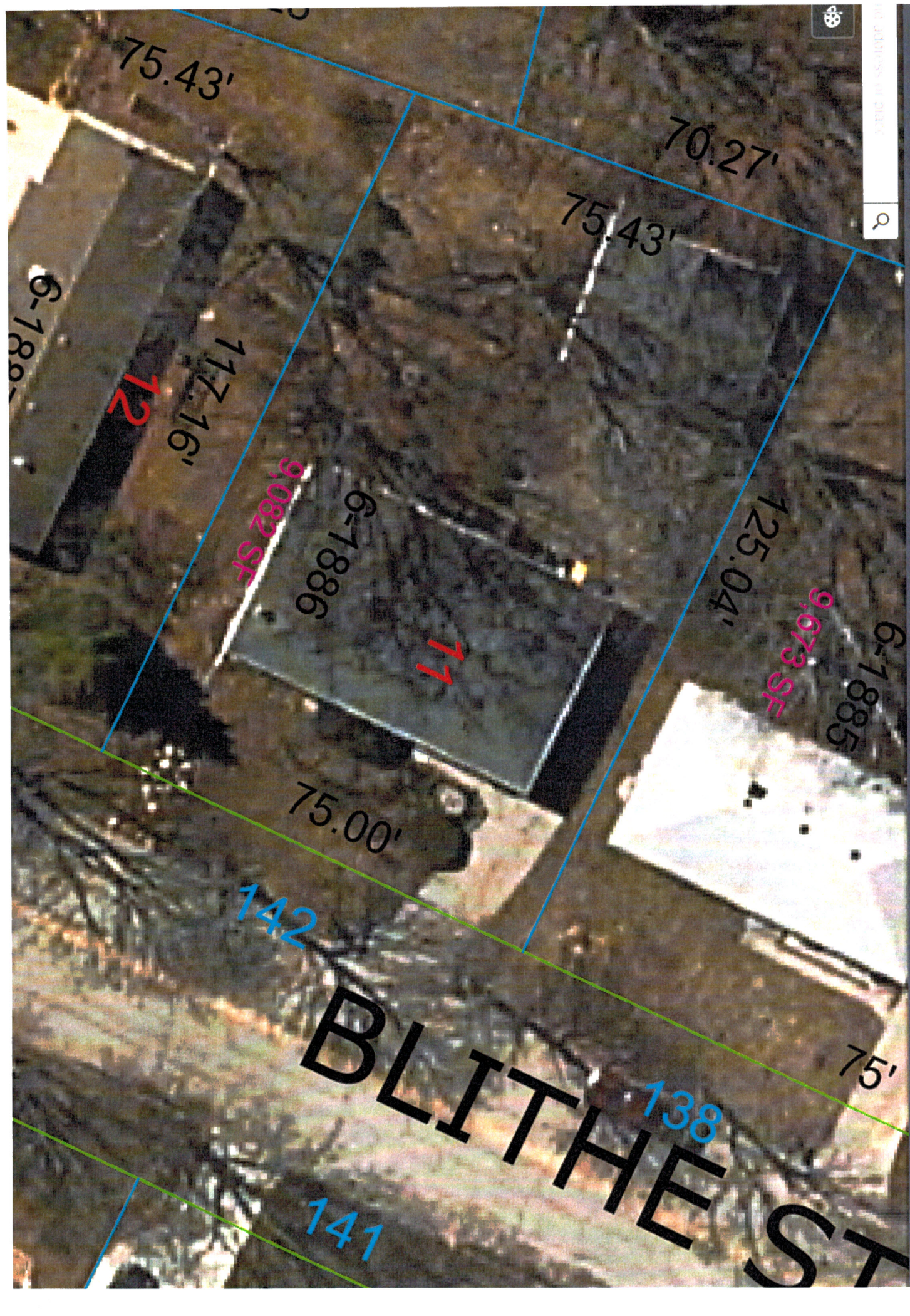
142 Blithe Street

1. Property line is 6ft-4in from neighbors' house.
2. Concrete is currently 8ft-10in from neighbors' house.

3. Additional 18 inches concrete would be



Address of Data





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

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

Date: 5-7 Project Address: 954 Mather St Project #: 87106 Appeal #: 19-023

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Nicole Longhi	Name:	Same as property owner
Address:	954 Mather St	Address:	
City, State, Zip	Green Bay, WI 54303	City, State, Zip	
Phone:	920 639-6434	Phone:	
Email:	nichely13@gmail.com	Email:	

Describe proposed plan: The plan is to construct a free-standing wooden porch with a pitched roof to make the main entrance safe and visually appealing. The existing concrete steps/porch are deteriorating, cracked and wobbly. The wrought iron railings are rusty and loose. The new porch will cover the existing porch and will sit directly on an existing concrete slab.

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

* The current side setback is 6 feet from the property line for new construction.
13-604 Table 6-2 = Side yard Setback = 6'
The original porch/steps are currently 24 inches from property line.
The proposed porch will be 29 inches from the property line.

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

The house is only 7 feet 5 inches from the property line. This makes it impossible to update the main entrance and make it safer.

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

Older home with a narrow lot. Lot is soft wide.

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

If granted this variance it will allow me to make the main side entrance safer for the public and will also add curb appeal. This does not undermine the purpose of the ordinance because the new porch will be further from the property line than the existing porch/steps.

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

OFFICE USE ONLY:

Parcel#

Residential \$75

Commercial \$150

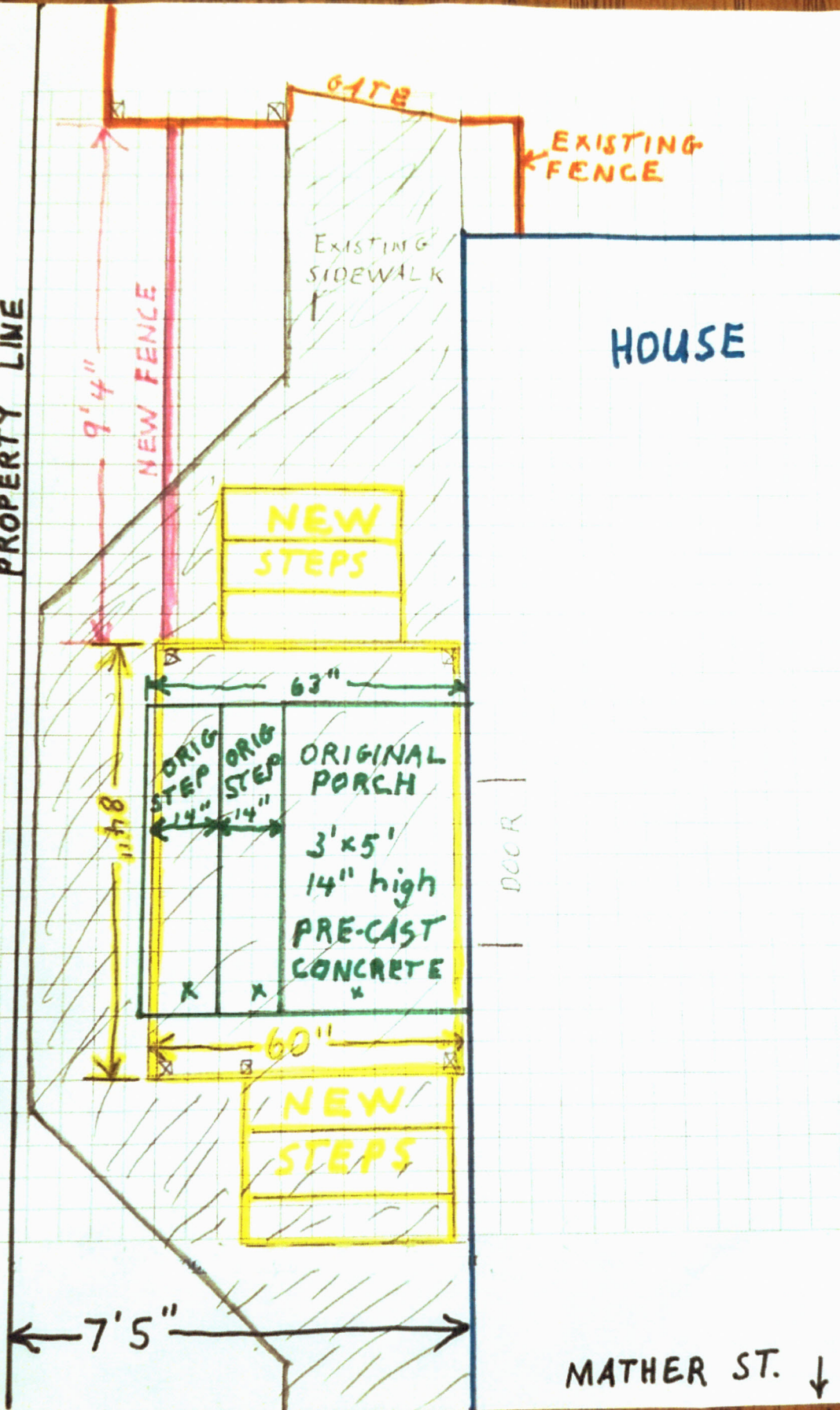
District:

Zoning:

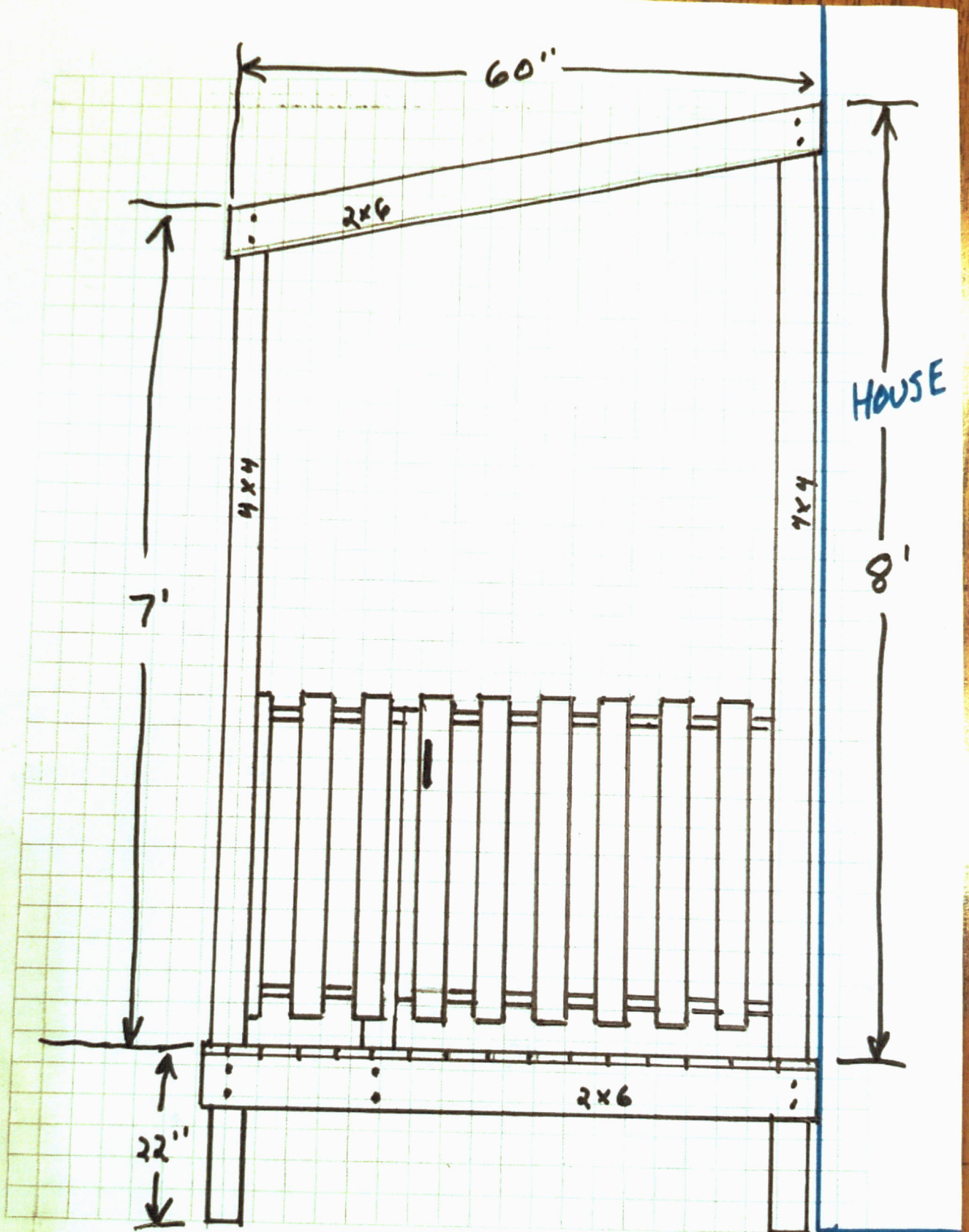
Meeting Date:

Receipt #:

PROPERTY LINE



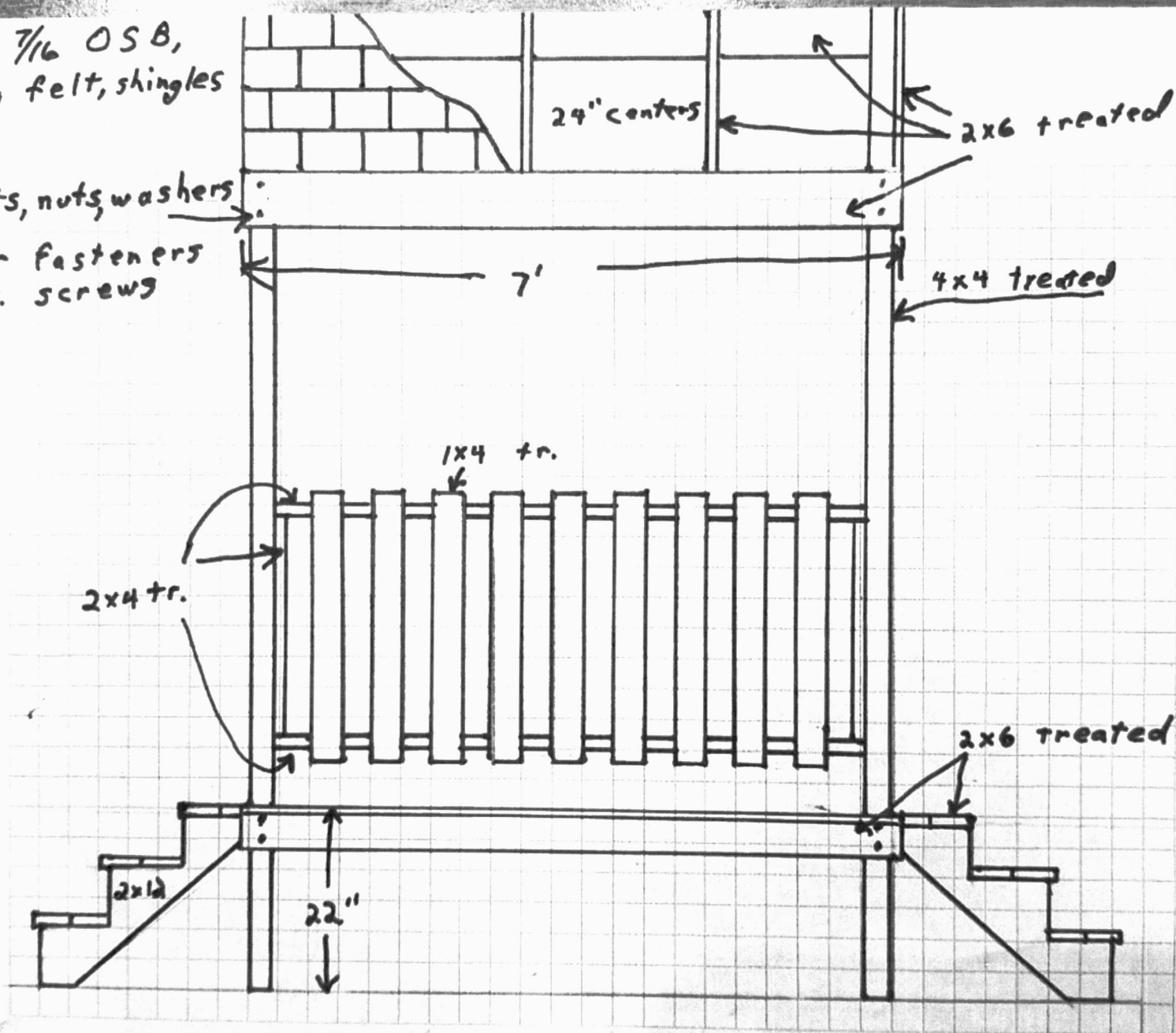
MATHER ST. ↓



Street View

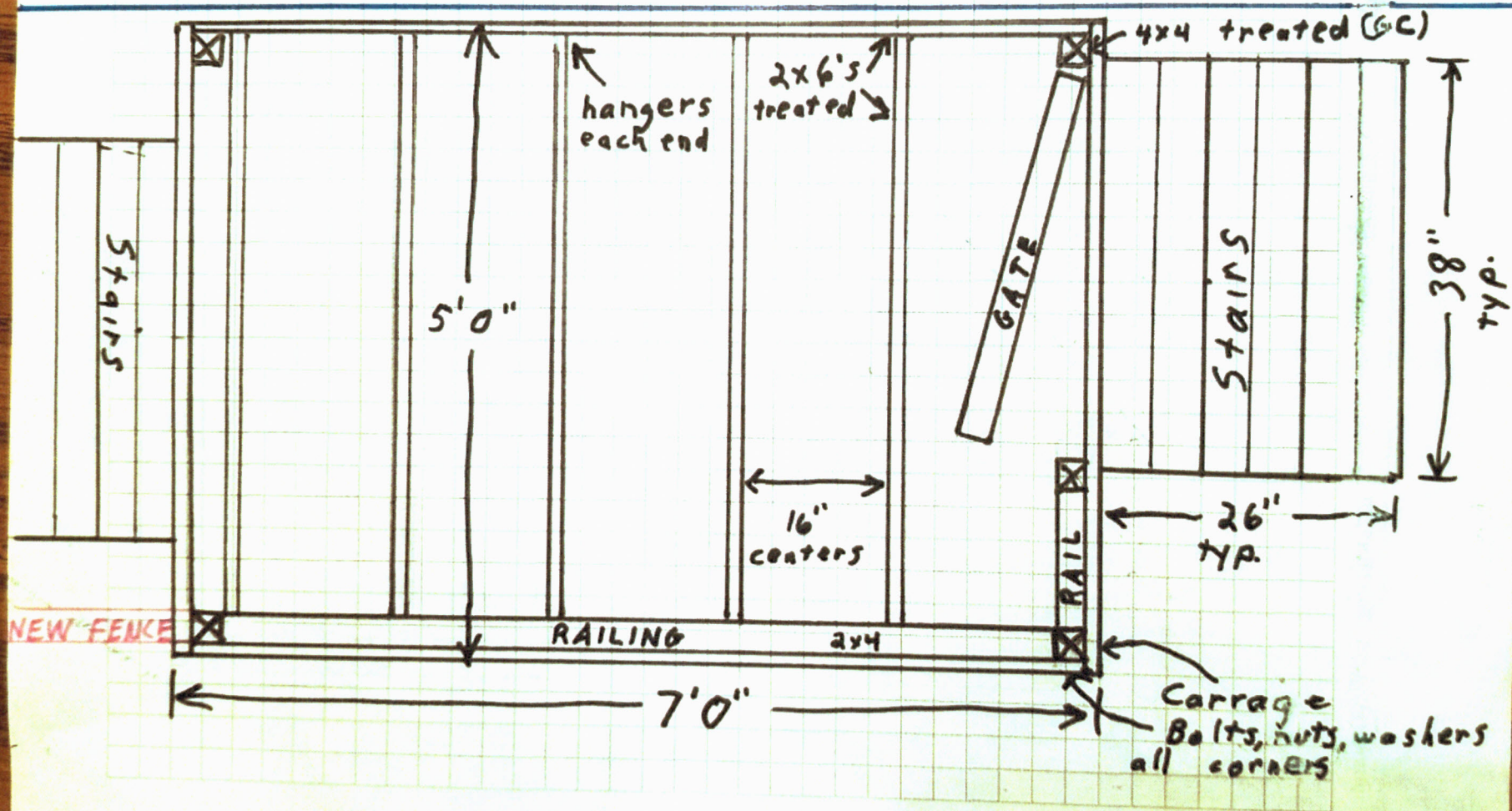
Roof - $\frac{7}{16}$ OSB,
roofing felt, shingles

Car. Bolts, nuts, washers
all other fasteners
are ext. screws



SIDE VIEW

House



Base



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: <u>DENNIS BAILEY</u>	Name: <u>SAME</u>
Address: <u>621 CHALLENGER DRIVE</u>	Address:
City, State, Zip <u>GREEN BAY, WI 54311</u>	City, State, Zip
Phone: <u>920-494-2132</u>	Phone:
Email: <u>baileyd905@YAHOO.COM</u>	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 AYEAR 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 obstantial 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.

D. Bailey
Signature of Applicant

10-31-18
Date

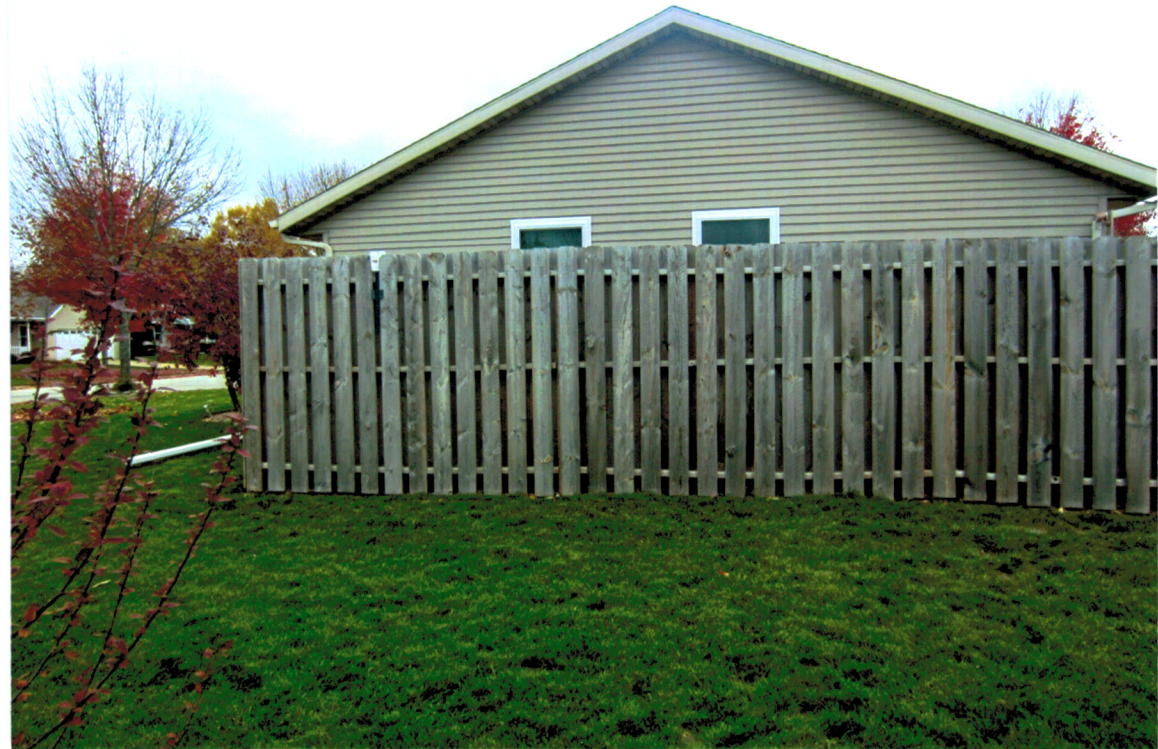
OFFICE USE ONLY:	Parcel# <u>21-6970</u>	Residential \$75 <u>X</u>	Commercial \$150 <u> </u>
District: <u>2</u> Zoning: <u>R1</u>	Meeting Date: <u>11/19/18</u>	Receipt #: <u>12839-1</u>	

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.

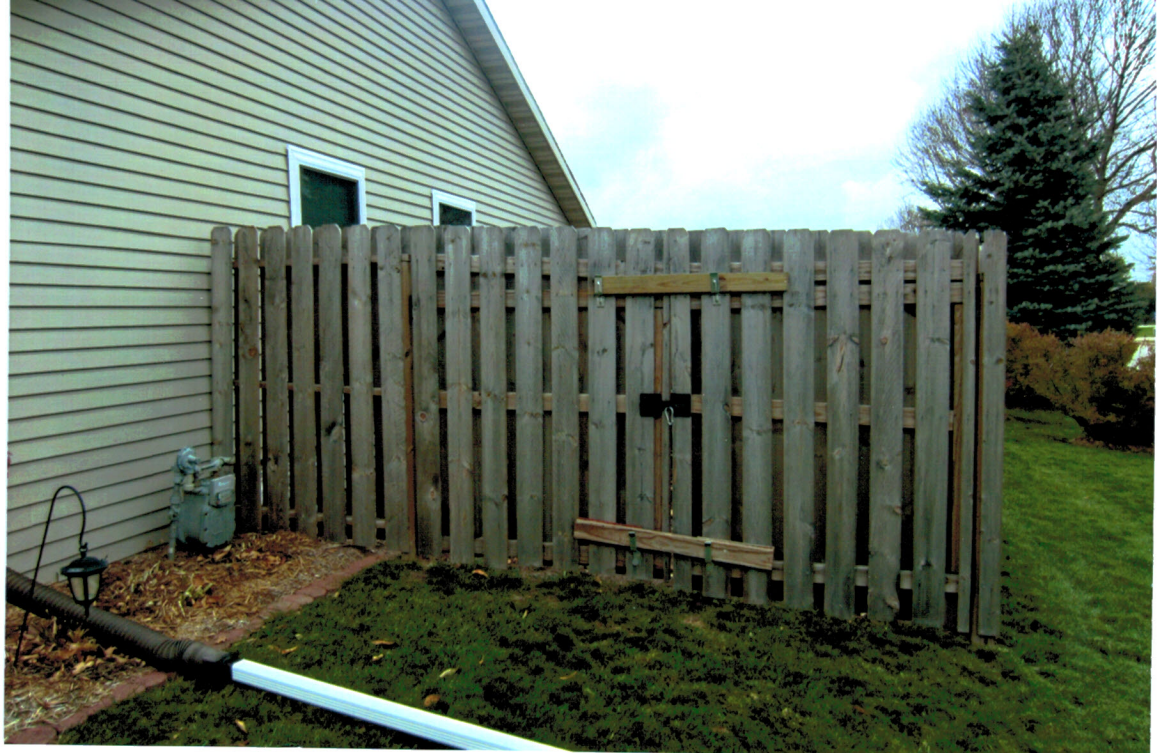
As a neighbor would you support my effort to get a variance to keep the fence as it is?

NAME	ADRESS	YES	NO
LORE RIEGER	3002 JAUQUET CR.	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.

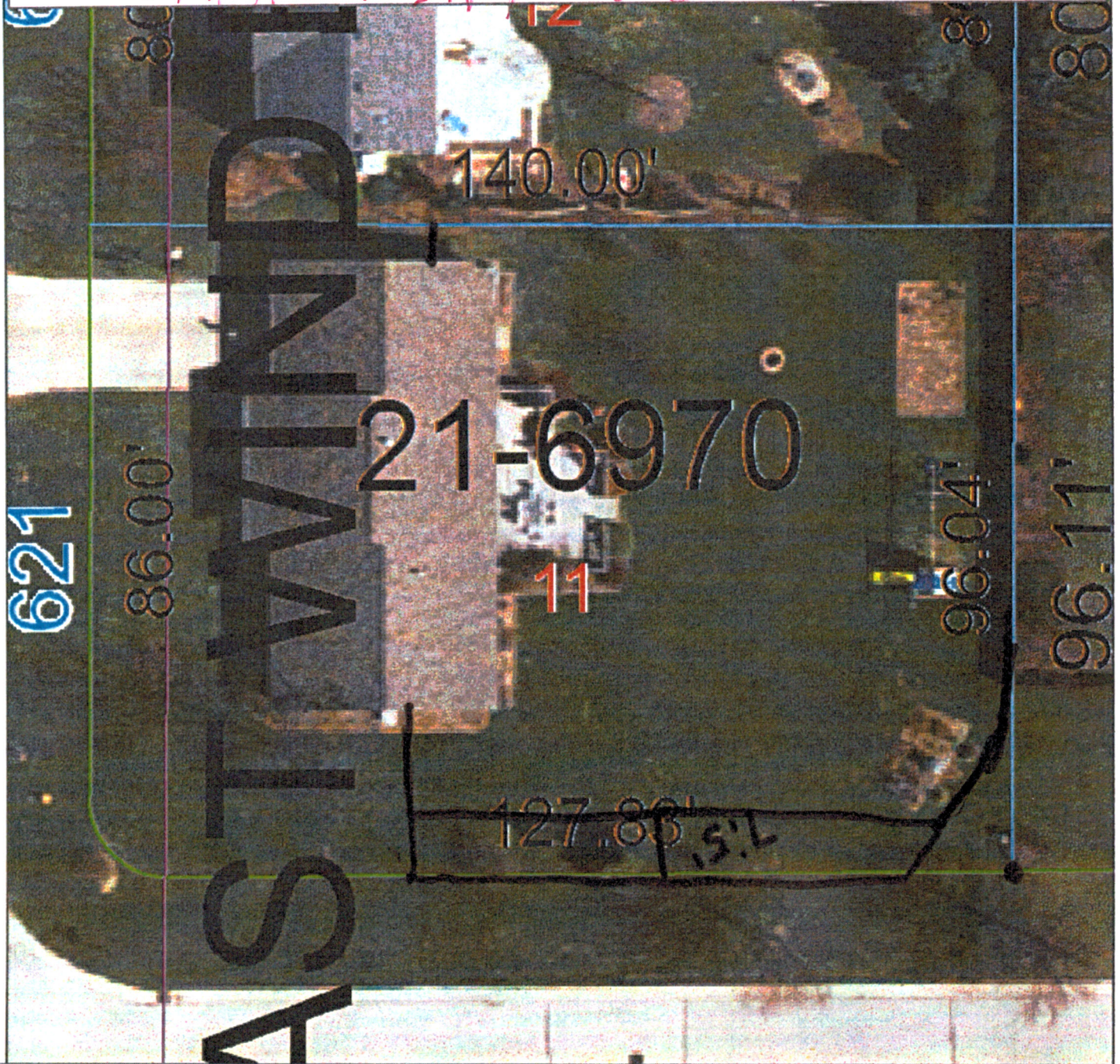


Tim Meves, Inspector
(920) 448-3331, TimMe@greenbaywi.gov



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



214 N. Webster Avenue, Green Bay, WI 54301
T: (920) 432-3000 F: (920) 432-3003
mclawgroupllc@gmail.com

City of Green Bay
Zoning & Planning Board of Appeals
100 N. Jefferson Street
Green Bay, WI 54301

Paul Neumeyer
Zoning Administrator
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

April 25, 2019

RE: Dennis Bailey
Variance Request 11/19/2018

Dear Members of the Zoning & Planning Board of Appeals:

Mr. Bailey was recently contacted by Mr. Neumeyer regarding plans to remove a fence on his property located at 621 Challenger Drive.

Mr. Bailey appeared at a meeting of the Zoning & Planning Board of Appeals of the City of Green Bay on November 19, 2018 requesting to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(1) fence setback. Unfortunately, his request was denied.

I have known Mr. Bailey for many years and I wanted to help him by reaching out to the members of the Board to ask that you bring a motion to reconsider Mr. Bailey's request. I am not an expert in this area of the law but I believe the Board can reconsider a request that was denied if a motion is made by a member that voted with the majority.

I was not present at the meeting on November 19, 2018 but I did review the meeting online. I agree that Mr. Bailey should have done things differently. He made mistakes. Despite the fact that he applied for the proper permit to build his fence, he should have applied for a new permit when his plan for the fence changed. It was his mistake for not knowing that by changing his plan and extending the length of his fence he was in violation of Green Bay Zoning Code. And, he mistakenly relied on his past experience building a fence and believed that extending the length of the fence was still within code, not realizing the rules were different for corner lots.

However, these were all honest mistakes. I imagine lots of folks make similar mistakes. The important thing is that he applied for the variance as soon as the violation was made known to him. He took time to speak to his neighbors and obtained 15 signatures indicating that none of them objected to his fence. After all, the purpose of the ordinance is aesthetics and what better indicator of the appropriateness of a variance in this situation than one's own neighbors.

I understand that the Board must also consider hardship in granting a variance and Mr. Bailey must show that any unnecessary hardship is due to a unique property condition. The unique property condition in this case is the fact that the property is a corner lot. There is also hardship in the fact that Mr. Bailey needs the additional fence length to safely store his fishing boat. Not to mention the fishing boat holds significant sentimental value to him. He cannot store it in a different place on his property without it being in the way of his grandkids safely running and playing in the yard.

I think it is appropriate for the Board to balance public interests in preserving the objectives of the ordinance and private interests in a property in determining what hardships are appropriate. I think the Board should also consider the severity of the variance. In this case the request is only a few feet. In addition, it appears that other property owners in the area have been granted similar variances making Mr. Bailey's request reasonable and appropriate. Please see attached pictures.

Thank you in advance for reviewing my letter. I appreciate the time you volunteer to serve as members of the Zoning & Appeals Board. I realize you have to make difficult decisions, and quickly, as you move through each agenda item. I only ask that you take some additional time to reconsider Mr. Bailey's request.

Sincerely,



Megan M. Carollo



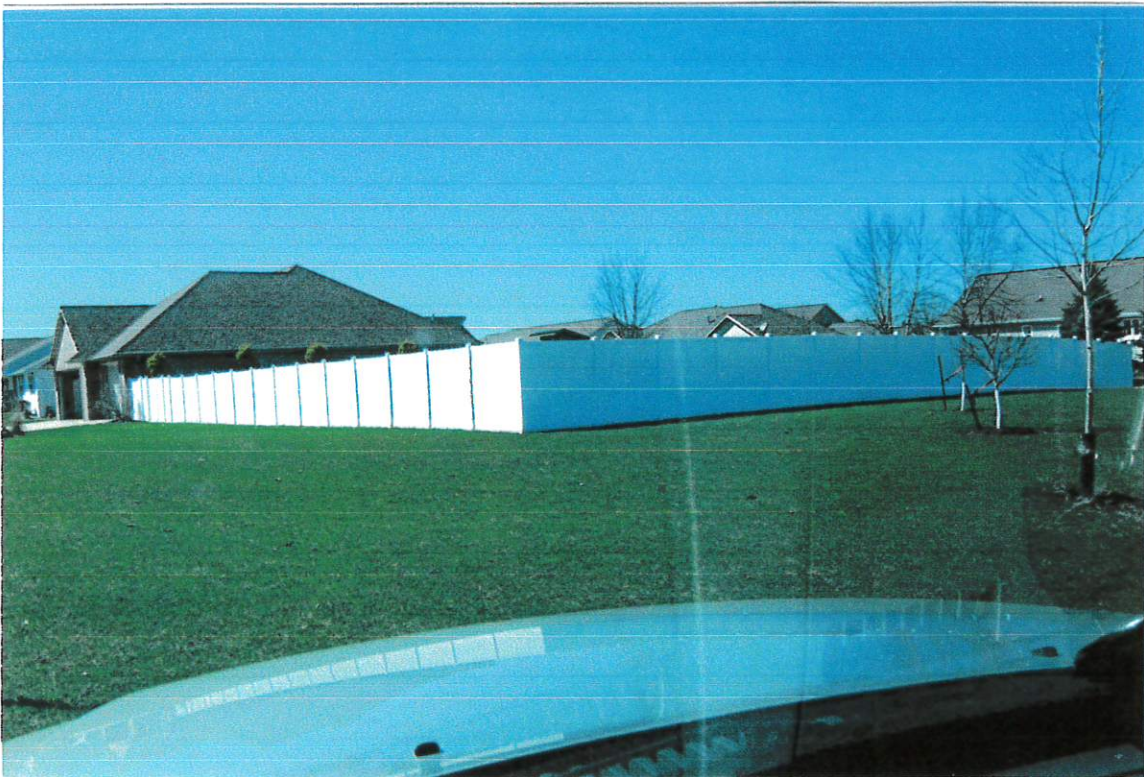
E. MASON & ALPINE



WOLVERINE & HOOSIER



WOLVERINE & INSPIRATION WAY



SITKA & CROSSWINDS