



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, OCTOBER 21, 2019, 5:30 PM
CITY HALL, ROOM 310**

PLEASE NOTE ROOM CHANGE.

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 October 21, 2019, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

- I. Approval of the minutes from the September 16, 2019, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

- I. Robert Halbrook, property owner, proposes to construct a new attached garage and breezeway in a Low Density Residential (RI) District at 3670 Humboldt Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615 (b)(2), size of accessory structures (Ald. B. Dorff, District 1).
2. Roger Truckey, property owner, proposes to retain existing driveway openings in a Rural Residential (RR) District at 3359 Haven Place. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum driveway width (Ald. J. Brunette, District 12).

3. Brian Rasmussen, on behalf of Aurora Bay Care, property owner, proposes to retain an existing fence installed in a Planned Unit Development (PUD) District at 2783 Greenbrier Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(2) fence height and setback (Ald. V. Corpus-Dax, District 2).
4. Michael and Christine Casperson, property owners, propose to construct a concrete pad for a future accessory use in a Low Density Residential (RI) District at 720 Chicago Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front and corner side yard setbacks (Ald. B. Galvin, District 4).
5. Ryan and Naomi Parrott, property owners, propose to retain an existing a fence installed in a Low Density Residential (RI) District at 816 Winford Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(1) fence height and setback (Ald. M. Steuer, District 10).

E. Informational.

- I. Date of Next Meeting: November 18, 2019.

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, SEPTEMBER 16, 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?

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

Others present: Ald. Barb Dorff

Chair Don Carlson asked: If anyone need to abstain from voting, if anyone was out to the property and if they spoke to anyone regarding this variance request. All stated no.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 16, 2019, meeting of the Zoning & Planning Board of Appeals.

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

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the August 19, 2019, meeting of the Zoning & Planning Board of Appeals.

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

D. REGULAR BUSINESS.

Moved by Jim Hutchison, seconded by Tommy Everman to open the floor for discussion. Motion carried.

Yes- None, No- None, Abstain- None

1. Richard D. Horak, on behalf of Harpare, Inc., property owner, proposes to expand a parking area in a Low Density Residential (R1) District at 2209 Lakeside Place. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway width at the property line (Ald. B. Dorff, District 1).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance for a for a second drive located on the south end of the property compliant with applicable zoning requirements. Motion carried.

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

2. Josh Harnowski, property owner, proposes to add on to an existing detached garage in a Low Density Residential (R1) District at 1418 14th. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, rear yard setbacks, Section 13-609 maximum impervious surface and Section 13-615(b)(2) total floor area of the accessory use (Ald. C. Wery, District 8).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variance for maximum impervious surface as re-submitted by the applicant. Motion carried.

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

3. Thomas Robles Robles, property owner proposes to construct a new detached accessory structure in a Low Density Residential (R1) District at 3720 Humboldt Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615 (c) Table 6-4, maximum size of accessory structures (Ald. B. Dorff, District 1).

Moved by Noel Halvorsen, seconded by rd Member Jim Hutchison to approve the variance as requested. Motion carried.

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

4. Karl Linsmeier, property owner, proposes to retain a driveway expansion and to retain a concrete pad for a detached garden shed in a Low Density Residential (RI) District at 2457 Leslie Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front and corner side yard setbacks and Section 13-1709(b)(1), side yard setback (Ald. V. Corpus-Dax, District 2).

Moved by Jim Hutchison, seconded by Noel Halvorsen to grant the variance for the driveway expansion. The request for the detached accessory structure is denied and permits shall be obtained for work completed with the existing concrete pad being allowed to remain. Motion carried.

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

5. Michelle and Kendall Sontag, property owners, propose to retain an existing fence installed in a Low Density Residential (RI) District at 3003 Open Gate Trail. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(1) fence height and setback (Ald. J. Brunette, District 12).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance as requested with the condition that the fence be moved to the back corner of the house as stated by the homeowners. Motion carried.

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

6. Steven M. Bieda, Mau & Associates, on behalf of Frank Jr. and Terri Hanold, property owners, propose a residence and site alterations within the AE District of the 100 year floodplain and Low Density Residential (RI) District at 3499 Nicolet Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area (Ald. B. Dorff, District 1).

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

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

Moved by Jim Hutchison, seconded by Tommy Everman to close the floor for discussion. Motion carried.

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

E. INFORMATIONAL.

I. Discussion regarding revisions to the process and application for the Board of Appeals.

Discussion regarding the revisions to the BOA process and application. No action taken

F. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Jim Hutchison to adjourn. Motion carried.

Yes- Don Carlson, 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: 9/28/19 Project Address: 3670 Humboldt Rd. Project #: 88984 Appeal #: 19-051

PROPERTY OWNER	APPLICANT INFORMATION
Name: Robert Halbrook	Name: Jeff Halbrook
Address: 3670 Humboldt Rd.	Address: 2686 Humboldt Rd. #1
City, State, Zip: Green Bay, Wi. 54311	City, State, Zip: Green Bay, Wi. 54311
Phone: 920-621-8842	Phone: 920-621-8834
Email: 1979fordrobby@gmail.com	Email: elkwoodbuilders@hotmail.com

Describe proposed plan: Remove existing breezeway and garage on floating slab and replace with breezeway and garage on footings.

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

13-615 b2, square footage of garage exceeding square footage of main floor of residence.

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

The cost of replacement to same size is not cost effective. By adding size, the investment will increase the property value enough to justify expense.
The foundation will be approx. 6" higher and the further out from the house will keep the house and garage from flooding like in March of this year.

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

There was 2 lots changed into 1, the house is tucked onto the 1 lot and has the other lot is unusable.

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

The house and garage only cover 59' of the 199' lot. There was originally a double lot combined into 1 lot
On the west side is a full time auto sales and repair lot with several garages and to the east is a home with a 4 stall garage and a parking lot.

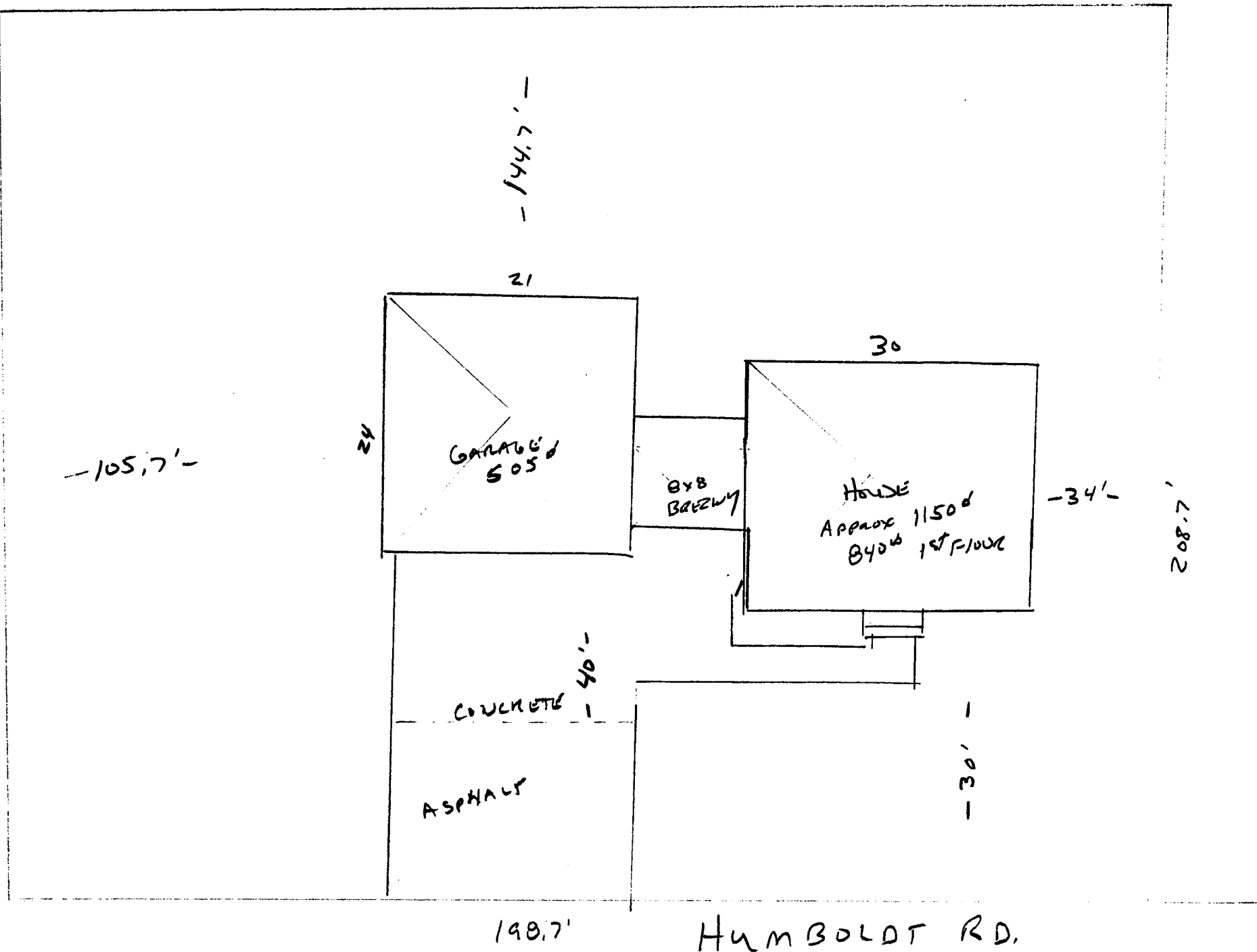
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

Date

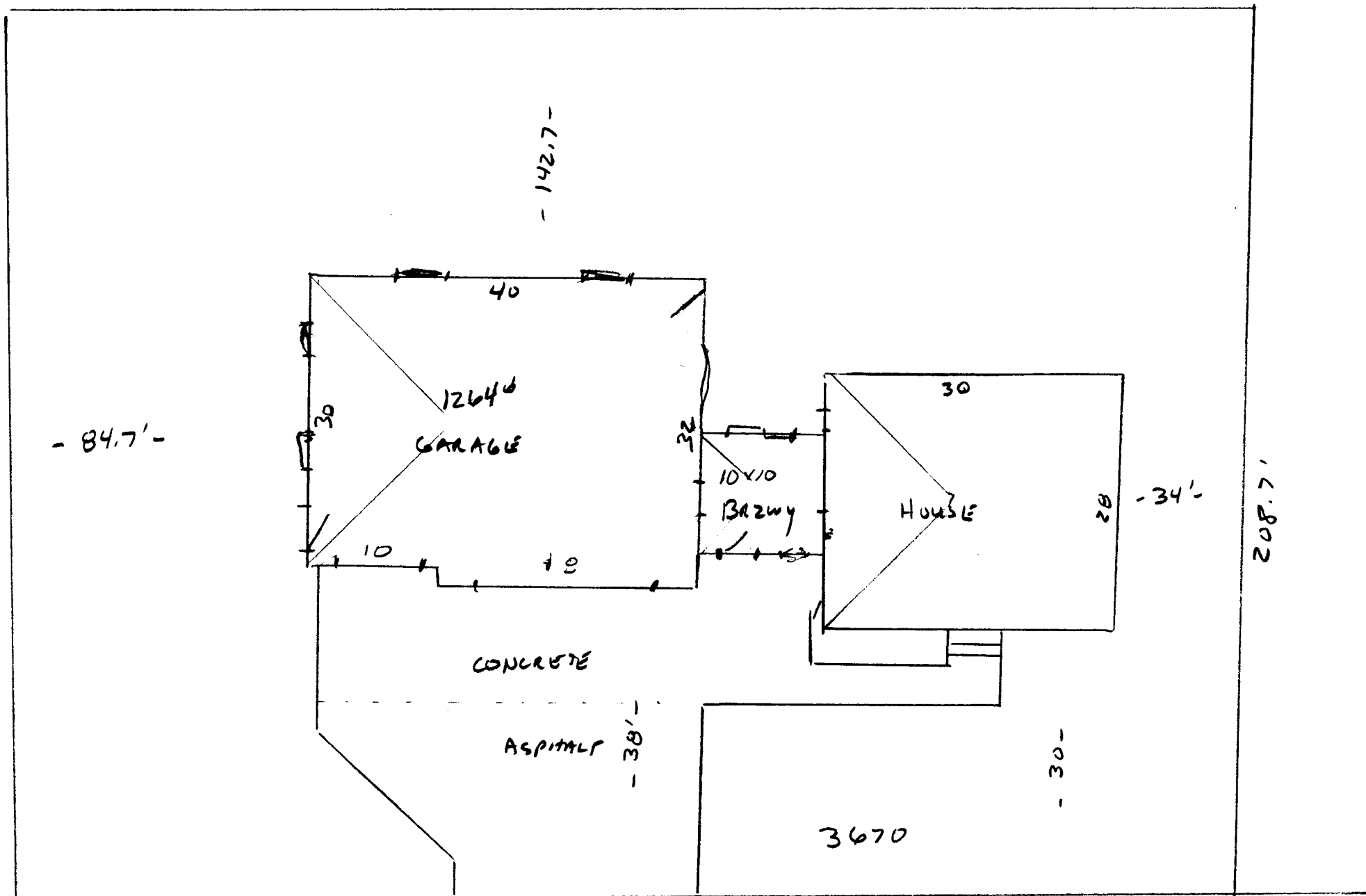
9-28-19

OFFICE USE ONLY:	Parcel#: <u>21-401-1</u>	Residential \$75 ☒	Commercial \$150 ☐
District: <u>City 1</u> Zoning: <u>R1</u>	Meeting Date: <u>9/21/19</u>	Receipt #:	



EXISTING FOOTPRINT

NOT TO SCALE



NOT TO SCALE!

HUMBOLDT RD.



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: SEPT 23 2019 Project Address: 3359 HAVEN PL Project #: _____ Appeal #: 19-052

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>ROBERT & DONNA TRUCKEY</u>	Name:	<u>ROBERT & DONNA TRUCKEY</u>
Address:	<u>3359 HAVEN PL</u>	Address:	<u>3359 HAVEN PL</u>
City, State, Zip	<u>54313</u>	City, State, Zip	<u>54313</u>
Phone:	<u>920 499-6565</u>	Phone:	<u>920 499-6565</u>
Email:		Email:	

Describe proposed plan:

LEAVE APRON OF DRIVEWAY AT 41' AS DONE BY CONTRACTOR
OLD CULVERT WAS 34' WIDE - NEW CULVERT AND GRAVEL
INSTALLED BY CITY CONTRACTOR IS 46'

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

ALREADY HAVE PERMIT MODIFY FROM 34' TO 41' (AT ROAD)
13-1705 RESIDENTIAL DRIVEWAYS ONLY
PROJECT # 73021 13-1705

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

CUT EXISTING CONCRETE - HARD TO BACK UP LARGE TRAILER
WILL LOOK GOOD W/ WIDE CULVERT IN PLACE

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

RURAL - NARROW ROAD ONLY 24' WIDE
NEVER SEWER & WATER WILL BE RUN
X LARGE LOTS & ADJACENT WEST GREEN BAY

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

DOES NOT AFFECT NO ONE BUT ME IF DRIVEWAY
IS LEFT AS IS. AREA WILL STILL BE THIS WIDE W/
GRAVEL INSTEAD OF CONCRETE

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

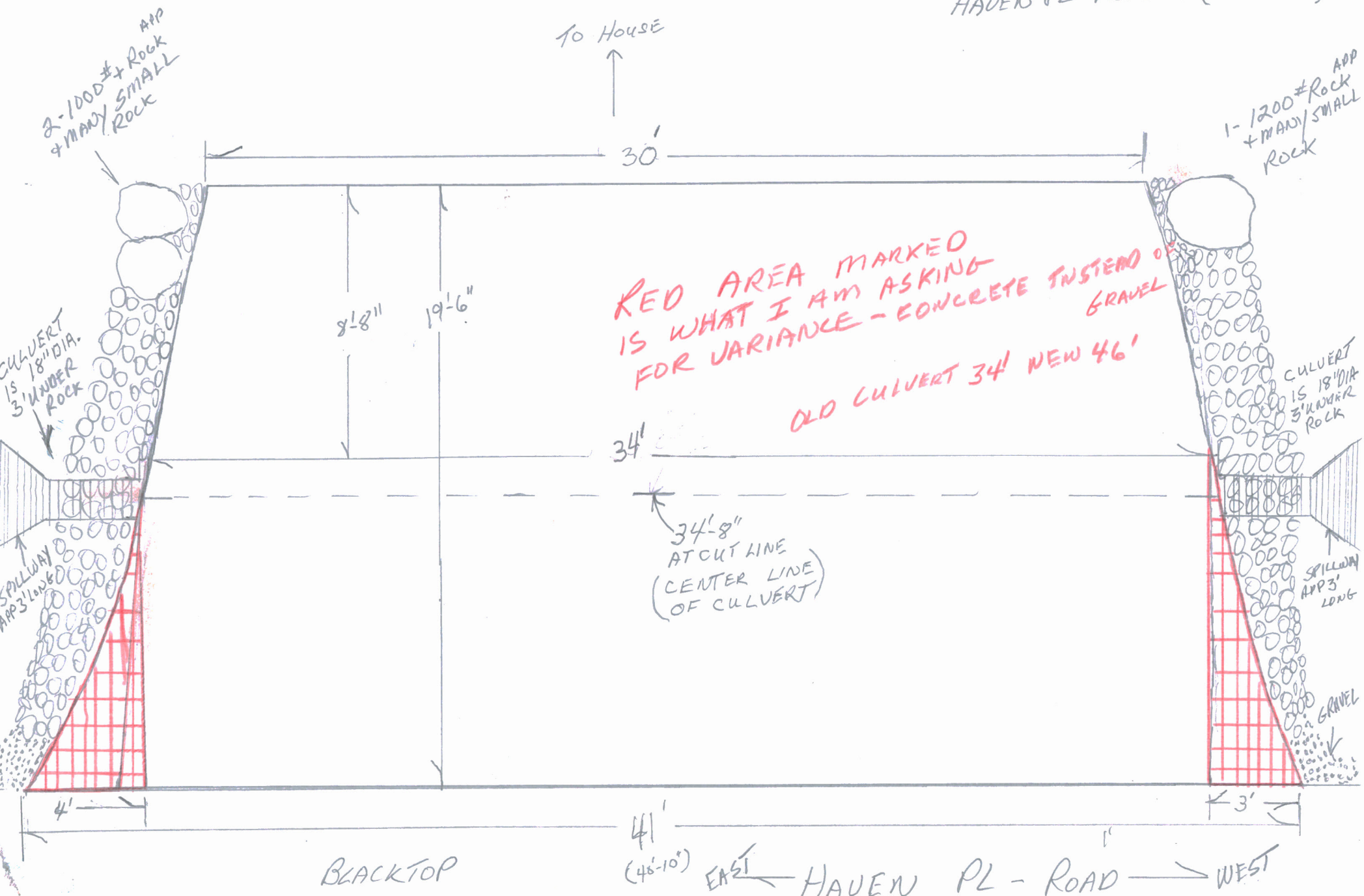
SEPT 23 2019

OFFICE USE ONLY:	Parcel#	Residential \$75	Commercial \$150
District:	Zoning:	Meeting Date:	Receipt #: <u>999999 N/A</u>

SEPT 23, 2019 SCALE $\frac{1}{4}" = 1'$

ROGER & DONNA
TRUCKEY

3359 HAVEN PLACE
HAVEN PL-ROAD IS (24' WIDE)





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: 9/30/19

Project Address: 27836 Greenbrier Road

Project #: 88857

Appeal #: 19-053

PROPERTY OWNER	APPLICANT INFORMATION
Name: Aurora BayCare Medical Center	Name: Brian Rasmussen
Address: 2845 Greenbrier Road	Address: 2845 Greenbrier Road
City, State, Zip: Green Bay, WI 54311	City, State, Zip: Green Bay, WI 54311
Phone: 920-288-8000	Phone: 920-288-3038
Email:	Email: brian.rasmussen@aurora.org

Describe proposed plan:

Aurora BayCare Medical Center purchased the Greenbrier Road parcel in 2015 and has utilized the property and its existing buildings for project transition, contractor laydown, equipment storage, and general landscape material storage. The major project building expansions are now complete so the Farm parcel is being restored to its pre-development conditions. As topsoil has now been added and seeded Aurora is requesting to maintain a portion of gravel area and perimeter fencing. The 8' tall perimeter fencing was constructed on the property line as a means of screening the construction activities listed above from the neighboring R1 zoning. So, because this property continues to provide a valuable purpose for smaller project materials and equipment, along with necessary landscape equipment and material storage, they would like to maintain its usefulness to operations. With that in mind this summer Aurora added slats to the fence line.

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

- Sec. 13.521. - Fence location and height.....(a) Height. Nonresidential zoning districts. The maximum height of a fence or wall shall not exceed eight feet except in required front or corner side yard setbacks where the maximum height of a solid fence or wall shall not exceed three feet.
- Sec. 13.509. - Permitted setback encroachments..... (a) All required setbacks shall remain open and unobstructed, except for the following permitted obstructions. In no case, however, shall the identified permitted obstructions be located closer than one foot to a property line, except for fences.

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

Solid fences are allowed at the property line, however only at 3ft. tall. Aurora would prefer to provide the adjacent residents a better screening from the non-residential type uses that the hospital uses this property for. Aurora is studying the existing house for potential reuse and relocating the fence to the 25' setback reduces front yard access. Large existing trees that provide additional screening would need to be cut down in order to relocate the fence to the 25' setback.

The Greenbrier Road side of the hospital contains cooling towers, the loading docks, dumpster enclosures, wetlands, and a large detention pond. Providing the screening closer to Greenbrier, on the property line, reduces public view of these features.

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

The purchased property was an existing farm residence. Aurora has kept the property structures and heavy landscaping in tact albeit parting out the existing barn for architectural consumer uses. The existing home will potentially be re-purposed for hospital staff use.

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

Granting this variance will ensure that the adjacent neighbors and passers by have appropriate screening from the hospital, until Aurora decides to develop the 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.

Rasmussen, Brian

Rasmussen, Brian
2019.10.01 07:42:17 -05'00'

10-01-2019

Signature of Applicant

Date

OFFICE USE ONLY:	Parcel# 21-158	Residential \$75 _____ Commercial \$150 X
District: City 2 Zoning: RR	Meeting Date:	Receipt #:



Aurora BayCare Medical Center
Aurora Health Care BayCare Clinic

8' TALL CHAINLINK FENCE WITH GREEN SLATS

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT
AURORA BAYCARE MEDICAL CENTER
FARM SITE PLAN

GREEN BAY WI

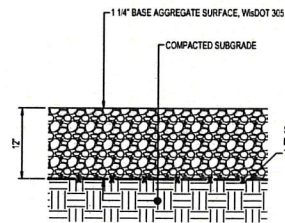
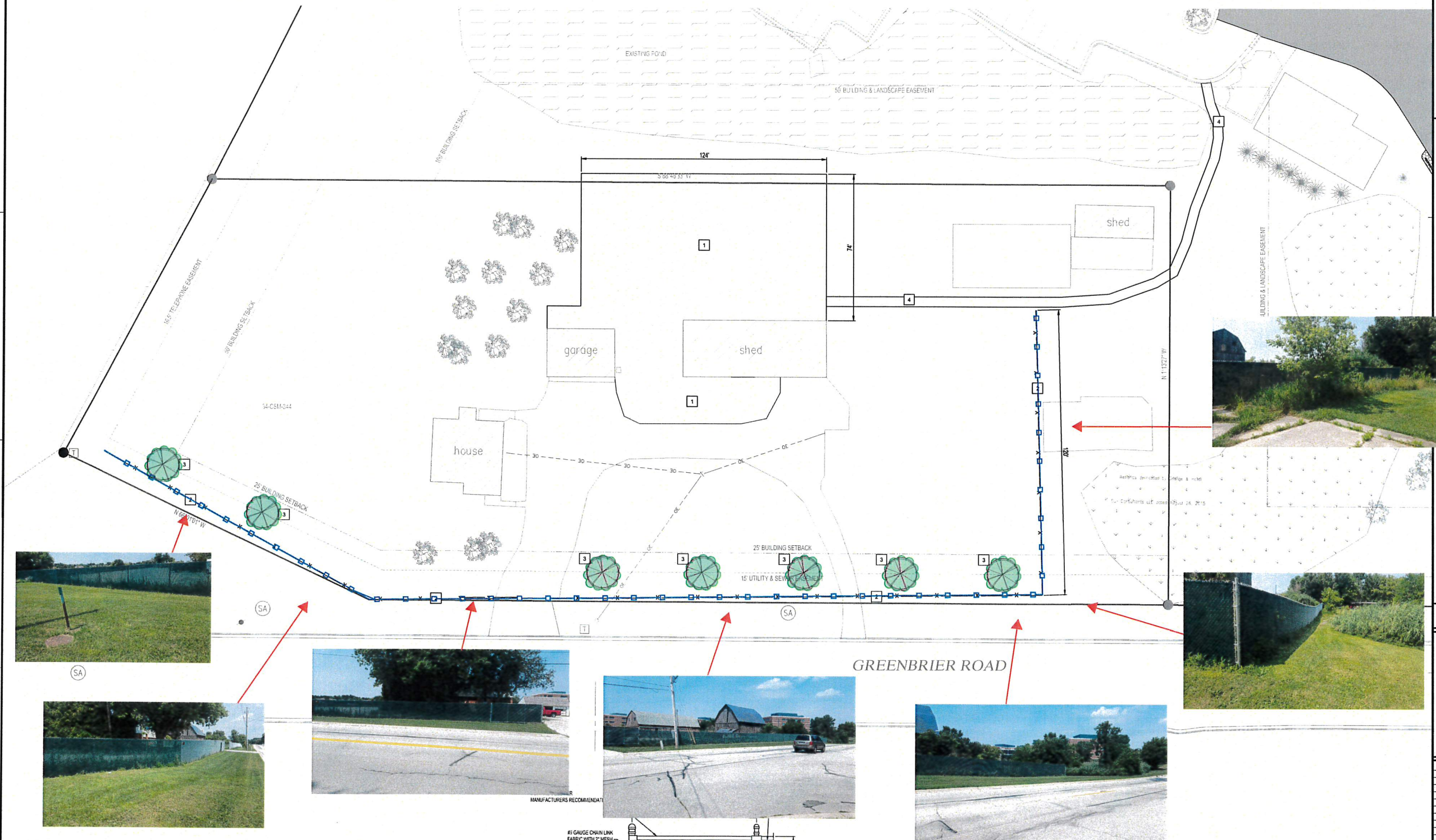
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 10-22286
FILE NAME 22286 C3 SITE - FENCE
DRAWN BY T. KATERS
DESIGNED BY
REVIEWED BY
ORIGINAL ISSUE DATE
CLIENT PROJECT NO.

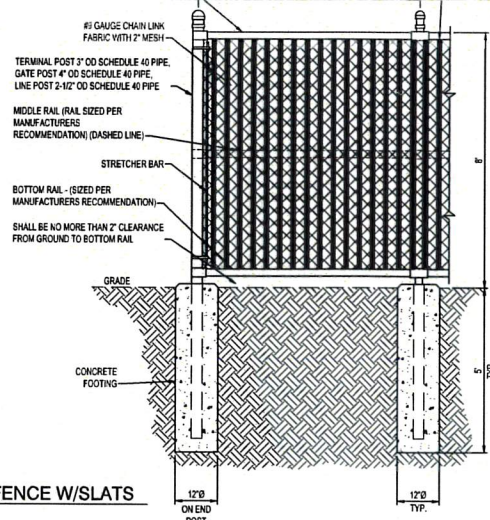
TITLE

PROPOSED SITE PLAN

SHEET
C3-10



AGGREGATE SURFACE
NTS



8' CHAIN LINK FENCE W/SLATS
NTS

CONSTRUCTION KEY:

- 1 TEMPORARY GRAVEL SURFACE FOR ONGOING SMALL CONSTRUCTION PROJECTS LAYDOWN. SEE DETAIL THIS SHEET.
- 2 CHAINLINK FENCE CONSTRUCTED ON THE 25' SETBACK LINE. SEE DETAIL ON THIS SHEET.
- 3 NEW TREES BY OWNER, TYP.
- 4 5' WIDE GRAVEL PATH.

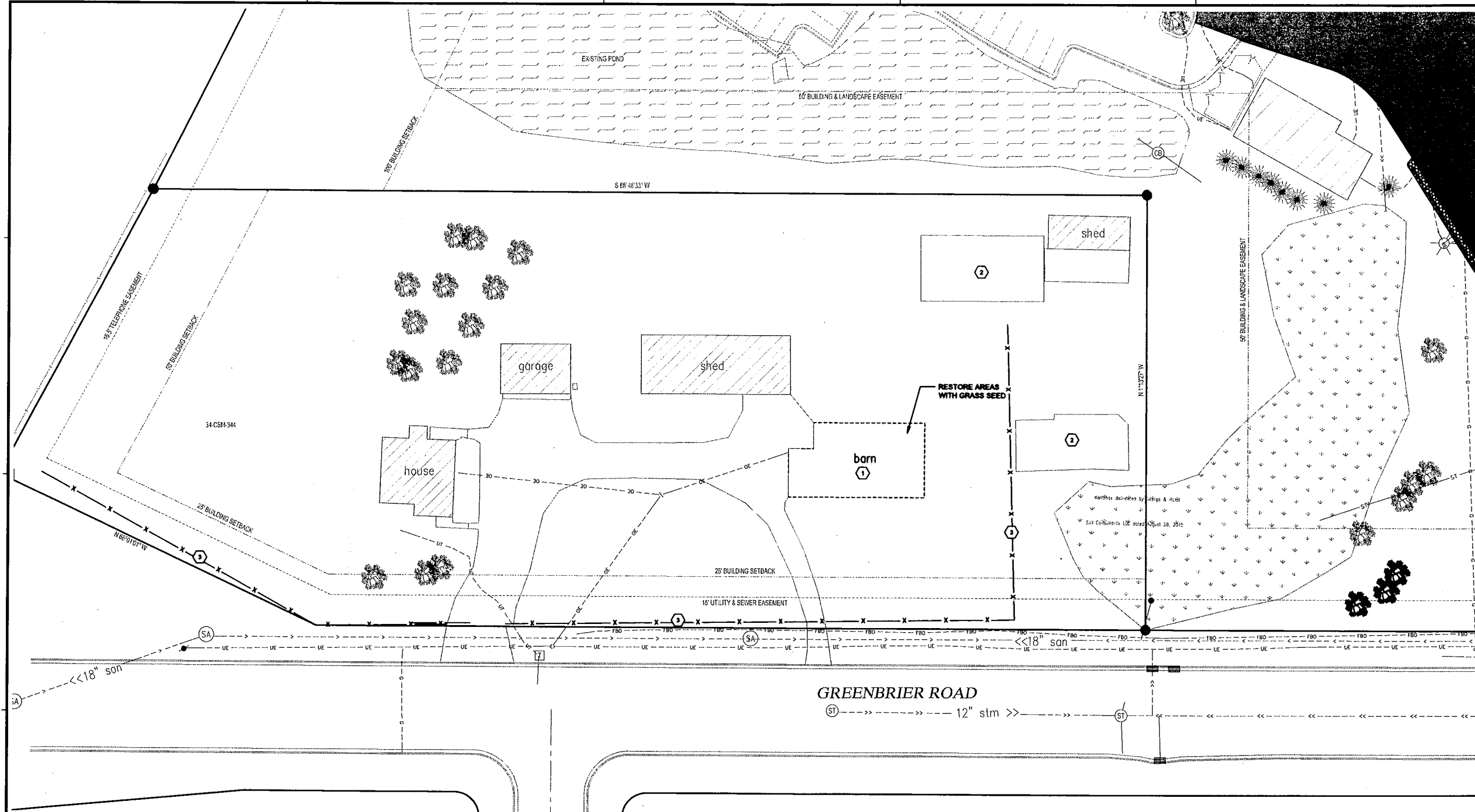
PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	GRAVEL PAVING
	HEAVY DUTY CONCRETE PAVEMENT





Aurora BayCare Medical Center
Aurora Health Care BayCare Clinic



- DEMOLITION KEY:
- 1 REMOVE EXISTING BARN
 - 2 EXISTING CONCRETE FOUNDATION AND SLABS ARE USED FOR GENERAL LANDSCAPE MATERIAL STORAGE.
 - 3 EXISTING CONSTRUCTION FENCE IMPROVED WITH SLATS. REFERENCE SHEET C3-14.

REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BUILDING
	REMOVE CONCRETE
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY BUREAU OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH BANCUT & SECTION REMOVAL.	

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE LOANED, COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT
AURORA BAYCARE MEDICAL CENTER
FARM SITE PLAN

GREEN BAY WI

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	10-22206
FILE NAME	22206 C2 EXIST - FENCE
DRAWN BY	T. HARRIS
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	11-11
CLIENT PROJECT NO.	

TITLE

EXISTING SITE & REMOVAL PLAN



Aurora BayCare Medical Center
CD Aurora Health Care 4th BAYCARE CLINIC

THIS DOCUMENT IS THE PROPERTY OF I.A.S. GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT
**AURORA BAYCARE
MEDICAL CENTER**
FARM SITE PLAN

GREEN BAY WI

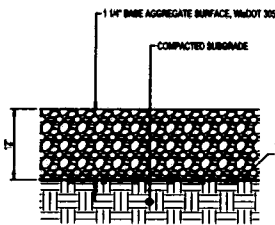
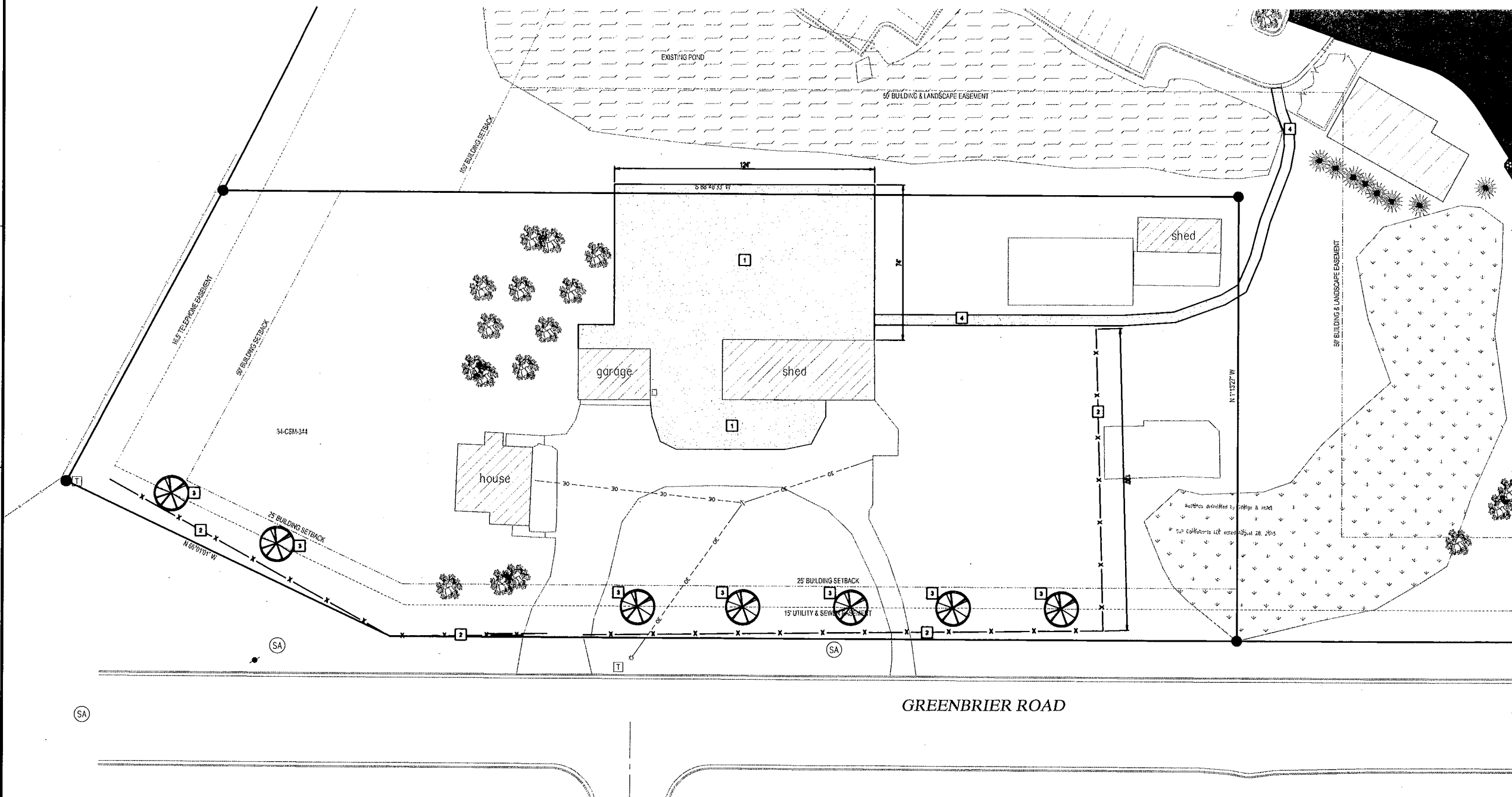
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	18-22288
FILE NAME	22288 C3 SITE - FENCE
DRAWN BY	T. HATERN
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	11/1/18
CLIENT PROJECT NO.	-

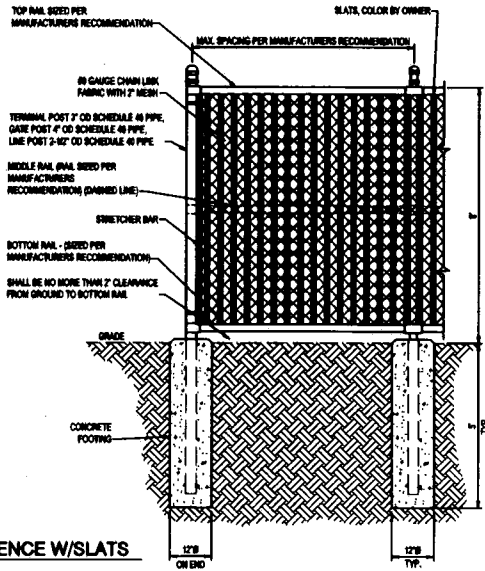
TITLE

**PROPOSED SITE
PLAN**

SHEET
C3-10



AGGREGATE SURFACE
NTS



8' CHAIN LINK FENCE W/SLATS
NTS

- CONSTRUCTION KEY:**
- 1 TEMPORARY GRAVEL SURFACE FOR ONGOING SMALL CONSTRUCTION PROJECTS LAYDOWN, SEE DETAIL THIS SHEET.
 - 2 CHAIN LINK FENCE, CONSTRUCTED ON THE 25' SETBACK LINE, SEE DETAIL ON THIS SHEET.
 - 3 NEW TREES, BY OWNER, TYP.
 - 4 8' WIDE GRAVEL PATH.

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	GRAVEL PAVING
	HEAVY DUTY CONCRETE PAVEMENT





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: 10/7/2019 Project Address: 720 Chicago Street Project #: Appeal #: 19-054

PROPERTY OWNER	APPLICANT INFORMATION
Name: Michael and Christine Casperson	Name: Michael J Casperson
Address: 720 Chicago Street	Address: 720 Chicago Street
City, State, Zip Green Bay, Wis. 54301	City, State, Zip Green Bay, Wis. 54301
Phone: 920-435-1530	Phone: 920-435-1530
Email: mcasperson@new.rr.com	Email: mcasperson@new.rr.com

Describe proposed plan: This project entails the construction of a 30x32.75 ft. foundation which includes installation of required footings to support a future detached garage structure. The plan calls for two driveway entrance points. Chicago Street (20x25 ft.) and Jackson Street (20x10 ft.) In addition a 40x30 (ft.) flat work section will connect the garage foundation to the house entrance. Installation of a mini storm system has been approved and is under construction. This will assure adequate transportation of accumulated surface water to the proper sewer system.

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

I am seeking an AREA / Dimensional Variance regarding the Chicago Street setback for my Garage structure.
Ordinance 13-615 Table 6-4 refers to requirements for detached accessory structures, residential districts.
Front yard setback = 55 ft.
My site plan indicates a Front yard setback = 20 ft.

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

Lot width = 53.75 ft. To conform with ordinance set back my garage would be fully on the neighbors property.
This results in this plot section of property to be unusable due to its dimensions.

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

Dimensions of this lot precludes a 55 ft. setback
actual lot width = 53.75 (ft.)

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

Refer to Notes for Table 6-4 Note E describes how a corner lot setback may be reduced.
The setback of all the principal structures within the 700 block of Chicago St. average to a 16.6 (ft.) setback
Use of this clause supports the spirit and purpose of this ordinance.
Public Interest will be enhanced by the elimination of the current unsightly gravel driveway and an additional deteriorated pre-existing apron.
This project will enhance the appearance of the Chicago and Jackson street intersection.
This Garage structure will be located in a similar position to a previous structure located on the plot.

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

10/7/2019

Date

OFFICE USE ONLY:	Parcel# 14-521	Residential \$75 X Commercial \$150
District: 4 Zoning: R1	Meeting Date:	Receipt #: 2754434-10

Practical Difficulty Meaning

Strict compliance is “unnecessarily burdensome”

Example: complying with a 55(ft) setback would put garage inside the neighbor’s home.

Granting Variance would do substantial justice to homeowner. Denying Variance would render the property: **Un-usable do to its current dimensions**. Note these lot dimensions were created prior to the passage of the zoning ordinance (13-615).

Unique characteristic

The 80 x 53.75 (ft.) rectangle cannot accommodate a 55 (ft.) set back unless the garage is attached to the house. This would create “**Practical Difficulty**” due to the “**unnecessarily burdensome**” costs.

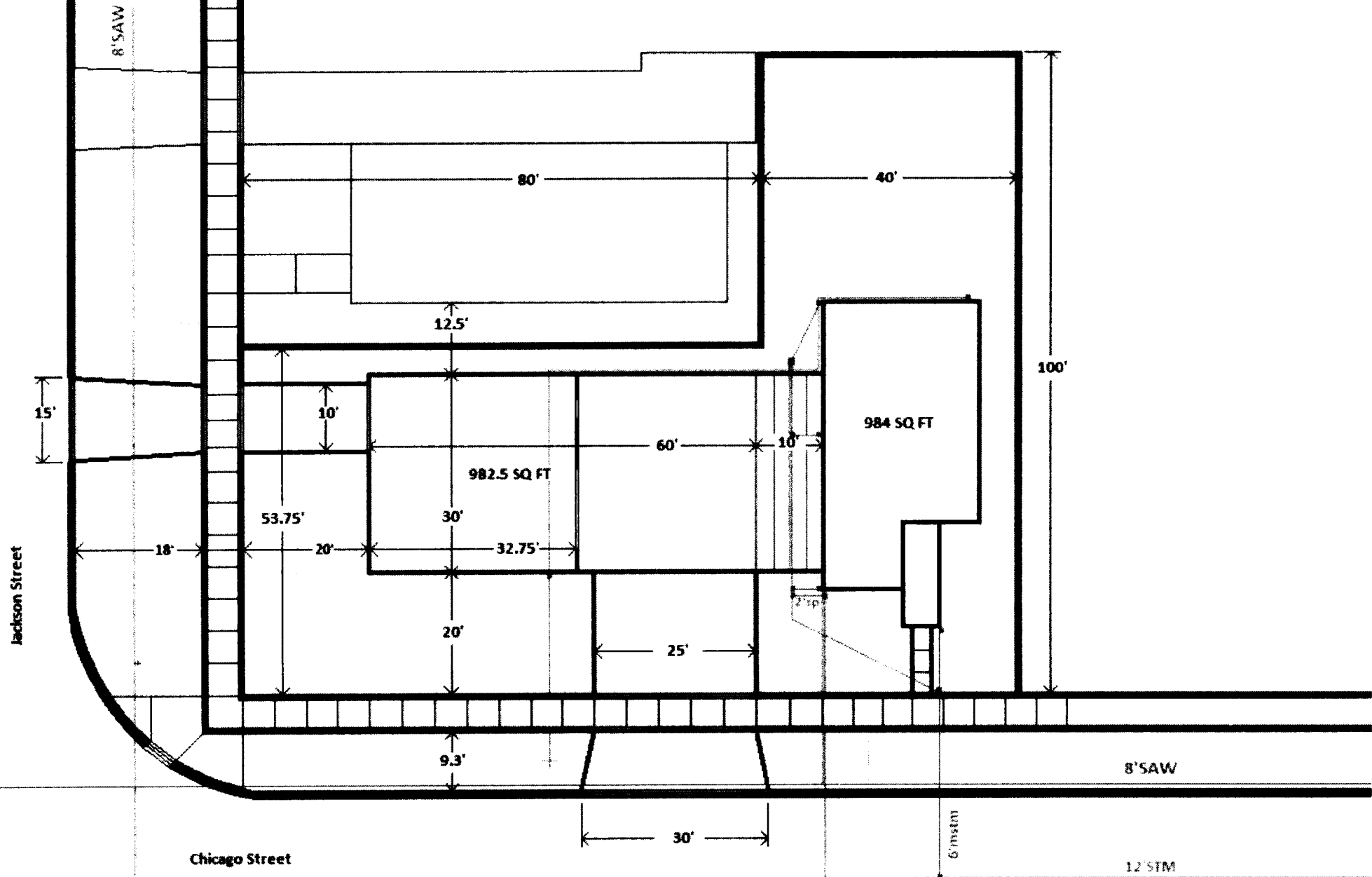
The variance would be granted at 20 (ft) setback so it complies with setback of the other properties on Chicago Street being average at 16.6 (ft) setback.

Front Footage Setback of Chicago Street principal structures

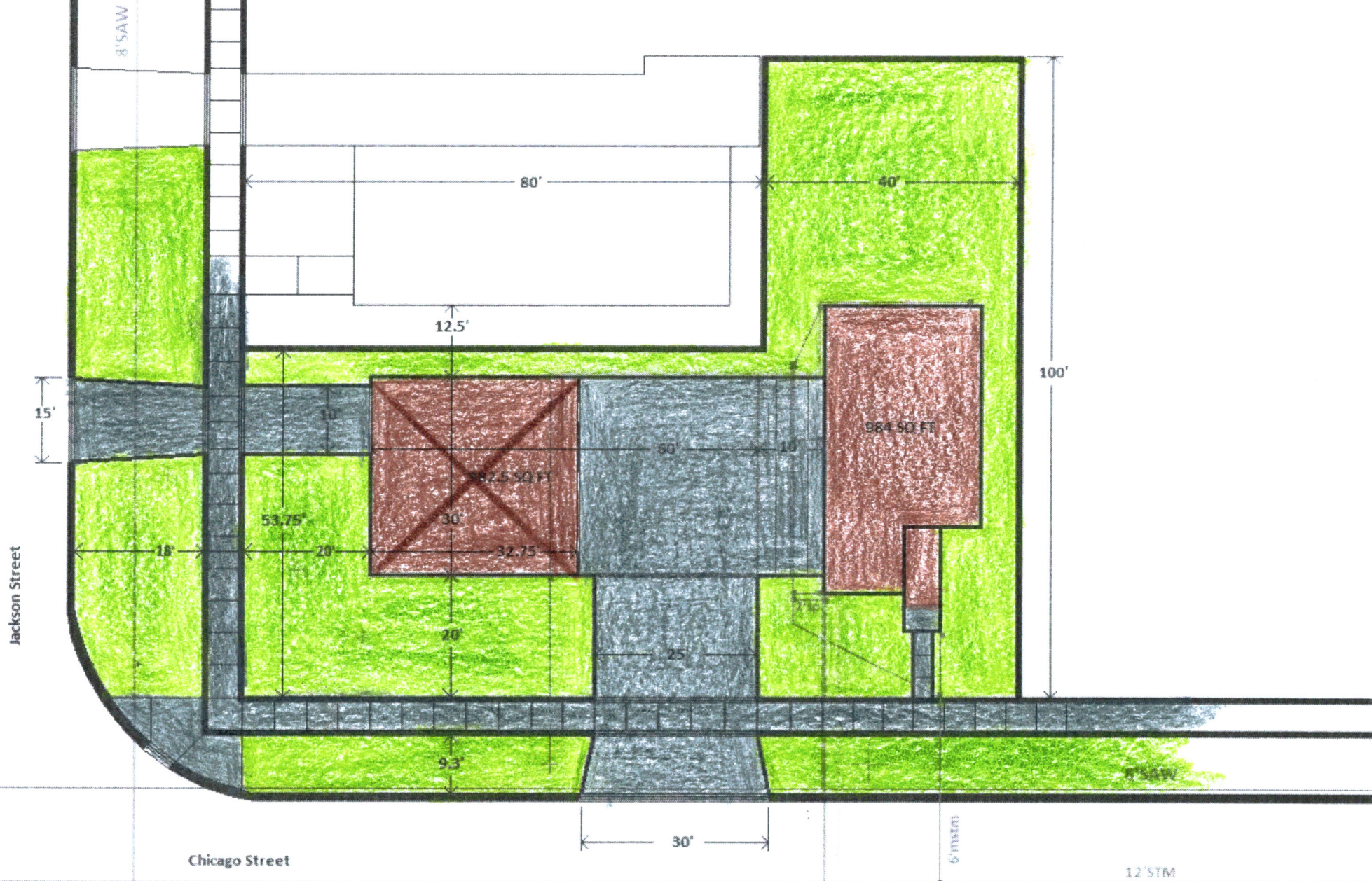
<u>Address</u>	Setback (in)
720 Chicago	206
716 Chicago	224
714 Chicago	197
708 Chicago	184
515 Monroe (corner lot)	186
Average Set Back	16.6 ft

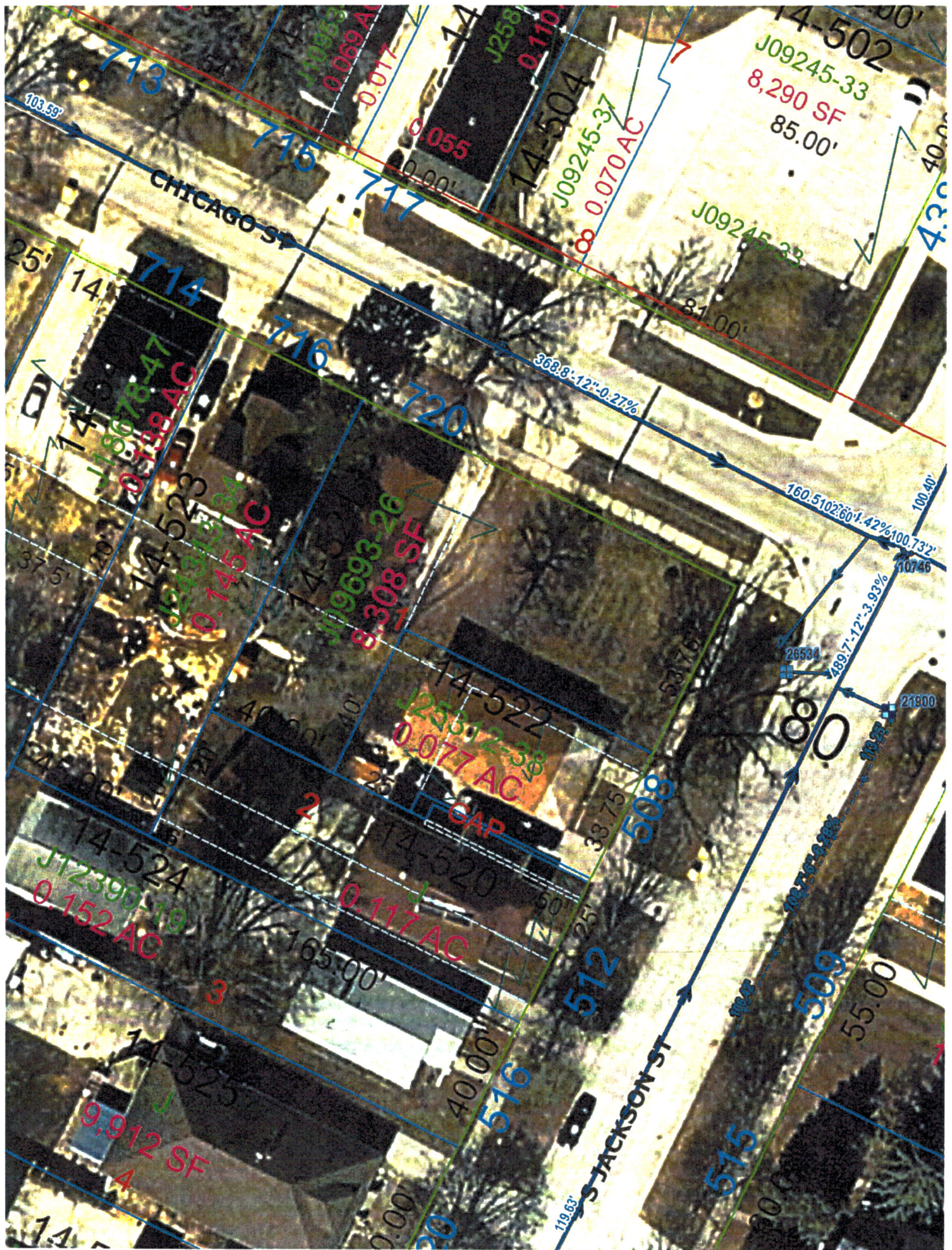
Note: these property setbacks fall inside the +/- 20 % range of the average

Parcel 14-521

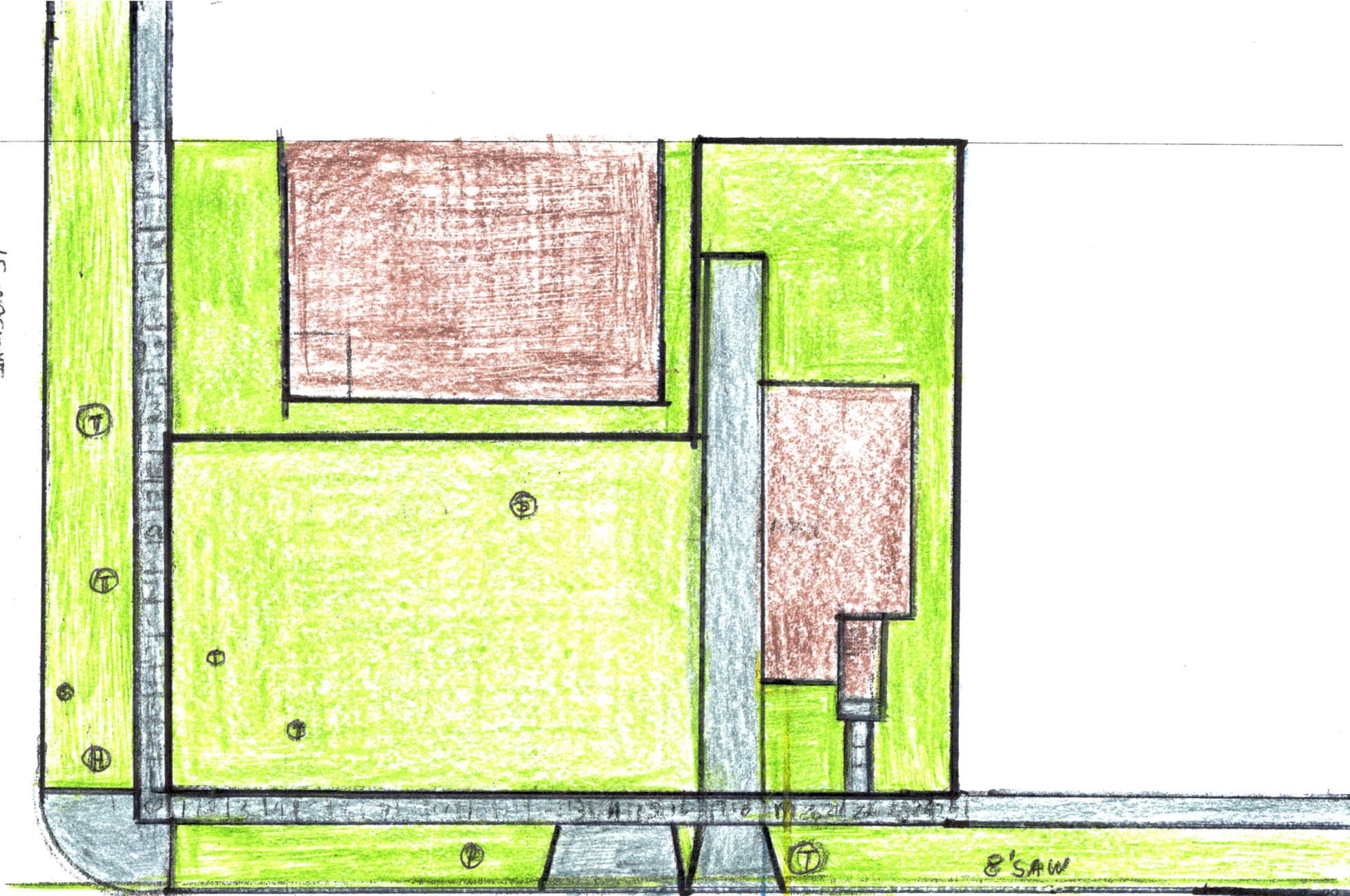


Parcel 14-521





JACKSON ST



8' SAW

12' STM Chicago ST

Date	Event/Notes
12/17/1985	Purchased 720 Chicago St from Allan & Jane Denny
10/00/2005	House fire 500-502 S Jackson St-deemed total loss
2006	City Razed property 500-502 S Jackson
10/2005-11/7/2011	maintained sidewalk and open lot of 500-502 S Jackson. Advised city inspector of desire to purchase property and erect garage.
2006	inquired with city if property ever inspected by city to determine ordinance requirements in hopes to purchase property.
2006-2011	had neighborhood garden of veggies/wild flowers to beautify corner lot. Multiple families contributed/maintained/benefited. No concerns cited by city since squatting and multiple families involved.
9/00/2011	Notification that property at 500-502 available for bid
10/27/2011	bid on property at 500-502 S Jackson.
11/7/2011	Bid awarded to us for \$1,000 parcel # 14-519 (500-502 Jackson) Michael & Christine Casperson
1/5/2015	notice of noncompliance for parking on empty lot at 500 S Jackson, re-landscape, 1st notification to remove apron, install new curbing
9/00/ 2015	went to city hall to inquire about requirements/ordinances for putting detached garage on property we own on 500 S Jackson St. was advised that can not build on empty lot without principal property and recommended to combine lots of 720 Chicago and 500-502 Jackson.
10/2/2015	notice of noncompliance Case # 74228 for removing driveway apron, curb cut by installing new curbing along apron opening
10/12/2015	Parcel ID# 14-521 requested parcel #14-521 to be combined with Parent Parcel # 14-519. Was advised cant combine properties that are in 2 different names (Michael Casperson vs. Michael & Christine Casperson)
10/14/2015	quitclaim deed executed between Michael/Christine Casperson so both names on deed
2015-current	prepared drawings for city to review and brought designs to city for review
8/31/2017	notice of noncompliance #14-519, remove driveway apron

4/13/2018	obtained list of sidewalk contractors and emailed or attempted to contact all listed (13). Louis Construction on list and was awaiting bid for flatwork
11/27/2018	notification of noncompliance . 2nd \$50 re-inspection fee assesses for failure to correct code violation re-inspection fee Case # 74228 re-inspection fee \$50 paid
03/01/2019- 9/9/2019	Began attempting to obtain bids for flatwork/curbing based on 2019 city provided list of contractors as well as ministorm system contractor
3/25/2019	Obtained bid from Matts Service to install mini storm system (after city contractor has pipe installed behind curb \$30 permit fee included within bid of \$2695- Pd 1/2 down \$1347.50 on 6/18/2019)
5/12/2019	Obtained bid for \$15,700 Louies construction to lay flatwork (contractor was on list in 2018 and declined to be on list 2019.
8/28/2019	patio door quoted
9/00/2019	city inspector office approved site plan proposed
9/18/2019	Paid \$1000 for city mini storm system (completed 10/1/19). CURRENT SITE MAP 18 CREATED)
pending	Submitted permit for flatwork
9/25/2019	received email from DPW that variance needs to be requested for garage going from 20' setback to 55' setback
9/30/2019	contacted alderman bill Gavin for assistance



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: 10-8-19 Project Address: 816 WINFORD AVE Project #: 99044 Appeal #:

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>RYAN & NAOMI PARROTT</u>	Name:
Address: <u>816 WINFORD AVE</u>	Address:
City, State, Zip: <u>GREEN BAY WI 54303</u>	City, State, Zip: <u>SAME</u>
Phone: <u>920 309-9444</u>	Phone:
Email: <u>PARROTT@FOSTER.COM</u>	Email:

Describe proposed plan:

REPLACE FENCE PANELS THAT ARE FALLING APART

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

13-521 FENCE LOCATION & HEIGHT
13-521(1) * Solid wood fence in side yard setback 6' tall max 3'
* solid wood fence, 6' min 7 1/2' setback from property line.

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

WE REPLACED FENCE PANELS (EXISTING POLE & FENCE LOCATION) DIGGING UP &
RELOCATING FENCE POLES WOULD BE CUMBERSOME & EXPENSIVE. ALSO IT
WOULD MAKE OUR BACK YARD QUITE A BIT SMALLER

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

THE FENCE WAS EXISTING WE JUST FIXED IT UP TO BE SAFE AND
MORE PRESENTABLE TO THE PUBLIC

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

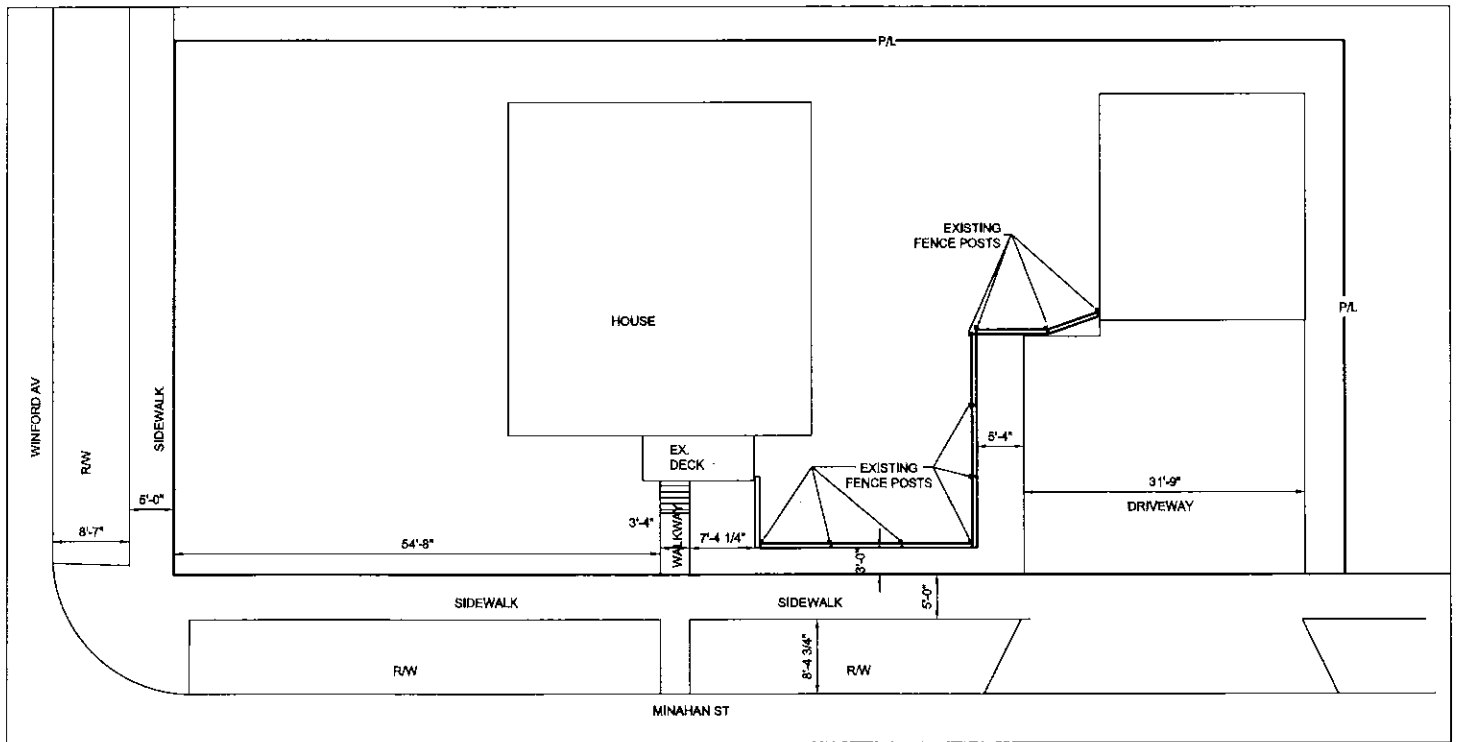
AS STATED THERE WAS AN EXISTING FENCE WHEN WE PURCHASED
THE HOUSE IN 2015. REPLACING THE PANELS WAS A SAFETY CONCERN &
BEAUTIFICATION PROJECT THE NEIGHBORHOOD CAN ALL APPRECIATE.
STREET/CORNER VISIBILITY IS NOT HINDERED BY THE NEW PANELS.

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.

Naomi Parrott
Signature of Applicant

10/8/19
Date

OFFICE USE ONLY:	Parcel# <u>18-908</u>	Residential \$75 <u>K</u>	Commercial \$150
District: <u>10</u> Zoning: <u>R1</u>	Meeting Date:	Receipt #:	



816 WINFORD AV
 GREEN BAY WI 54303
 RYAN & NAOMI PARROTT
 FENCE PROJECT
 1/16" = 1'0"



Photos of old (existing) fence panels



Photos of replaced (new) fence panels

1. From Winford Ave





2. From driveway looking towards Winford Av



3. From middle of Minahan St



4. From sidewalk looking towards Winford Ave



You're shopping
HOWARD, WI ▼
 Open until 10:00 PM

5'10" x 6' Cedar Diplomat Diamond Lattice Top Fence Panel

Model Number: C7072LT3D



\$129.99 each

Not sure what to buy?
 Check out our Buying Guides!

[VIEW NOW](#)

OLD FENCE
 PANEL TYPE



FREE Ship To Store

Available for Special Order at
[HOWARD](#)
 Get it as soon as 10/29/2019



Delivery

Available

Description & Documents

Classic design on this preassembled fence is a great accent to any yard.

Dimensions: 5'10" H x 6' W

Brand Name: Real Wood



Features

- 100% natural western red cedar tongue-and-groove boards
- Noncorrosive fasteners sold separately
- Posts sold separately

Specifications

Product Type	Wood Fence Panel	Material	Cedar
Thickness	2-1/2 inch	Overall Height	70 inch
Overall Width	72 inch	Color/Finish	Cedar
Top Style	Lattice	Installed Height	72 inch

Trending At Your Store



**Mastercraft® Dark Oak
 Woodgrain Prefinished Steel Nova
 Exterior Door System with**

\$464.00

You Save: \$35.00
 After Sale Price



**Orion Carpet Latest Trend Level
 Loop Carpet 15 ft. Wide**

\$0.89



**Bostitch® 15.5-Gauge Pneumatic
 Flooring Nailer**

\$229.00



**Mastercraft® Prefinished Gold
 Oak 6-Panel Interior Door System**

\$214.99

You Save: \$8.01
 After Sale Price



You're shopping
HOWARD, WI ✓
Open until 10:00 PM

6' x 8' Pressure Treated Shadow Box Fence Panel

Model Number: 1731146 | Menards® SKU: 1731146



EVERYDAY LOW PRICE

\$64.99

SALE PRICE

\$59.99 each

Good Through 10/12/19

You Save \$5.00 After Sale Price

51 People have purchased this product in the past 30 days

! Additional Packaging/Handling Charges May Apply.

Not sure what to buy?
Check out our Buying Guides!

[VIEW NOW](#)

NEW
FENCE PANEL
TYPE



Pick Up At Store

33 In-Stock at **HOWARD**

[Check Another Store for Availability.](#)



Delivery

Available

Description & Documents

Fence in your yard and make your property look great. This fence style is neighbor-friendly, featuring the same look at both sides. It provides privacy while still allowing light and air to pass through.

Dimensions: 6' H x 8' W

Brand Name: **Universal Forest Products**

Features

- 6' high x 8' wide
- Great neighbor-friendly design is the same on both sides
- Pressure-treated to protect against rot and termite infestation
- Recommended fasteners are hot-dip galvanized screws or other fasteners manufactured for treated wood as required by building code
- Nominal size: Due to the nature of treated wood products; individual fence panel dimensions may vary. To ensure proper fit, it is recommended to measure the panels before installing posts.

Specifications

Product Type	Wood Fence Panel	Material	Green Treated
Thickness	2-3/4 inch	Special Features	Pressure Treated Against Rot & Decay
Overall Height	72 inch	Weight	75 pound
Overall Width	96 inch	Color/Finish	Green Treated
Top Style	Dog Ear	Installed Height	72 inch

Trending At Your Store