



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JUNE 15, 2020, 5:30 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. Zoom Meeting Information.

- I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. 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? Was anyone out to any of the properties?
Did you speak to anyone regarding this variance request?

C. Approval of the Agenda.

- I. Approval of the agenda for the June 15, 2020, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the May 18, 2020, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 20-013) Steve Srubas, Berners-Schober, on behalf of HSHS St. Mary's Hospital/dba Prevea Health, property owner, proposes to install two monument signs in a Planned Unit Development (PUD) located at 1860 Shawano Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2010, Table 20-2, height of signs (Ald. M. Steuer, District 10).

2. (Appeal 20-014) Anthony Wied, Dino Shell, LLC., property owner, proposes to pave into a corner side yard setback for a drive-through in a Highway Commercial (C2) District at 1828 South Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2 corner side yard setback (Ald. B. Johnson, District 9).
3. (Appeal 20-015) Benjamin Papapetru, property owner, proposes to install a fence in a corner side yard setback in a Low Density Residential (R1) District at 1000 Bond Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(1) fence height (Ald. R. Scannell, District 7).

F. Informational.

- I. Date of next meeting: July 20, 2020.

G. 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.

Virtual Meeting Instructions



Zoning & Planning Board of Appeals 6-15-20

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84253352908?pwd=bWdhbnRvS1ZYXVwVWxNLL3lQZ0N3Zz09>

Meeting ID: 842 5335 2908

Password: 601444

One tap mobile

+19292056099,,84253352908#,,1#,601444# US (New York)

+13017158592,,84253352908#,,1#,601444# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 842 5335 2908

Password: 601444

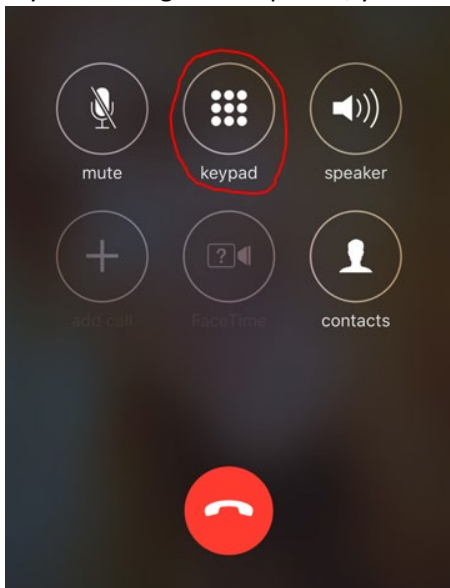
Find your local number: <https://us02web.zoom.us/j/84253352908?pwd=bWdhbnRvS1ZYXVwVWxNLL3lQZ0N3Zz09>

Additional Information

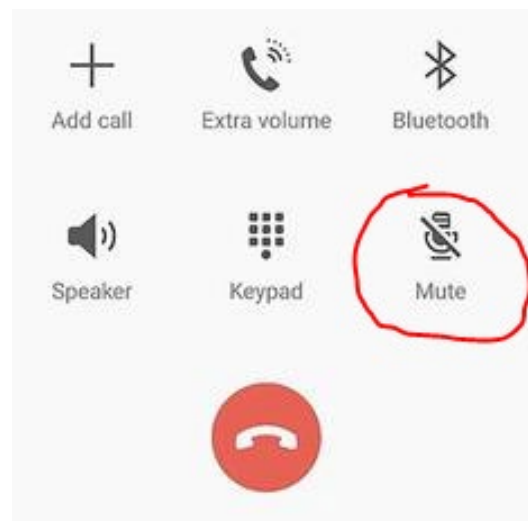
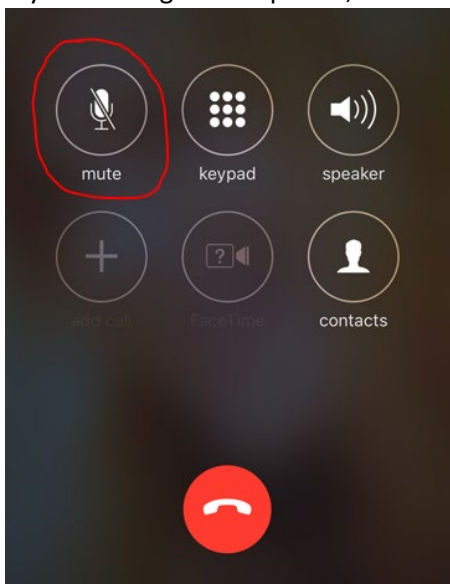
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MAY 18, 2020, 5:30 PM

Telephonic Meeting

public may also view at

www.youtube.com/CityOfGreenBay

A. VIRTUAL MEETING INFORMATION

I. This item contains a document which provides information to join this meeting via Zoom along with instructions.

B. 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? Was anyone out to any of the properties? Did you speak to anyone regarding this variance request?

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

Chair Don Carlson asked if anyone need to abstain from voting, went out to any of the properties or spoke to anyone regarding the variance requests? All stated no.

Others Present: Ald. Barb Dorff, Ald Lynn Gerlach

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the May 18, 2020, meeting of the Zoning & Planning Board of Appeals.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the April 20, 2020, meeting of the Zoning & Planning Board of Appeals.

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

E. REGULAR BUSINESS.

I. (Appeal 20-002) Tim Philipps, property owner, proposes to construct a 12 ft. x 20 ft. driveway expansion within a corner side yard setback located in a Low Density Residential (RI) District at 2089 Fern Lane. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, corner side yard setback (Ald. A. Nicholson, District 3).

Moved by Noel Halvorsen, seconded by Gregory Babcock to grant the variance with the condition the parking pad shall not be greater than 10 feet wide.

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

2. (Appeal 20-009) Perry Lasee, property owner, proposes to retain an existing driveway in a Low Density Residential (RI) District at 1825 Burns Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1716(b)(3)(c), Parking for single and two-family uses (Ald. J. VanderLeest, District 11).

Moved by Tommy Everman, seconded by Noel Halvorsen to open the floor for discussion for the duration of the meeting. Motion carried.

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

Moved by Tommy Everman, seconded by Gregory Babcock to deny the variance as requested. Motion carried. (3-1 - Yes: Tommy Everman; Gregory Babcock, Noel Halvorsen No: Don Carlson)

Yes- Gregory Babcock, Tommy Everman, Noel Halvorsen, No-Don Carlso, Abstain- None

3. (Appeal 20-011) Joel Ehrfurth, Mach IV Engineering & Surveying, LLC, on behalf of Mike and Teresa Bray, property owners, propose a single-family residence and site alterations within the AE District of the 100-year floodplain and Low Density Residential (RI) District at 3445 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 Gregory Babcock to grant the variance subject to the remaining requirements of Chapter 13-1330, Green Bay Zoning Code being met. Motion carried.

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

4. (Appeal 20-012) Nancy Quirk, Green Bay Water Utility, City of Green Bay, property owner, proposes an expanded parking area located in a Public/Institutional (PI) District at 631 South Adams Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1003, Table 10-2, Dimensional Standards, front and corner side yard setbacks and impervious coverage (Ald. B. Galvin, District 4).

Moved by Gregory Babcock, seconded by Tommy Everman to approve the variance as requested. Motion carried.

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

F. INFORMATIONAL.

I. Date of next meeting: May 18, 2020.

Next meeting is June 15, 2020.

Moved by Tommy Everman, seconded by Don Carlson to close the floor for discussion. Motion carried.

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

G. ADJOURNMENT.

Moved by Tommy Everman, seconded by Noel Halvorsen to adjourn. Motion carried.

Yes- None, 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

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

Date: May 13, 2020 Project Address: 1860 Shawano Ave.

Project #:

100019
6043-00

Appeal #:

20-013

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	HSBS St. Mary's Hospital/ dba Prevea Health	Name:	Steve Srubas, Berners-Schober
Address:	2710 Executive Drive, PO Box 19070	Address:	310 Pine Street
City, State, Zip	Green Bay, WI 54307-9070	City, State, Zip	Green Bay, WI 54301
Phone:	920-431-1902	Phone:	920-569-8664
Email:	kyle.nelson@prevea.com	Email:	ssrubas@bsagb.com

Describe proposed plan:

The owner desires to install two (2) monument signs at entrances to the parking lot for this facility. Variance is requested for the size and installation of the signs.

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

Variance requested from Zoning Ordinance Section 13-2010, Table 20-2: maximum height of monument sign listed as 6'.

Owner requests variance for one monument sign at each street front entry to parking to be at a height of 9'-0" above grade.

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

To comply with the specific requirements of the ordinance, a 3' high berm of land could be created with a 6' high sign on top of the berm. In lieu of that, a masonry base to the monument sign is proposed for better

visibility of the facility sign. The sign will comply with the other zoning requirements as follows:

Max freestanding sign area: 300 SF - proposed: 127.5 SF x 2 = 255 SF

1 sign per street frontage

Max area per sign: 150 SF - proposed 127.5 SF per sign

Minimum setback: 10 FT

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

The proposed new clinic is located at a busy intersection with a round-about. Clear signage on where to enter the parking lot is critical to maintaining the safety of those navigating the round-about and looking for entry locations. Those coming to a clinic are not typically familiar with the location, thus the large size of monument signs will be beneficial to clinic patrons, especially those from out of the area approaching from the highway.

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

See above for how the monument signs will be of assistance to the public.

The proposed sign is in line with brand standards for Prevea (the owner) which are being implemented throughout the state.

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.

Steve Srubas

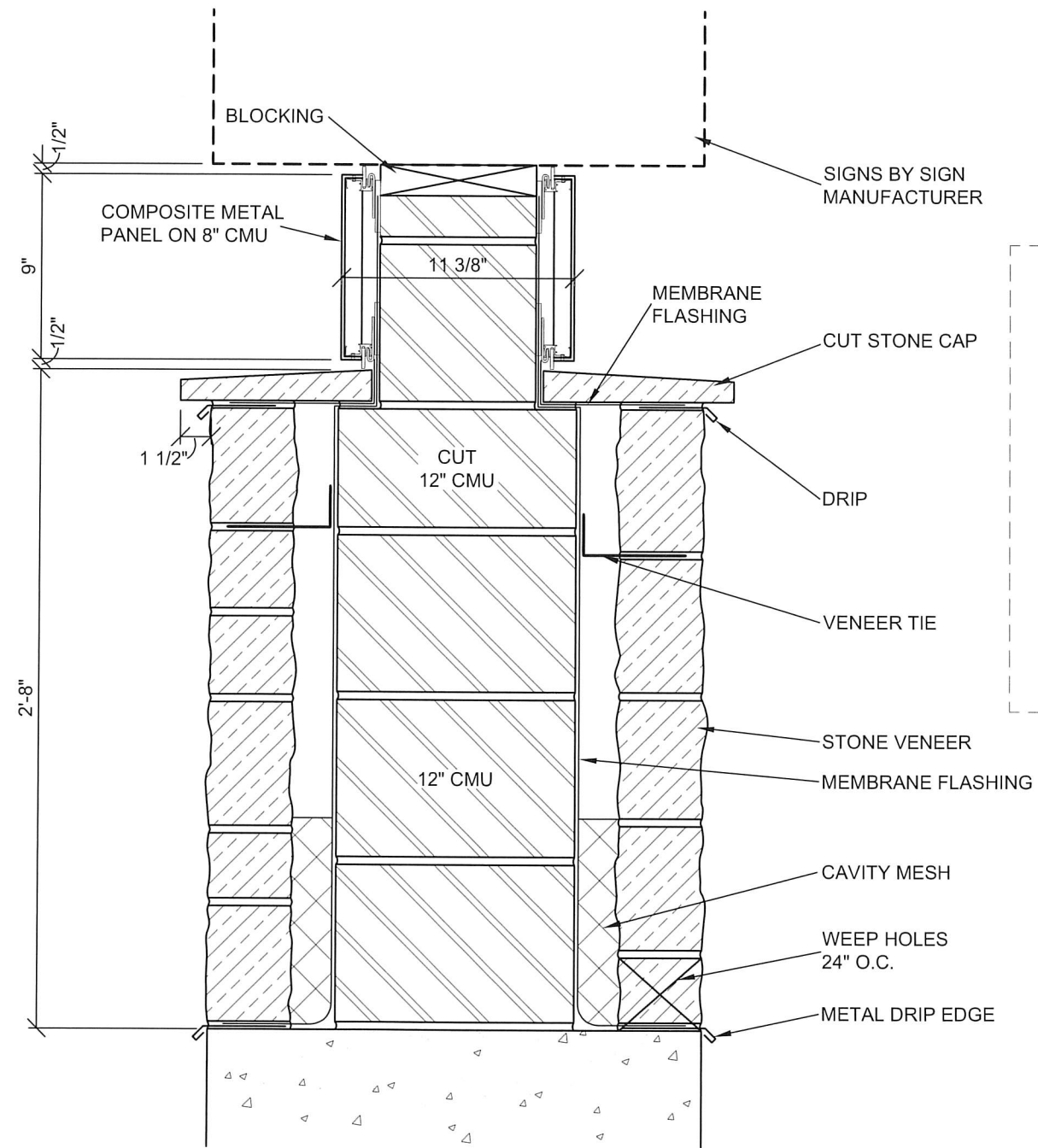
Digitally signed by Steve Srubas
DN: C=US, E=ssrubas@bsagb.com, O="Berners-Schober Associates, Inc.",
CN=Steve Srubas
Date: 2020.05.13 14:27:38 -0500

13may20

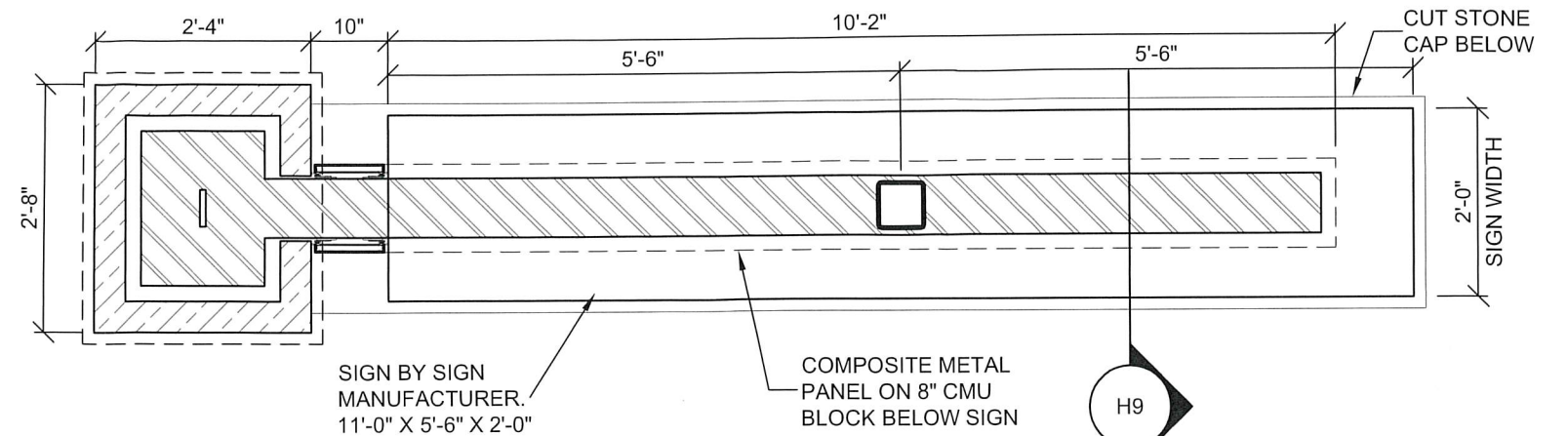
Date

Signature of Applicant

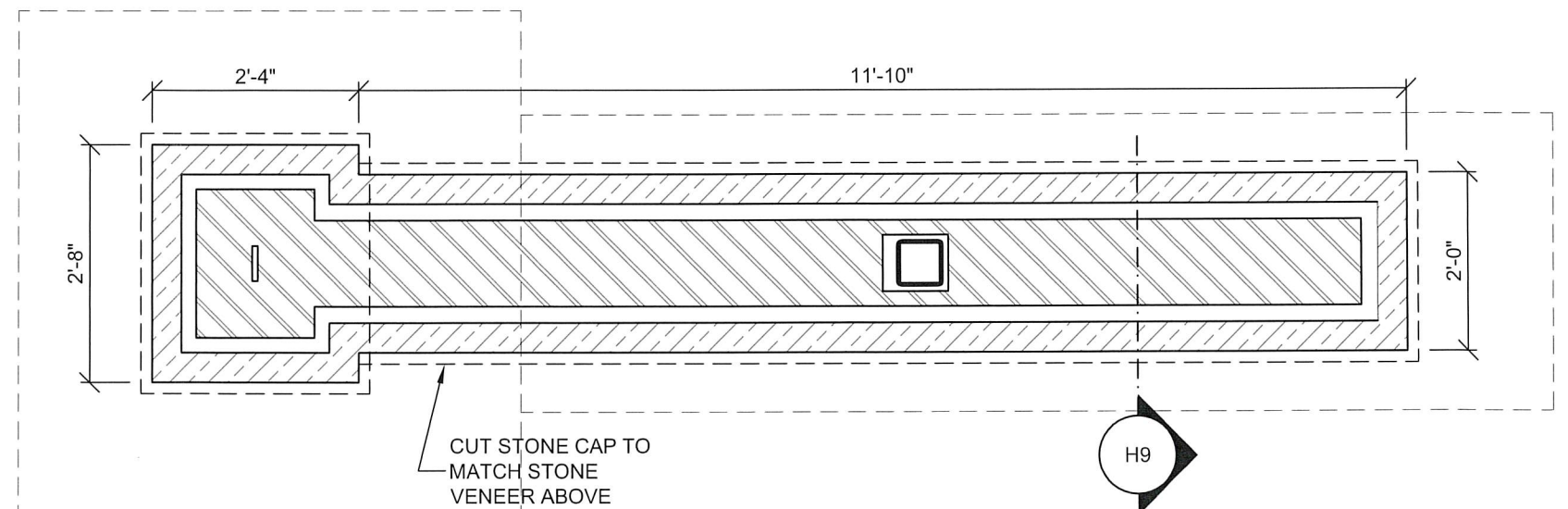
OFFICE USE ONLY:	Parcel# 6-263-1	Residential \$75 _____ Commercial \$150 ☒
District: 10 Zoning: CL, R1	Meeting Date: 6-15-20	Receipt #: 2756047-1



H9 MONUMENT SIGN SECTION
1 1/2" = 1'-0"



G14 MONUMENT SIGN PLAN SECTION
1/2" = 1'-0"



E14 MONUMENT SIGN PLAN SECTION
1/2" = 1'-0"

**PREVEA ST.MARY'S
MEDICAL OFFICE
BUILDING**



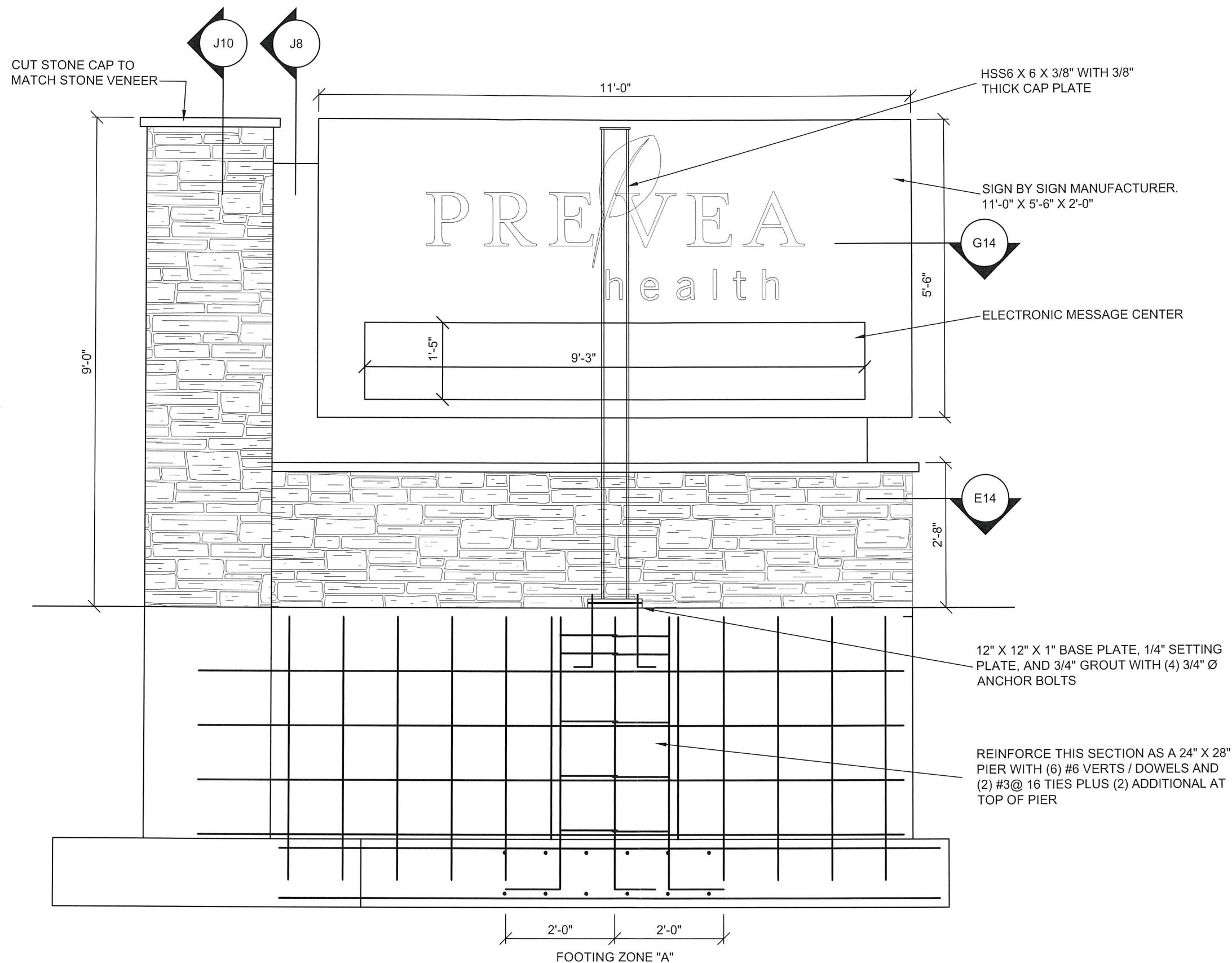
1860 Shawano Avenue | Green Bay, WI 54303

bernersch•ber

310 Pine Street | Green Bay, WI 54301 | 920-432-4865 | www.bernerschober.com

MONUMENT SIGN DETAILS

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J14

MONUMENT SIGN ELEVATION
1/2" = 1'-0"

PREVEA ST.MARY'S
MEDICAL OFFICE
BUILDING

PREVEA
health

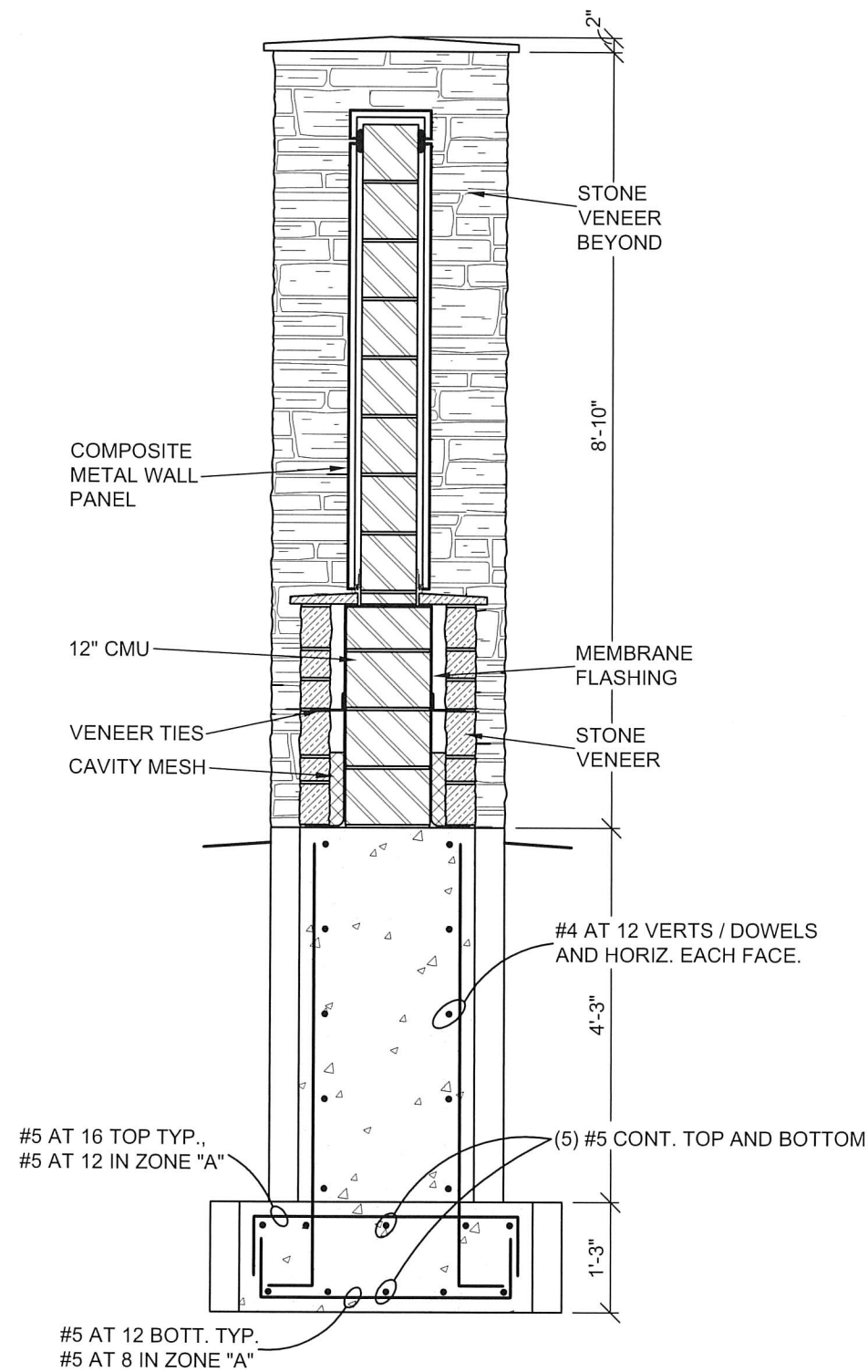
1860 Shawano Avenue | Green Bay, WI 54303

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310 Pine Street | Green Bay, WI 54301 | 920-432-4865 | www.berners-schober.com

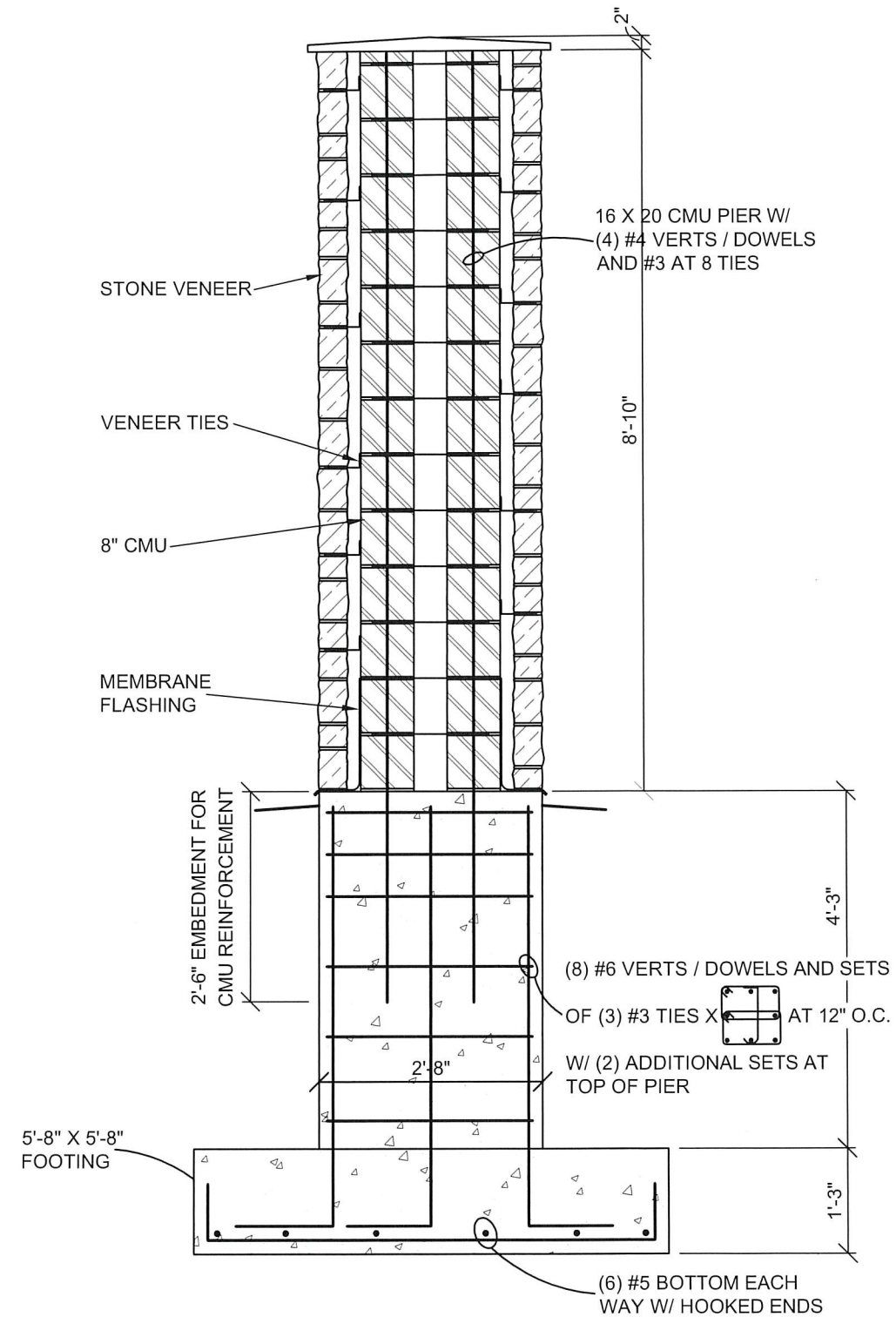
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J8

MONUMENT SIGN SECTION
1/2" = 1'-0"



J10

MONUMENT SIGN SECTION
1/2" = 1'-0"

**PREVEA ST.MARY'S
MEDICAL OFFICE
BUILDING**

PREVEA
health

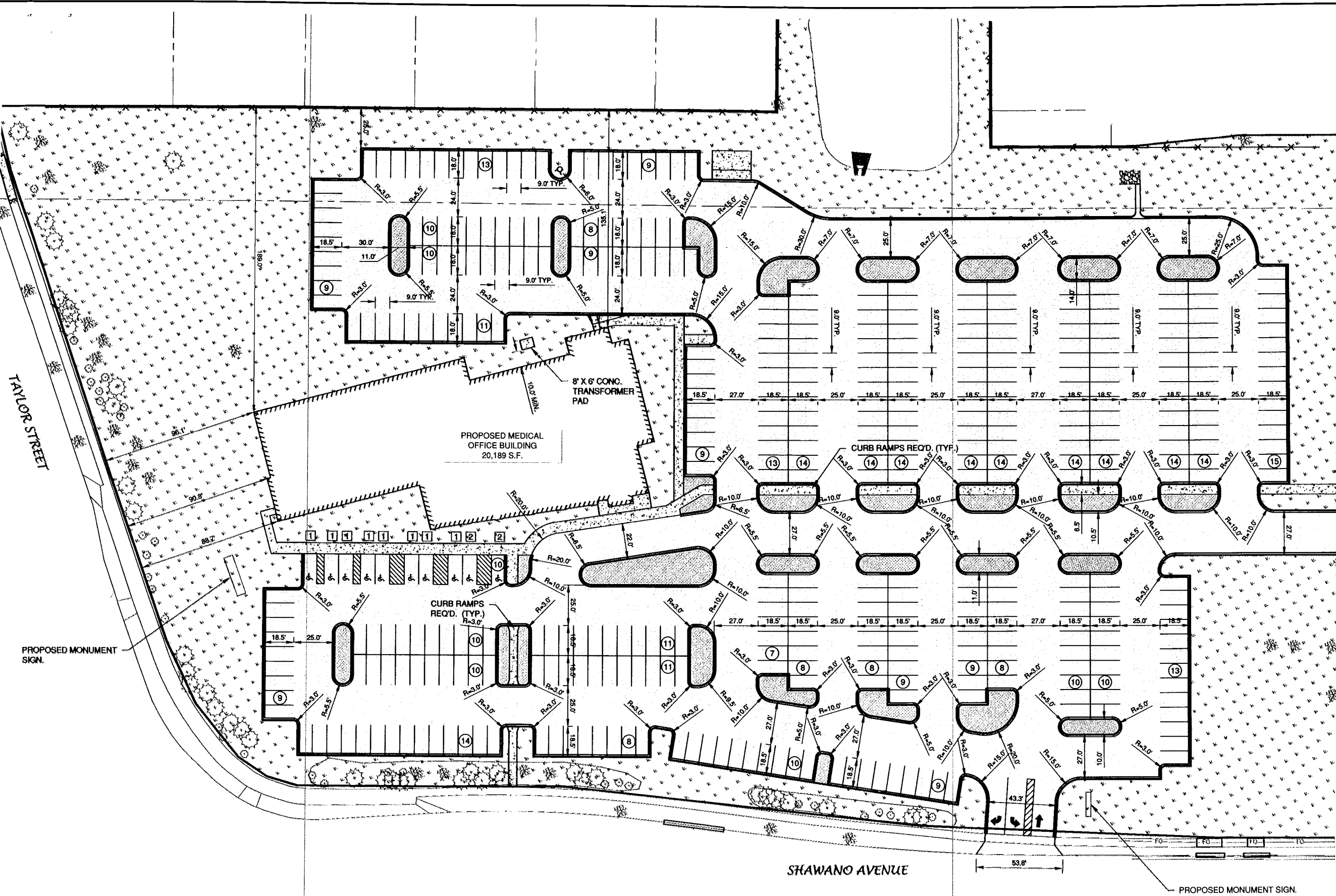
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**PREVEA ST. MARY'S
MEDICAL OFFICE
BUILDING**



1860 Shawano Avenue | Green Bay, WI 54303

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SITE PLAN

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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: 5/20/20 Project Address: 1828 S ASHLAND AVE Project #: 100286 Appeal #: 20-014

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>DINO SHEL, LLC</u>	Name:	<u>ANTHONY WIED</u>
Address:	<u>1828 SOUTH ASHLAND</u>	Address:	<u>1533 RIVERSIDE DRIVE</u>
City, State, Zip	<u>GREEN BAY, WI 54301</u>	City, State, Zip	<u>GREEN BAY, WI 54301</u>
Phone:	<u>920-371-1857</u>	Phone:	<u>920 405 8045</u>
Email:	<u>TONYWIED@GMAIL.COM</u>	Email:	<u>TONY WIED@GMAIL.COM</u>

Describe proposed plan:

WE are planning the addition of a Little Caesars Restaurant. This requires a drive through in order for approval from Little Caesars Corporate. In addition, drive through windows are now over 60 percent of restaurant total business. We will be remodeling the side and back of the building along with the interior.

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

The variance requested in order to facilitate a drive through window is to change from a 15 foot setback to a 10 foot setback in order for the drive through lane to work.

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

We have received positive feedback from the Planning & City Council along with the neighbors about our plan. The current setback is 15 feet setback. We are asking to change to a 10 foot setback in order for the drive through to work.

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

The current building has been there for over 70 years. The drive through would extend 15 from the building to Norwood Avenue.

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

By granting this variance which allows the use of a drive through window this will allow us to remodel the exterior which will be more appealing aesthetically. In addition this will allow our business to add 20 jobs to the neighborhood. Our neighbors have given us positive feedback and endorse the project. We will continue to be a positive impact on the neighborhood. 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

May 20, 2020

OFFICE USE ONLY:	Parcel# <u>1-1131</u>	Residential \$75 _____	Commercial \$150 _____
District: <u>9</u>	Zoning: <u>C2, R1</u>	Meeting Date:	Receipt #:

EXISTING CONDITIONS

Benchmarks	
BM1	110.12 SEE SHEET C1.0
BM2	110.13 SEE SHEET C1.0

OWNER

PACKERLAND SHELL INC.
2300 RIVERSIDE DRIVE #101
GREEN BAY, WI 54301-1900

SITE PLAN

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salescholder Court Green Bay, WI 54313
PH: 920-568-5765; Fax: 920-568-5767
www.machiv.com

SHEET KEY NOTES:

- ① SAW CUT CONCRETE
- ② REMOVE CONCRETE
- ③ SAW CUT ASPHALT
- ④ REMOVE ASPHALT
- ⑤ REMOVE / RELOCATE MECHANICAL UNIT; LOCATION BY OWNER
- ⑥ SALVAGE LIGHT POLE
- ⑦ REMOVE BOLLARD
- ⑧ REMOVE PAINT STRIPE
- ⑨ REMOVE / SALVAGE LANDSCAPE MATERIAL
- ⑩ CONCRETE PAVEMENT; SEE DETAIL A SHEET C5.0
- ⑪ CONCRETE SIDEWALK; SEE DETAIL B SHEET C5.0
- ⑫ MONOLITHIC CURB; SEE DETAIL C SHEET C5.0
- ⑬ CURB AND GUTTER; SEE DETAIL D SHEET C5.0
- ⑭ BOLLARD; SEE DETAIL E SHEET C5.0
- ⑮ ASPHALT PAVEMENT; SEE DETAIL F SHEET C5.0
- ⑯ 4" THICK PAINT STRIPE, COLOR BY OWNER
- ⑰ DIRECTION ARROW; SEE DETAIL G SHEET C5.0
- ⑱ DETECTABLE WARNING PLATE; SEE DETAIL H SHEET C5.0
- ⑲ REMOVE TREE
- ⑳ REMOVE SHRUB
- ㉑ INSTALL SALVAGED LIGHT POLE; VERIFY LOCATION WITH OWNER
- ㉒ 24" WIDE X 24" LONG X 18" DEEP CONCRETE PAD FOR SPEAKER POST; RUN 4" CONDUIT TO BUILDING
- ㉓ 36" WIDE X 36" LONG X 24" DEEP CONCRETE PAD FOR VIDEO BOARD; RUN 4" CONDUIT WITH 2" SPACE BETWEEN THEM TO BUILDING

SITE PLAN NOTES:

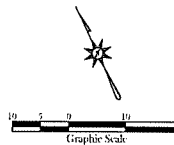
1. THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT MATT WOICEK (920) 443-3100.
2. THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY STREET EXCAVATION. A TRAFFIC CONTROL PLAN AND PERMITS MUST BE OBTAINED FROM THE CITY TRAFFIC ENGINEER. CONTACT DAVE HANSON (920) 443-3100.

SITE STATISTICS

PARCEL ADDRESS: 1628 S. ASHLAND AVENUE
PARCEL NUMBER: 1-1131
PARCEL SIZE: 0.926 AC.
ZONING: LOW DENSITY RESIDENTIAL

EXISTING SITE
GREEN SPACE: 2007 SF (52.8%)
IMPERVIOUS AREA: 0 SF (0.0%)
BUILDING: 0 SF (0.0%)
PAVEMENT: 1,791 SF (47.2%)
TOTAL IMPERVIOUS: 1,791 SF (47.2%)

PROPOSED SITE
TOTAL DISTURBED AREA: 3798 SF
GREEN SPACE REQUIRED: N/A
GREEN SPACE PROVIDED: 1942 SF (51.1%)
IMPERVIOUS AREA: 49 SF (1.3%)
BUILDING: 1807 SF (47.6%)
PAVEMENT: 1807 SF (47.6%)
TOTAL IMPERVIOUS: 1856 SF (48.9%)



DINO STOP

PICK-UP WINDOW ADDITION

EXISTING CONDITIONS / SITE PLAN

DATE: 4/9/2020
DRAFTED BY: TPV/RPH
CHECKED BY: JE
PROJECT NO.: 1706-01-19TM
DRAWING NUMBER
SHEET NUMBER

C2.0

OF 7



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: 5/14/2020 Project Address: 1000 Bond StProject #: 100775 Appeal #: 20-015

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Benjamin Papapetrou</u>	Name: <u>Benjamin Papapetrou</u>
Address: <u>1000 Bond St</u>	Address: <u>1000 Bond St</u>
City, State, Zip: <u>Green Bay, WI, 54303</u>	City, State, Zip: <u>Green Bay, WI, 54303</u>
Phone: <u>920-309-2821</u>	Phone: <u>920-309-2821</u>
Email: <u>Benjamin-Papapetrou@yahoo.com</u>	Email: <u>Benjamin-Papapetrou@yahoo.com</u>

Describe proposed plan:

Fence in the side yard with a 6 ft privacy fence that extends along the back of the property to the back door then install a gate between house & detached garage.

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

Install 6ft fence instead of a 3ft fence around the side yard of a corner property

13-521 5.2 A Height

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

A 6ft privacy fence is needed because we own a german shepherd we would like it to be a privacy fence because of the unique nature of our plot.

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

It's located on a corner & has no backyard space. A Majority of the property space is located in the side yard that comes up to the side walk on a corner & offers zero privacy.

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

The fence would not block vision of the stop sign as it's on the other side of the street. There are other homes in the neighborhood with similar fences, driveway locations & intersections, the only difference is their homes are facing a different direction so their yard is technically their backyard.

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.

Benjamin Papapetrou
Signature of Applicant

5/14/2020
Date

OFFICE USE ONLY:	Parcel# <u>5-270</u>	Residential \$75 ☒ Commercial \$150 ☐
District: <u>7</u> Zoning: <u>R1</u>	Meeting Date:	Receipt #: <u>2756038-24</u>

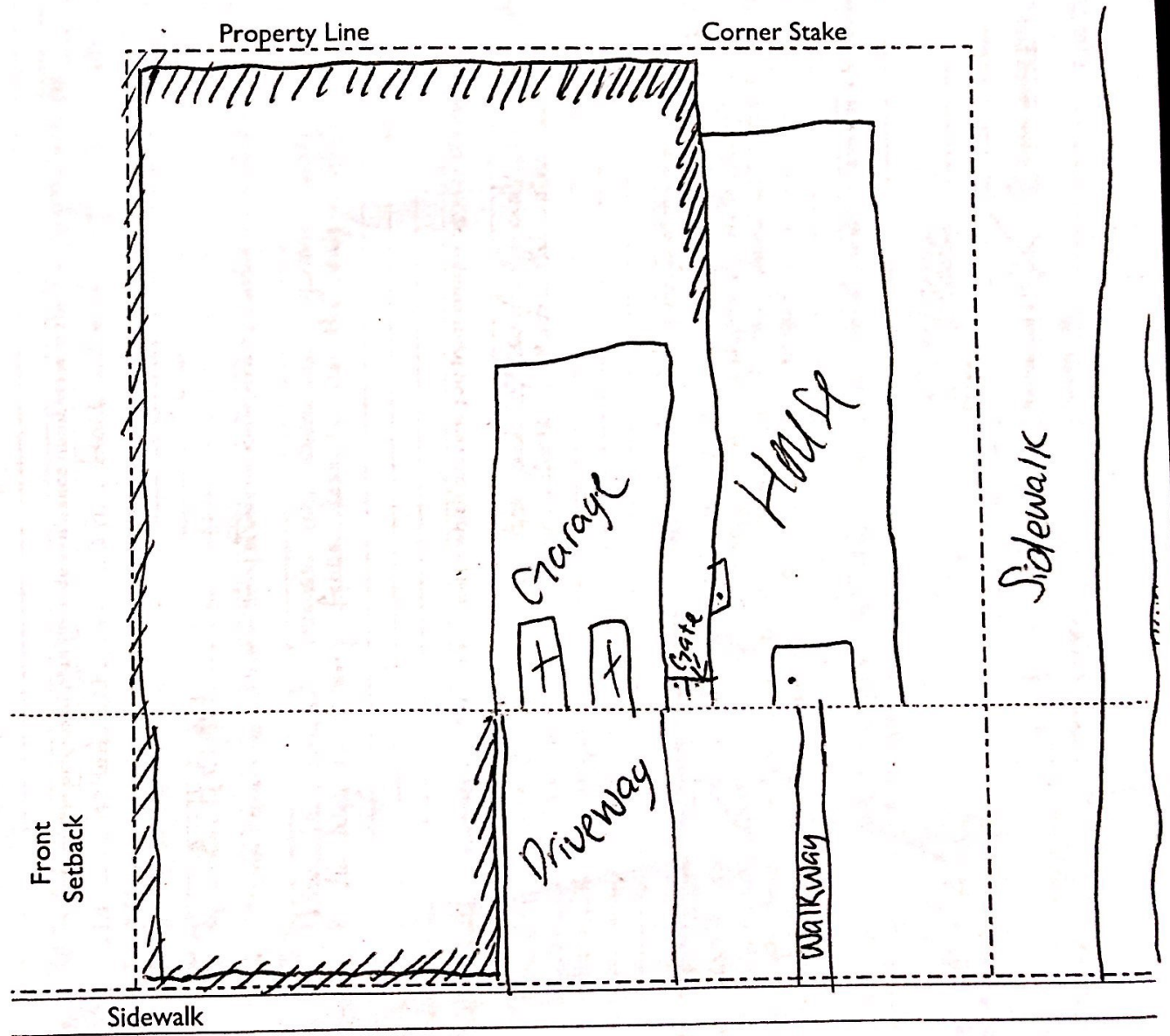
Revised 12/2017

SITE PLAN

Address: 1000 Bond St.
 Parcel No: 5-270
 Subdivision: _____
 Lot No.: ✓ _____

- ☐ Lot Size and Dimensions
- ☐ Building(s) Location
 - ☐ Size
 - ☐ Number of Stories
 - ☐ Use
 - ☐ Setbacks from Property Lines

Corner lot →



Curb

Bond Street



Western Ave.