



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MARCH 15, 2021, 5:30 PM
Virtual Meeting. Public may join via Zoom.

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

Alternate: Tom Hoy

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 March 15, 2021, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the February 15, 2021, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 21-004) Traci and Christopher Morse, property owners, propose to construct a deck on the rear portion of their single-family home located in a Low Density Residential (R1) District at 3524 Bay Harbor Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. B. Dorff, District 1).

2. (Appeal 21-005) Nate Zepnick, on behalf of Greater Green Bay Habitat for Humanity, property owner, proposes to retain the building footprint for a single-family home located in a Low Density Residential (RI) District at 1696 Deckner 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-footnote (Ald. C. Stevens, District 5).
3. (Appeal 21-006) Troy Goetz, property owner, proposes to expand an existing garage in a Low Density Residential (RI) District at 2215 Sunrise Court. 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. C. Stevens, District 5).
4. (Appeal 21-007) Jim Haverkorn, Jim Haverkorn Construction, Inc., on behalf of Chris and Gail Dockry, property owners, propose to expand an existing garage in a Low Density Residential (RI) District at 2105 Springcrest Place. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front and corner side yard setback and Section 13-1716(b), parking for single and two family uses (Ald. J. Brunette, District 12).

F. Informational.

1. Discussion on procedural items related to the Board of Appeals.
2. Next Meeting Date: April 19, 2021

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 11/16/2020

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/82345213442?pwd=TFBbFNiKIFqZUhIUzIWEhVmZlZz09>

Meeting ID: 823 4521 3442

Password: 483400

One tap mobile

+13126266799,,82345213442# US (Chicago)

+16468769923,,82345213442# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 823 4521 3442

Find your local number: <https://us02web.zoom.us/j/82345213442?pwd=TFBbFNiKIFqZUhIUzIWEhVmZlZz09>

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, FEBRUARY 15, 2021, 5:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

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

Chair Don Carlson called the meeting to order.

B. ROLL CALL.

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

Alternate: Tom Hoy

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

Alternate Present and Voting: Tom Hoy

Chair Don Carlson asked if anyone needed abstain from voting, if anyone was out to any of the properties and if anyone spoke to anyone regarding the variances on tonight's agenda. All stated no with the exception of Tom Hoy. Tom Hoy stated he was out to 901 Main Street Item #1, and 3, 2646 Wildflower Row.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 15, 2121, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Jim Hutchison to approve the agenda. Motion carried. Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the November 16, 2020, meeting of the Zoning & Planning Board of Appeals.

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

E. REGULAR BUSINESS.

Moved by Gregory Babcock, seconded by Jim Hutchison to open the floor for discussion for the duration of the meeting. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None

1. (Appeal 20-031) Garritt Bader, GB 901 Main, LLC, property owner, proposes to permit the installation of a drive-thru for a potential restaurant use in a Downtown One (D1) District at 901 Main Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1606(1)(6) emergency pass lane for the drive-thru (Ald. R. Scannell, District 7).

Moved by Gregory Babcock, seconded by Thomas Hoy to deny the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, No- Tommy Everman, Jim Hutchison, Abstain- None

2. (Appeal 21-001) James and Claudette Schabow, property owners, propose to construct a deck on the rear portion of their single-family home located in a Low Density Residential (R1) District at 438 Kristy Lee Court. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. V. Corpus-Dax, District 2).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None

3. (Appeal 21-002) Analilia Ruiz, property owner, proposes to retain an existing a fence installed in a Low Density Residential (R1) District at 2646 Wildflower Row. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Section 13-521(a)(1) fence setback (Ald. V. Corpus-Dax, District 2).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested pending confirmation that the fence is not in the Right-of-Way. Motion carried.

Yes- Don Carlson, Gregory Babcock, Jim Hutchison, Thomas Hoy, No- Tommy Everman, Abstain- None

4. (Appeal 21-003) Jon LeRoy, Mau & Associates, on behalf of TDJM, LLC, property owner, proposes to construct a single-family home located in a Low Density Residential (RI) District at 3608 Church Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. B. Dorff, District I).

Moved by Thomas Hoy, seconded by Gregory Babcock to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None

Moved by Thomas Hoy, seconded by Gregory Babcock to close the floor for discussion. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None

F. INFORMATIONAL.

1. Discussion on procedural items related to the Board of Appeals.

A discussion was had between staff and Board Members.

2. Next Meeting Date: March 15, 2021

G. ADJOURNMENT.

Moved by Tommy Everman, seconded by Thomas Hoy to adjourn. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

APPLICATION DEADLINE: FIRST TUESDAY OF THE MONTH AT 12 NOON.

[illegible]

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Step 2 on page 2 of the "One & Two Family Deck Guide"
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
* The deck will be attached to the house where there is an existing patio door. Due to the location of this patio door, no other location is feasible.
* A 10' x 12' deck is possible instead of a 12' x 12' deck, but that would also require a variance of the 25' setback to 21'.
Alternatives that you considered that comply with existing regulations:
1. A deck that extends 6' from the house instead of 12'.
2. A patio with pavers on the ground with steps leading up to the patio door.
3. No patio. Just steps to the ground.
Reasons for not pursuing the alternative(s) listed above:
1. The wall of the house where the patio door is installed extends out 2' from the rest of the house.
Without a variance, the maximum deck size would be 6' x 12'. A deck 6' x 12' is simply not large enough for a 3 bedroom home, especially knowing that there is a steps on one side & patio door on the other.
2. Pavers are not possible due to the slope of the ground. About 2' of ground would have to be removed & then build a retaining wall. The door is about 44" above ground and the terrain slopes away
3. Steps alone defeats the purpose of a patio door & just wouldn't look right on a new 3 BR home.
THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:
Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain
The maximum depth a deck could be is 6' to comply with the setback rule.

Would granting the variance be contrary to the public interest? Explain.
No. The size of the deck is only 12' wide. In this case, a 12' deck on this house would actually be more attractive on a 3 bedroom home. This would uphold the neighboring land values as it looks like it belongs to and fits the profile in the neighborhood.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
If this property was a single unit, then a 6' deck would be reasonable. But for a 3 bedroom home, a 6' deck is simply not useful to the household. Which means this door is not much more useful other than as an exit door.

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.

Signature of the Property Owner

Signature of Applicant (working as "Agent" for owner)

Traci Morse
Print Name:

Tim Dolski
Print Name:

Date

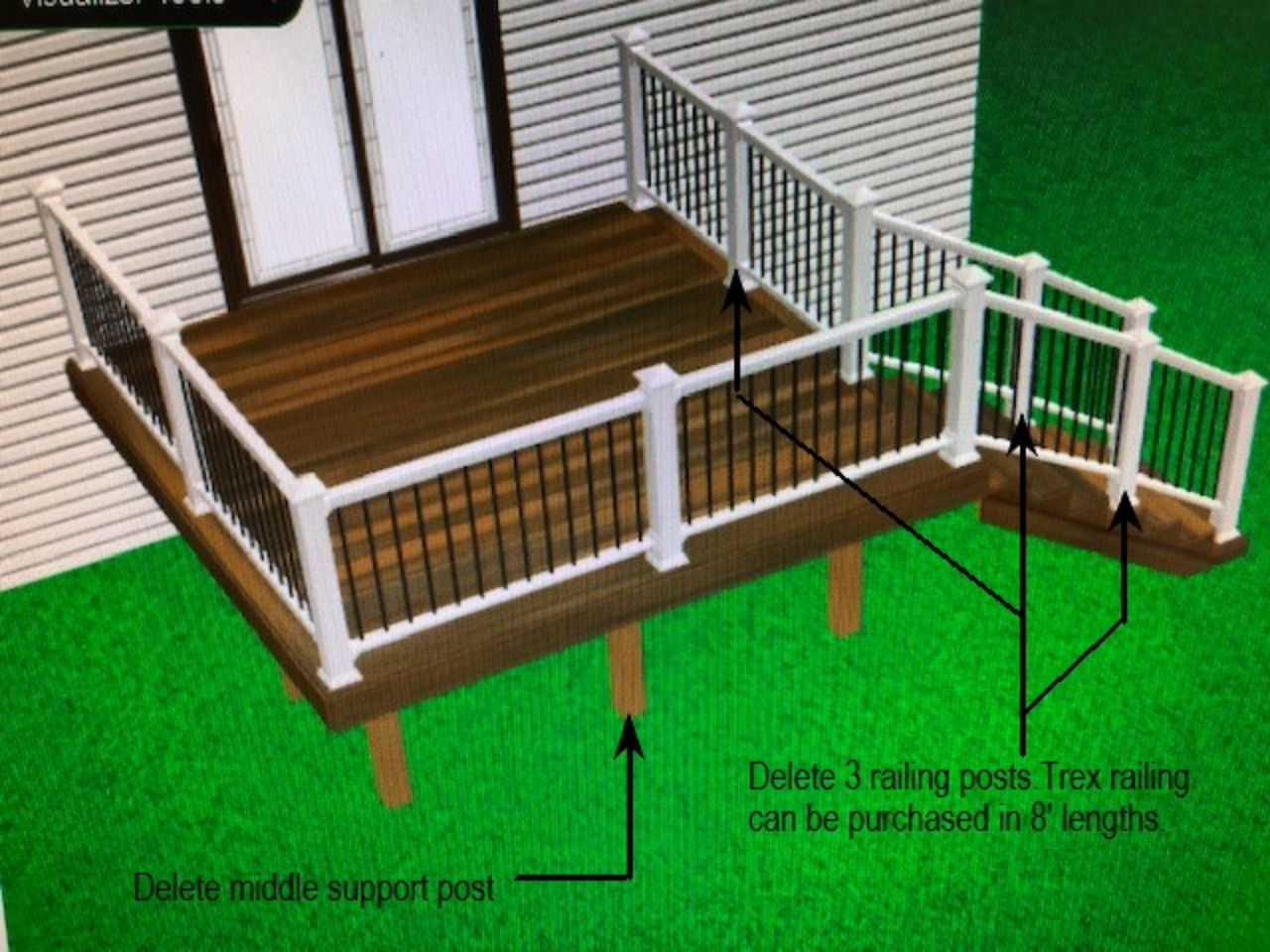
Date

OFFICE USE ONLY:	Parcel# 22-1996	Residential \$75 <u> X </u> Commercial \$150 <u> </u>
District: 1 Zoning: R1	Meeting Date: 03/15/21	Receipt #:
Submittal Date: 02/22/2021	Staff Signature:	

3524 BAY HARBOR DR

Show search results for 3524 B...



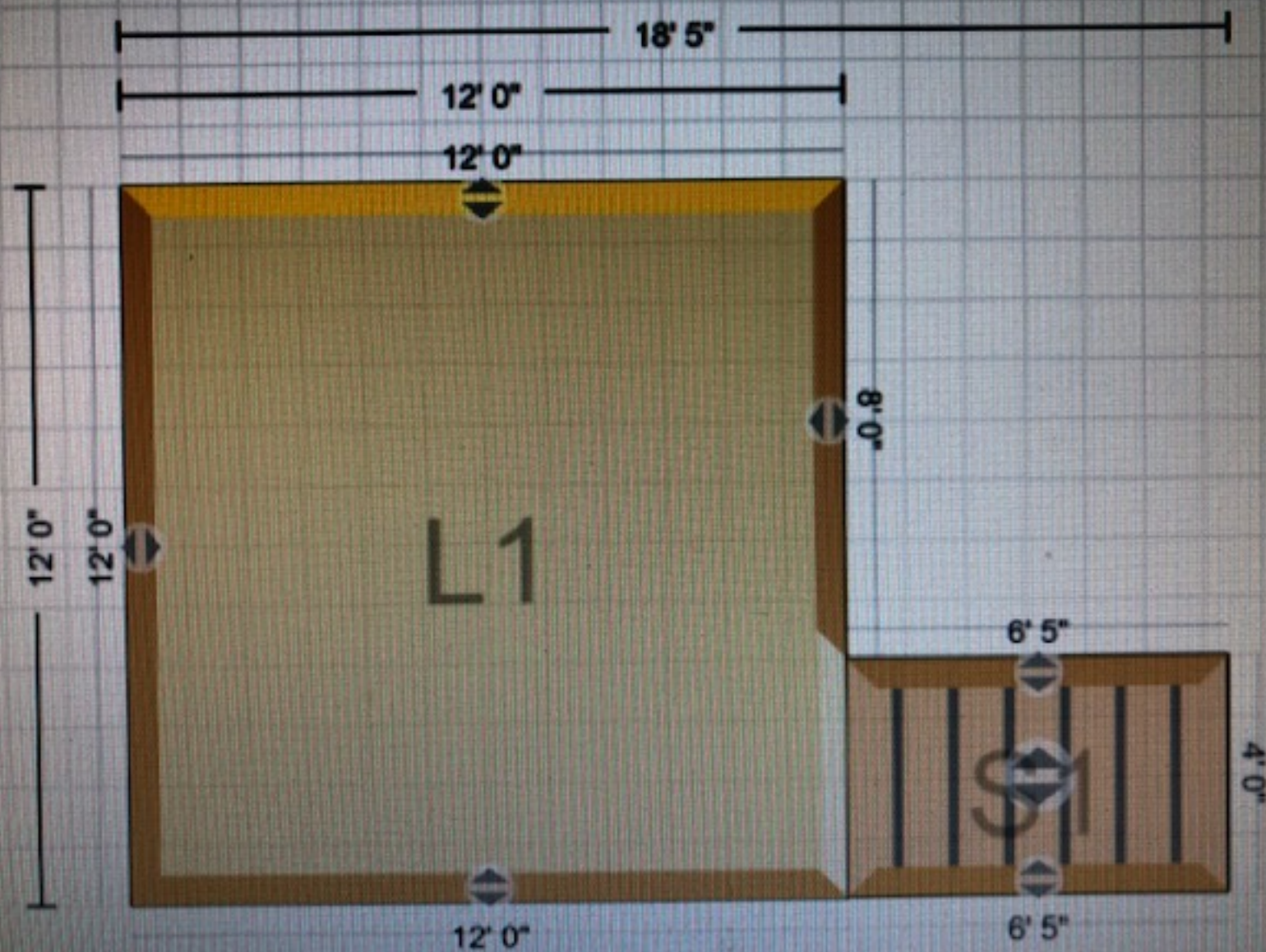


Delete middle support post

Delete 3 railing posts. Trex railing can be purchased in 8' lengths.



Delete middle post









Traci and Chris Morse Deck Details

Level 1 with picture frame

Height off ground	Varies from 3' 8" to 5'
Width	12'
Length	12'

Stairs

Height off ground	4' 4"
Width	4' 0"
Length	6' 5"

Framing

Material	AC2 cedartone
Joist	2 x 8
Joist spacing	16" OC
Beam (1)	Double 2 x 10
Frame posts	(2) 4 x 6
Frame fasteners	Triple zinc galvanized
Joist hangers	Triple zinc galvanized
Footings, 15" wide x 8" thick	4000 psi concrete
Cladding	Yes

Decking

Manufacturer & type	Fiberon composite
Style	Jatoba
Fastener	T clip

Railing

Manufacturer & type	Trex Transcend
Material	Plastic with aluminum balusters

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

APPLICATION DEADLINE: FIRST TUESDAY OF THE MONTH AT 12 NOON.

DATE: 3/1/21		PROJECT #: 102853	APPEAL #: 21-005
APPLICANT INFORMATION:			
Name: Nate Zepnick			
Business Name: Greater Green Bay Habitat for Humanity			
Address: 1967 Allouez Ave.			
City, State, Zip: Green Bay, WI 54301			
Phone: 920-362-7888			
Email: nzepnick@greenbayhabitat.org			
Property Owner Information (if different from above):			
Name: Nate Zepnick			
Business Name: Greater Green Bay Habitat for Humanity			
Address: 1696 Deckner Ave.			
City, State, Zip: Green Bay, WI 54302			
Phone: 920-362-7888			
Email: nzepnick@greenbayhabitat.org			
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:			
Location/Address: 1696 Deckner Avenue			
Tax Parcel Number(s): 21-2299-2			
Describe the Variance Request:			
TO allow for a 25' front yard setback			

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

Front yard setback 25 ft front yard setback
required set back
13-604 Table 6-2 notes (c) = new structures
shall be equal to the Average of the
existing structures

ALTERNATIVES:

Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.

n/a

Alternatives that you considered that comply with existing regulations:

n/a

Reasons for not pursuing the alternative(s) listed above:

foundation and framing has already been completed.

Front yard setback was approved upon receiving permit.
Inspections department contacted me, asking to file for a variance
during the week of 2/21/21

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

Yes, foundation + framing is completed. Cannot be
moved at this point of the build.

Would granting the variance be contrary to the public interest? Explain.
No. House would be closer to the street than the neighboring property.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
We would not be able to afford the cost of moving the house at this stage. Scheduling any modification to the location of this house, as it relates to the property is not feasible at this point.

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.

	- Construction Manager GGBHFFH
Signature of the Property Owner	Signature of Applicant (working as "Agent" for owner)

<u>Nate Zepnick</u>	
Print Name:	Print Name:
<u>3-1-21</u>	
Date	Date

OFFICE USE ONLY:	Parcel# 21-2299-2	Residential \$75 ☒	Commercial \$150 ☐
District: 5 Zoning: R1	Meeting Date: 3-15-21	Receipt #:	
Submittal Date: 3-01-21	Staff Signature:		



APPLICATION DEADLINE: FIRST TUESDAY OF THE MONTH AT 12 NOON.

DATE: 2-28-21	PROJECT #: 103805	APPEAL #: 21-006
APPLICANT INFORMATION:		
Name: TROY GOETZ		
Business Name: —		
Address: 2215 Sunrise Court		
City, State, Zip: GREEN BAY WI 54302		
Phone: 1-920-819-9763		
Email: troygoetz2215@yahoo.com		
Property Owner Information (if different from above):		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 2215 Sunrise Court		
Tax Parcel Number(s): 21-819-20		
Describe the Variance Request:		
Reduce EAST SIDE YARD SETBACK to 5' to		
Add on to the existing 17' wide garage to make		
it 22' wide to allow for 2 vehicles to		
park inside		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

SEC 13.604 TABLE 6-2

ALTERNATIVES:

Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.

NONE

Alternatives that you considered that comply with existing regulations:

None

Reasons for not pursuing the alternative(s) listed above:

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

The original placement of the home on the lot does not allow for the expansion of the single stall garage to a standard two stall garage

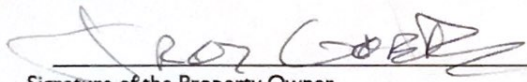
Would granting the variance be contrary to the public interest? Explain.

No It would enhance the neighborhood and add value. Allow for parking another vehicle inside and not sitting outside. Neighboring houses are within the 6' side yard setback also, so it will still conform with neighbors houses

Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?

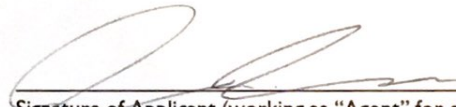
It would be burdensome because it greatly limits parking and storage

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.


Signature of the Property Owner

Troy Goetz
Print Name:

2-28-21
Date


Signature of Applicant (working as "Agent" for owner)

SBRamy Luck
Print Name:

2-28-21
Date

OFFICE USE ONLY:	Parcel# 21-819-20	Residential \$75 <u>X</u>	Commercial \$150 <u> </u>
District: 5 Zoning: R1	Meeting Date: 03/15/21	Receipt #:	
Submittal Date: 03/02/2021	Staff Signature:		





Goetz Residence

Green Bay, WI

Green Bay, WI

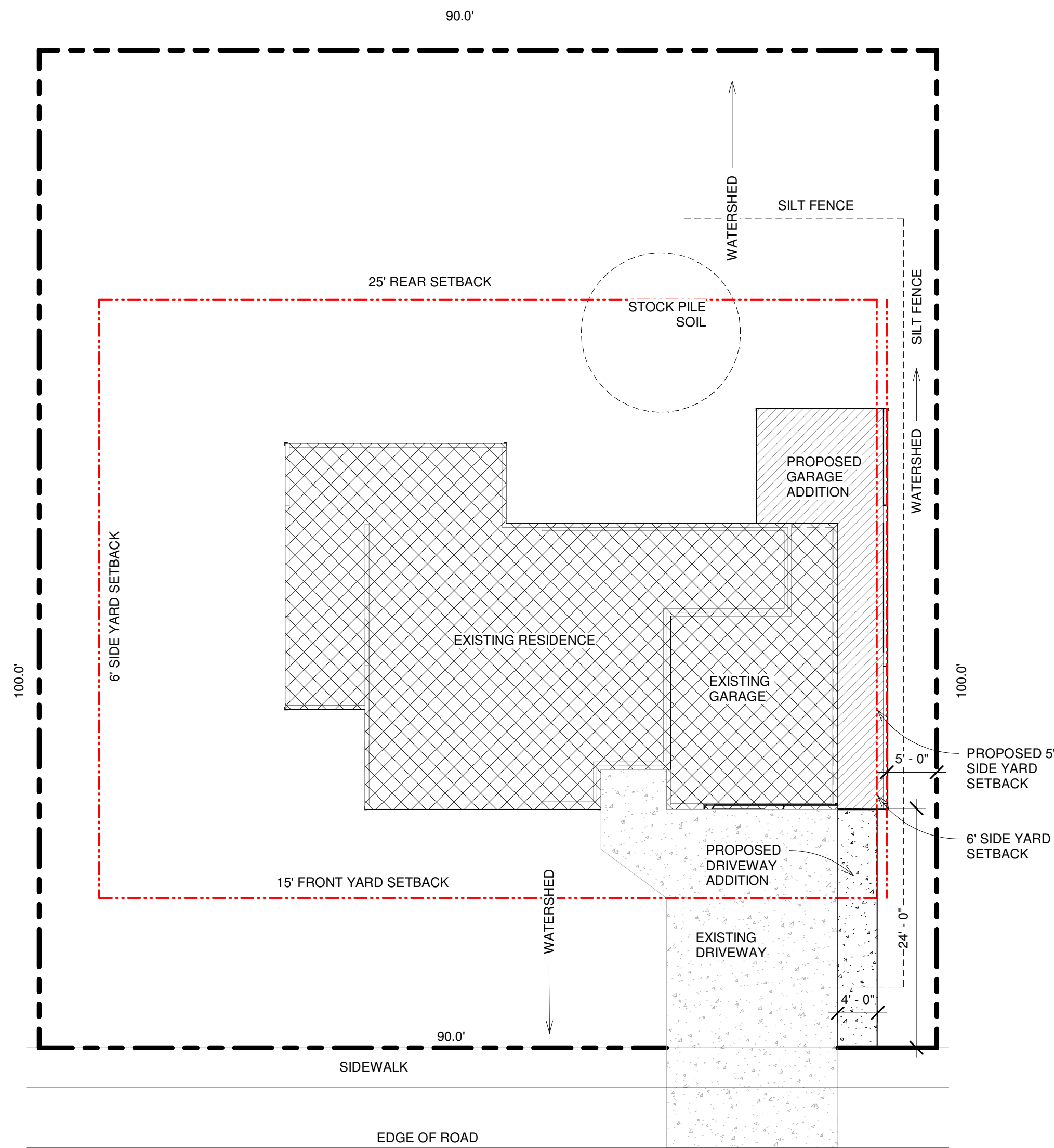
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DESIGN NUMBER

JOB NUMBER

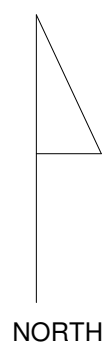
DATE
8-1-18
DRAWN BY
J.J.L.
SHEET NUMBER

A1.0

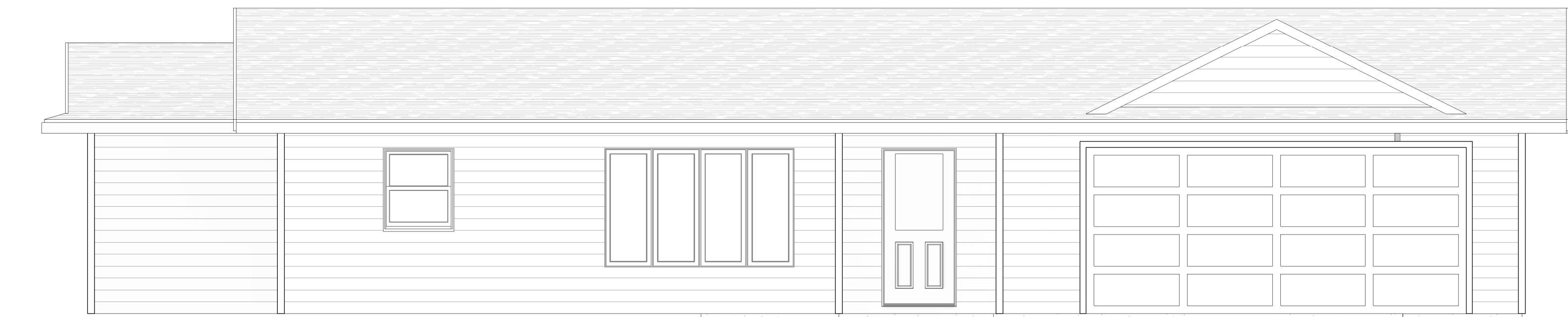


2215 SUNRISE COURT

NOTE:
VERIFY LOCATION OF
EXISTING GARAGE TO PROPERTY LINE
ADJUST WIDTH IN ADDITION TO MAINTAIN 6' SIDE YARD SETBACK



5 **SITE PLAN**
A2.0 1" = 10'-0"



1 **FRONT ELEVATION**
A2.0 1/4" = 1'-0"



2 **REAR ELEVATION**
A2.0 1/4" = 1'-0"



3 **RIGHT ELEVATION**
A2.0 1/4" = 1'-0"



4 **LEFT ELEVATION**
A2.0 1/4" = 1'-0"

JJL DESIGN

JEREMY LUECK
1116 HARRISON ST.
KAUKAUNA, WI 54130
920-660-1624
jlueck@gmail.com

Goetz Residence

Green Bay, WI

REVISIONS

DATE:	NOTE:	NAME:
1-26-20		J.J.L.
1-30-20		J.J.L.
2-5-20		J.J.L.
2-26-21		J.J.L.

DESIGN NUMBER

JOB NUMBER

DATE

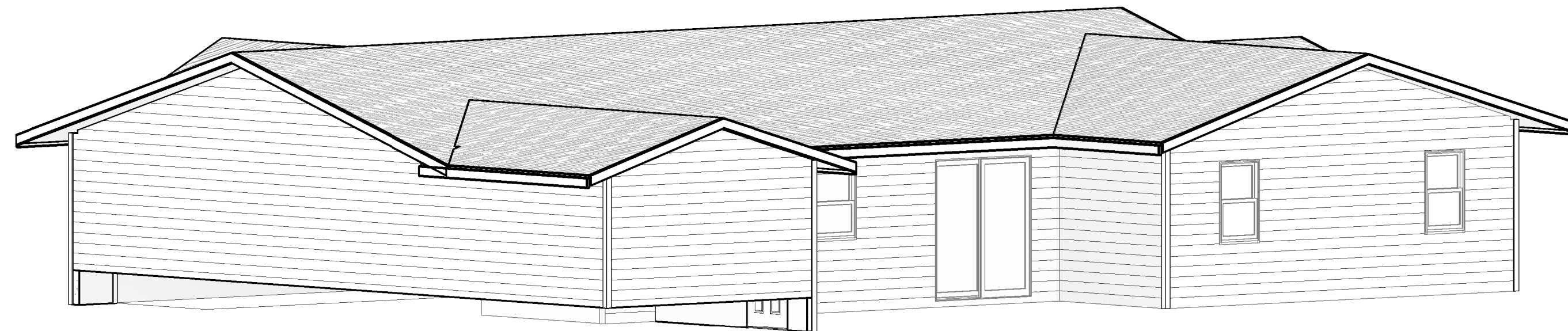
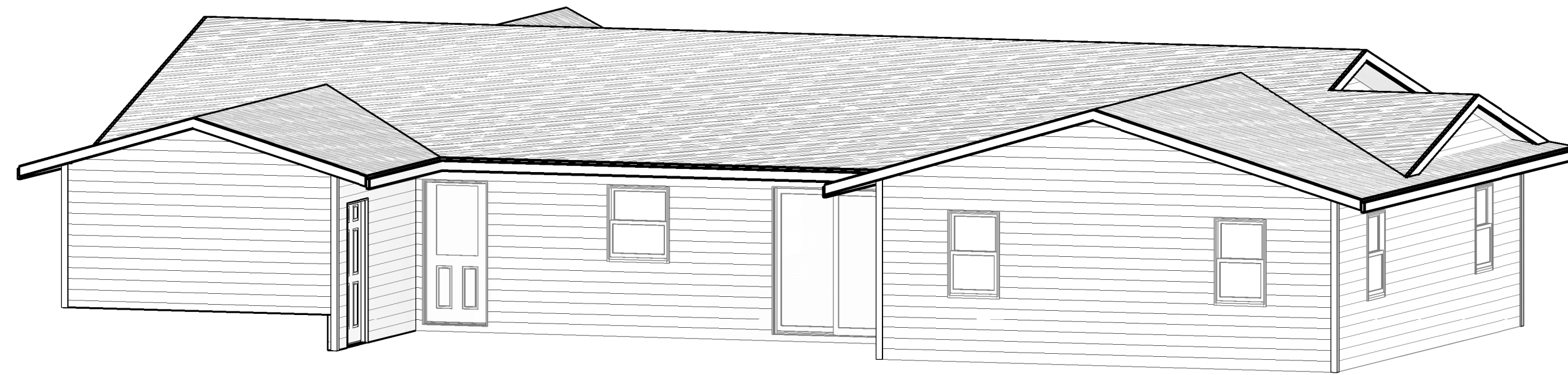
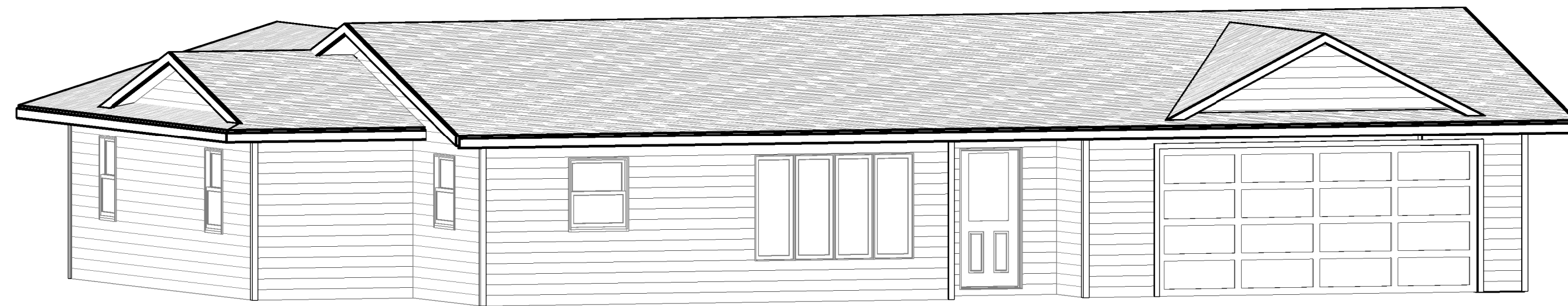
8-1-18

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Author

SHEET NUMBER

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Goetz Residence

Green Bay, WI

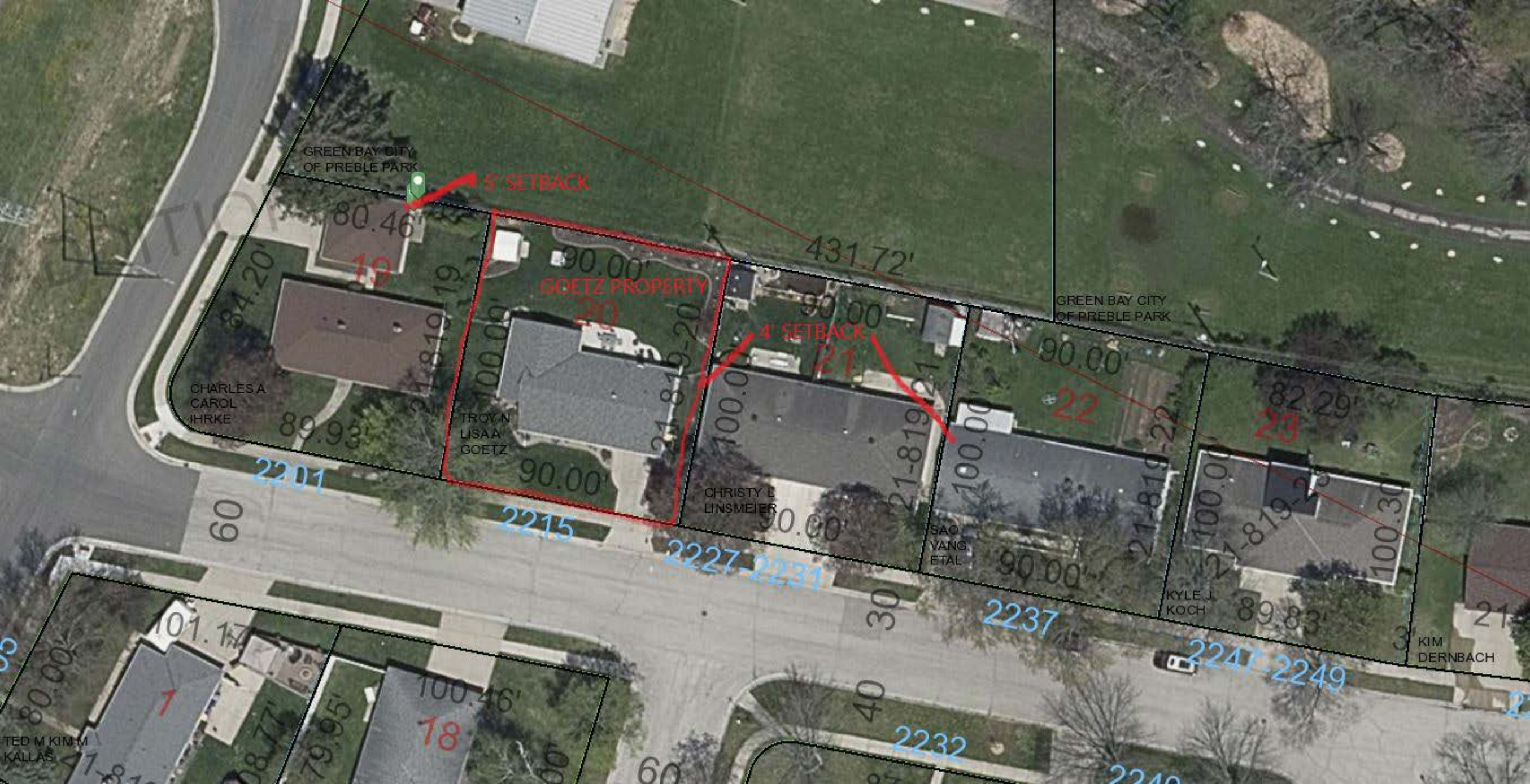
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DESIGN NUMBER

JOB NUMBER

DATE
8-1-18
DRAWN BY
Author
SHEET NUMBER

D1.0





DATE: 3/2/21	PROJECT #: 103811	APPEAL #: 21-007
APPLICANT INFORMATION:		
Name: JIM HAVERKORN		
Business Name: JIM HAVERKORN CONST. INC.		
Address: 1200 CORMIER ROAD		
City, State, Zip: GREEN BAY WI 54304		
Phone: 920 655-4112		
Email: JAMESLHAVERKORN@YAHOO.COM		
Property Owner Information (if different from above):		
Name: CHRIS & GAIL DOCKRY		
Business Name:		
Address: 2105 SPRINGCREST PLACE		
City, State, Zip: GREEN BAY WI 54304		
Phone: 920 680-1374		
Email: CHRIS@TEAMSELFSTORAGE.COM		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 2105 SPRINGCREST PLACE		
Tax Parcel Number(s):		
Describe the Variance Request:		
WE WANT TO ADD GARAGE ADDITION (8' X 28') + 10' X 28' CONCRETE SLAB NEXT TO ADDITION		
FRONT YARD WILL BE 25' SET BACK AFTER GARAGE ADDITION, BUT WILL BE 23' SET BACK FROM SIDE 2 INSTEAD OF 25' FROM LOT LINE		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

PLEASE HAVE STAFF FILL OUT OR CALL US.

* 13-604 Table 6-2 = notes setback change to 23'

* 13-1716(c) added parking stall/driveway between building and street

ALTERNATIVES:

Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.

NONE

Alternatives that you considered that comply with existing regulations:

NONE

Reasons for not pursuing the alternative(s) listed above:

NONE

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

GARAGE IS ON A 45° ANGLE TO THE HOUSE SO THE "CORNER" MEASURES THE 23' SET-BACK

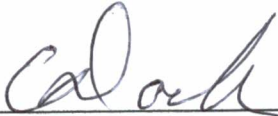
Would granting the variance be contrary to the public interest? Explain.

NO, GARAGE WILL FACE REAR BOUNDARIES OF PROPERTY
THAT BUTT UP TO THE ADJACENT PROPERTY FENCE.

Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?

I WOULD HAVE TO SHORTEN GARAGE BY 2' THAT
WOULD ADVERSELY AFFECT THE ROOFLINE

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.



Signature of the Property Owner



Signature of Applicant (working as "Agent" for owner)

CHRIS DOCKER

Print Name:

JIM HAVERKORN

Print Name:

MARCH 2, 2021

Date

3/2/21

Date

OFFICE USE ONLY: 103811	Parcel# 44-4331	Residential \$75 <u>X</u>	Commercial \$150 ____
District: 12 Zoning: R1	Meeting Date: 3-15-21	Receipt #: 2757820-7	
Submittal Date: 3/2/21	Staff Signature:		

**JIM HAVERKORN
CONSTRUCTION INC.**
1200 Cormier Road
Green Bay, WI 54304

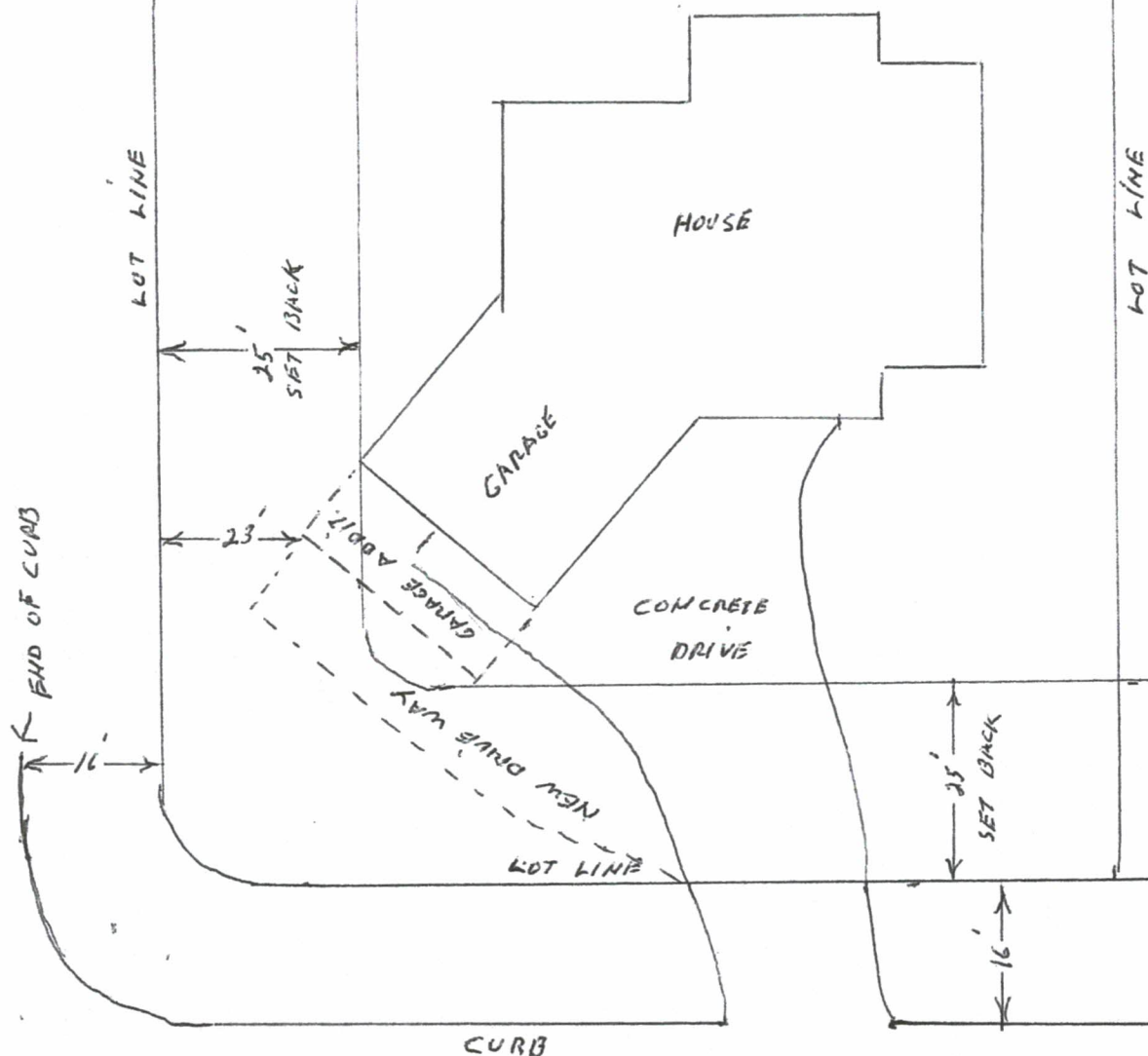
JOB NAME: DUCKRY
LOCATION: 2105 SPRINGCREST PLACE
GREEN BAY WI
PHONE: 920 680-1374 DATE: _____

CONTRACTOR - JIM HAVERKORN CONST INC. 920 655-4112

LOT LINE

PLAT PLAN NOT TO SCALE

KUBIAK ESTATE



SPRINGCREST PLACE

**JIM HAVERKORN
CONSTRUCTION INC.**
1200 Cormier Road
Green Bay, WI 54304

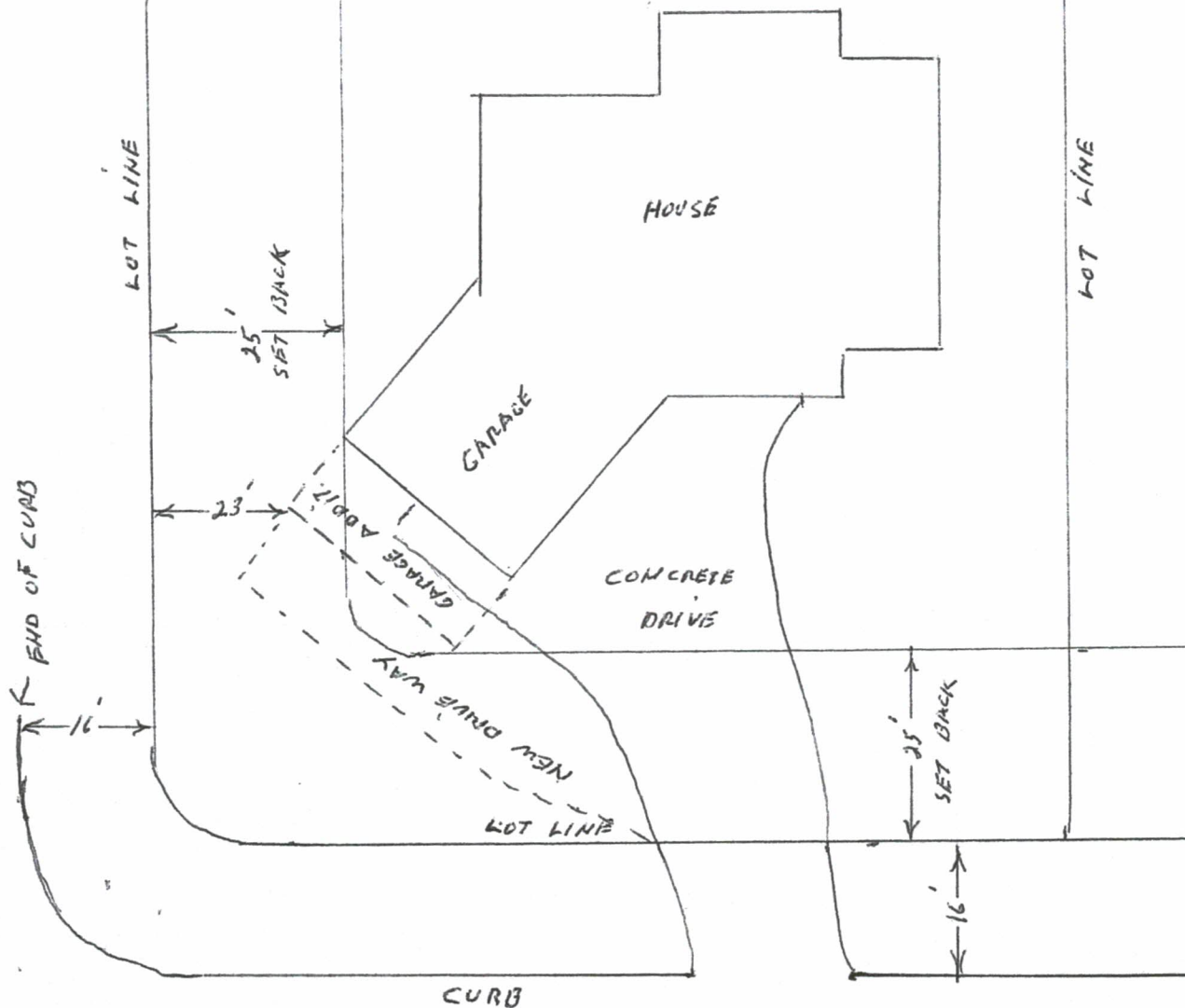
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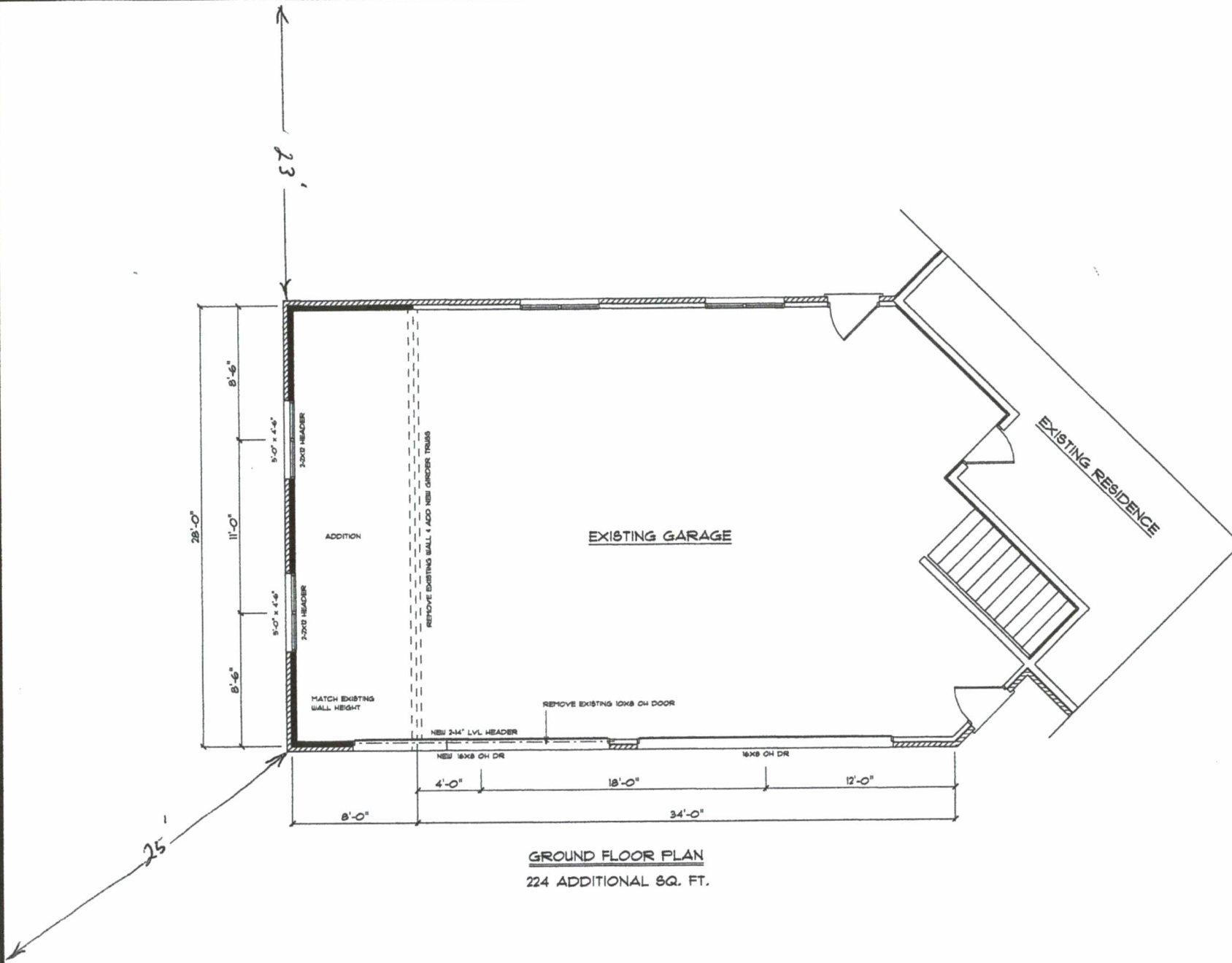
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SPRINGCREST PLACE



GROUND FLOOR PLAN
224 ADDITIONAL SQ. FT.

REVISION DATE

JIM HAYERKORN CONSTRUCTION
1200 CORMIER ROAD
GREEN BAY, WI 54304

NEW GARAGE ADDITION FOR:
2105 SPRINGCREST PLACE
GREEN BAY, WISCONSIN

DRAWN BY

DATE 2-15-2021

SCALE 1/4" = 1'-0"

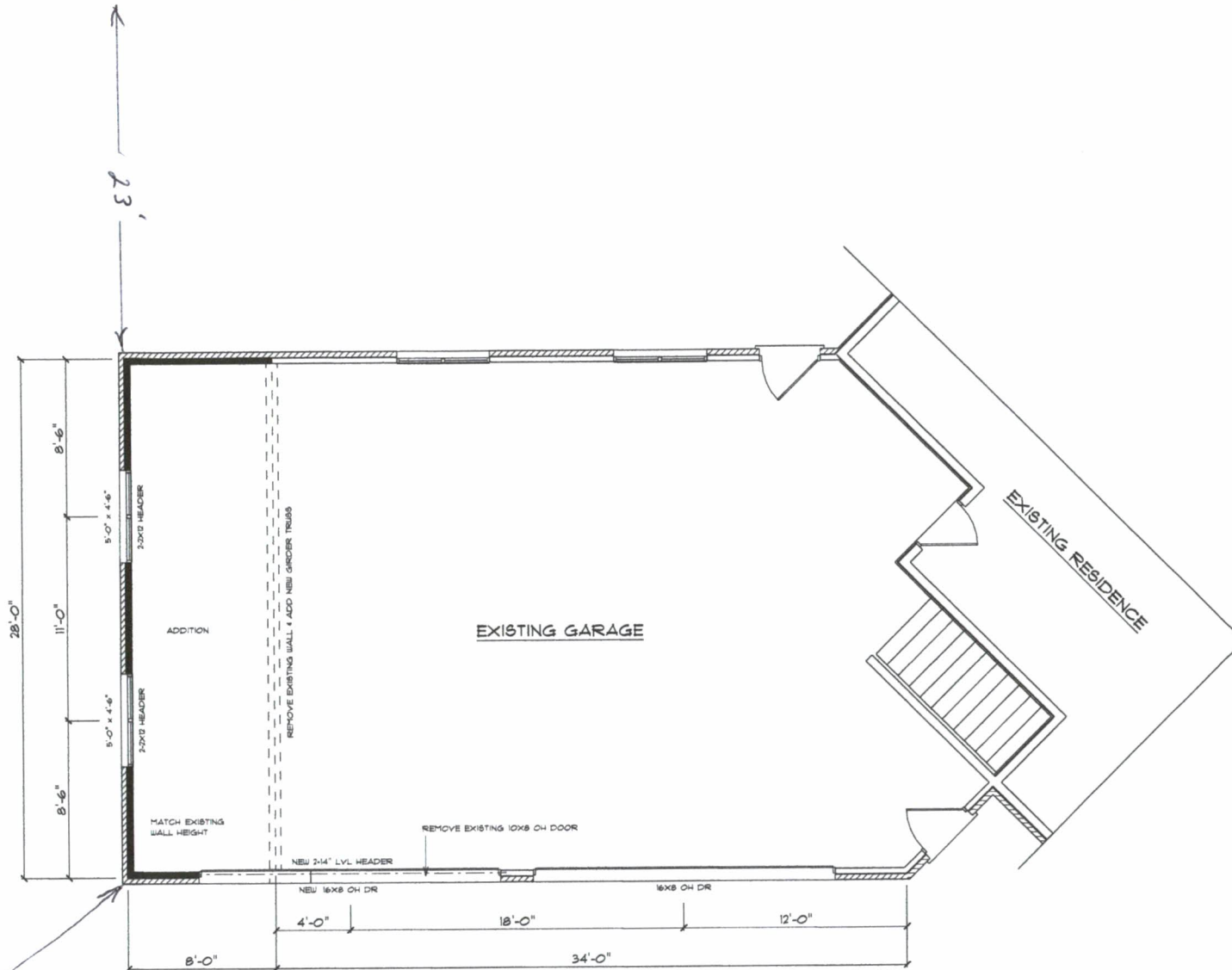
DRAWING NO.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME.

SHEET NO.

2

2



GROUND FLOOR PLAN
224 ADDITIONAL SQ. FT.

REVISION DATE:

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GREEN BAY, WI 54304

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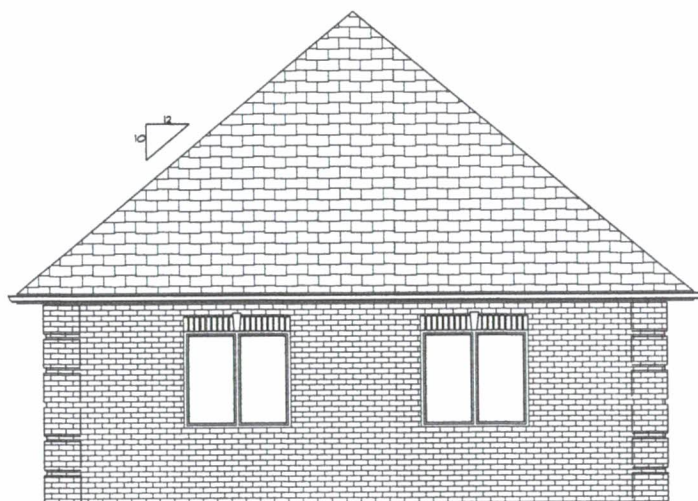
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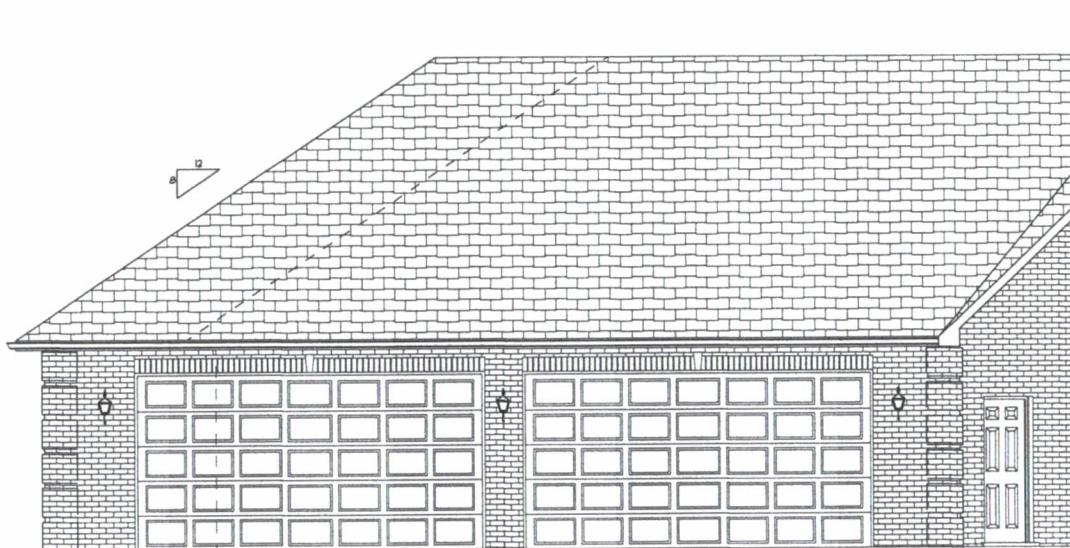
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LEFT ELEVATION



FRONT ELEVATION

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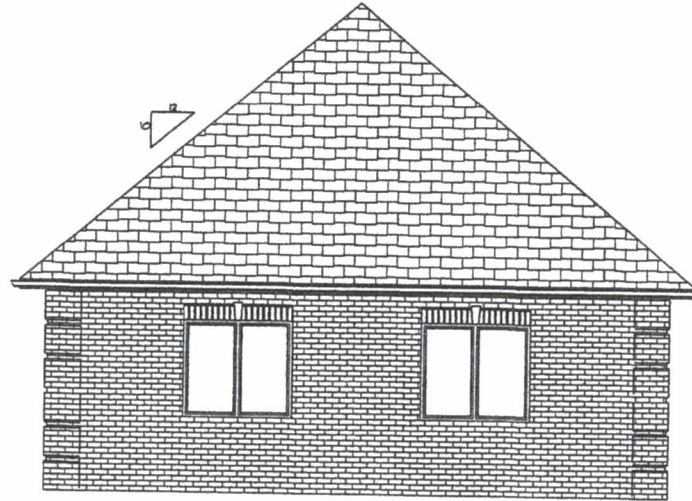
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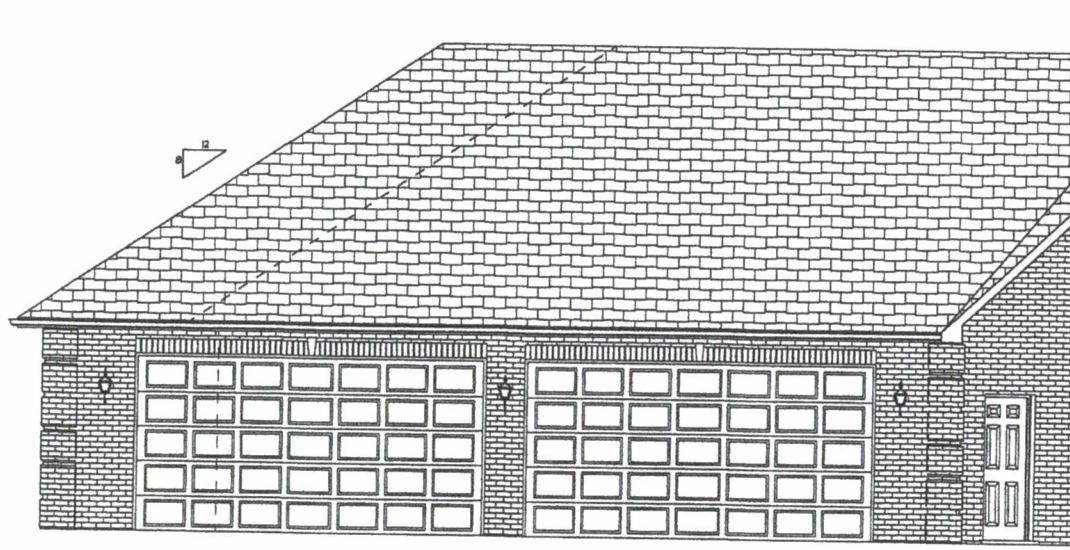
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