



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 19, 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 see 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 July 19, 2021, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the Minutes from the June 21, 2021, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 21-025) Taylor and Sandy Markiewicz, Cover Rentals, LLC, property owners, propose to widen an existing driveway in a Neighborhood Commercial (NC) District at 618 Gray Street. The applicants are requesting to deviate from the following requirement in the Green Bay Zoning Code, Section 44-1773(d)(2), two-lane full access drives (Ald. R. Scannell, District 7).

F. Informational.

1. Discussion on procedural items related to the Board of Appeals.
2. Next Meeting Date: August 16, 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

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/82345213442?pwd=TFBbFNiKIFqZUhIUzIEWEhiVmZlZz09>

Meeting ID: 823 4521 3442

Passcode: 483400

One tap mobile

+1 312 626 6799,,82345213442# US (Chicago)

+1 646 876 9923,,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 (Washington DC)

+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>

Additional Information

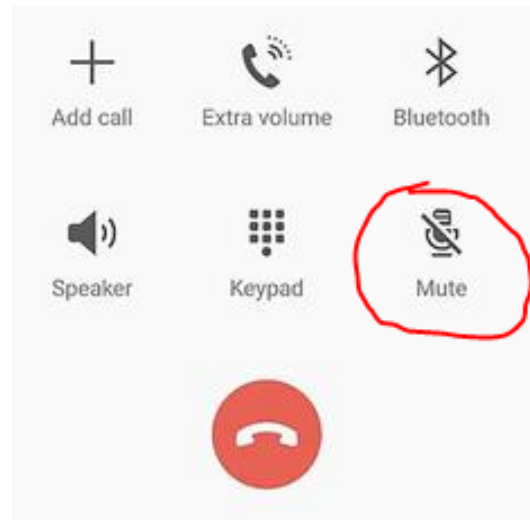
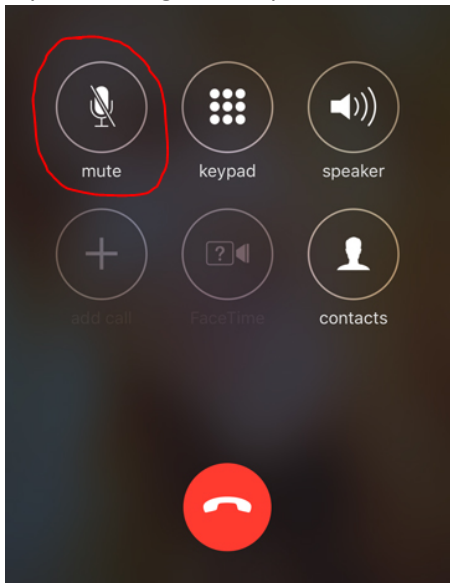
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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





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

MEETING DATE

July 19, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.1

(Appeal 21-025) Taylor and Sandy Markiewicz, Cover Rentals, LLC, property owners, propose to widen an existing driveway in a Neighborhood Commercial (NC) District at 618 Gray Street. The applicants are requesting to deviate from the following requirement in the Green Bay Zoning Code, Section 44-1773(d)(2), two-lane full access drives (Ald. R. Scannell, District 7).

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

- I. Appeal 21-25_618 Gray St



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: <u>June 28 2021</u>	PROJECT #: <u>Z-21</u>	APPEAL #:
APPLICANT INFORMATION:		
Name: <u>Cover Rentals LLC</u>		
Business Name: <u>Cover Rentals LLC</u>		
Address: <u>618 Gray St</u>		
City, State, Zip: <u>Green Bay WI 54303</u>		
Phone: <u>(920) 455-2610</u>		
Email: <u>whitcombsandee@yahoo.com</u>		
Property Owner Information (if different from above):		
Name:		
Business Name:		
Address: <u>1566 W. Mason St</u>		
City, State, Zip: <u>Green Bay WI 54303</u>		
Phone:		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: <u>618 Gray St Parcel # 5-800</u>		
Tax Parcel Number(s): <u>Legal description Mayfair Add Lot 10 BIK4</u>		
Describe the Variance Request: <u>To keep curb/gutter open beyond existing. Open front beyond the now 25 ft open. Expand aprons. Do not put in any green space. Needing hard surface terrace. Needing wider curb caps.</u>		
<u>Asking for entire curb opening needing to park and remove vehicles / trailers moving in and out daily with rental shop supplies.</u>		

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

SECTION: 44-1723(d)(2)

To park as needed we need the full area to back and hitch in the parking lot and pull nose out and not back street out. There is not enough curb opening.

ALTERNATIVES:

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

Possible some extra opening of curb.
Would still be a challenge.

Alternatives that you considered that comply with existing regulations:

Presently we can not use as intended.
We use as coded - keeping our rental supplies and moving them daily. Having paint supplies delivered consistently has been a challenge. (also appliances.)

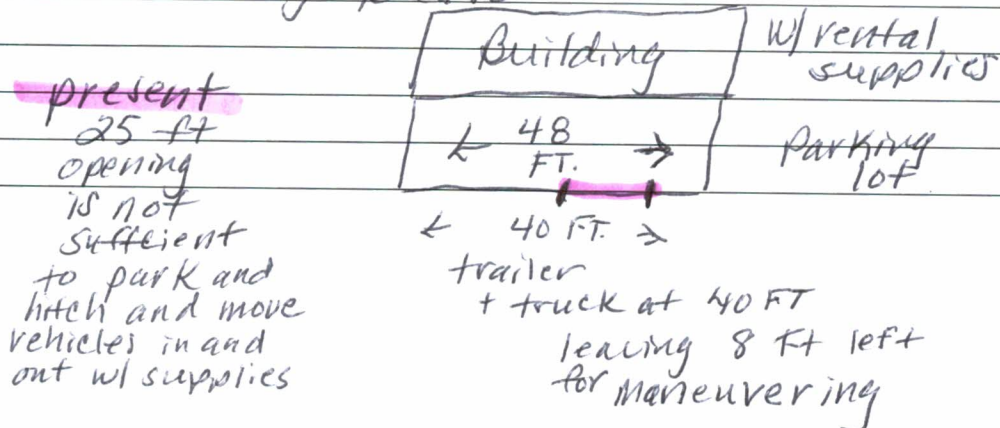
Reasons for not pursuing the alternative(s) listed above:

With Curb limits we can only get vehicle swings in and out with limitations with the certain trailers. Only needed to drop off supplies for the rental units.

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

See drawing please -



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

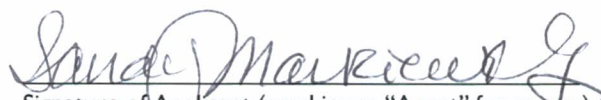
No - the public would not be of not any effect.

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?

At present we have rotated the vehicles and trailers to locations adding time away from shop supplies. These areas are not always available. This is out of paint delivery range.

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)

Taylor Markiewicz
Print Name:

Sandy Markiewicz
Print Name:

6/28/2021
Date

6/28/2021
Date

OFFICE USE ONLY:	Parcel#	Residential \$75 ____	Commercial \$150 ____
District: Zoning:	Meeting Date:	Receipt #:	
Submittal Date:	Staff Signature:		

