



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, DECEMBER 20, 2021, 5:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. Roll Call.

1. Members: Tommy Everman - Chair, Noel Halvorsen - Vice Chair, Don Carlson, Jim Hutchison, and Tom Hoy
Alternate: Vacant
2. 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.

1. Approval of the Agenda for the December 20, 2021, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

1. Approval of the Minutes from the November 15, 2021, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

1. (Appeal 21-040) Jim Anderson, Anderson Basement Repair, Inc., on behalf of Michelle Kumbalek, property owner, proposes to install an egress window in a Low Density Residential (R1) at 508 Victoria Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, front yard setback (Ald. B. Galvin, District 4).
2. (Appeal 21-041) Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC,

property owner, proposes to construct a new Arby's restaurant building and parking lot in a General Commercial (C1) District at 1640 West Mason Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-720, Table 44-9, Floor Area Ratio (FAR) (Ald. J. VanderLeest, District 11).

3. (Appeal 21-042) Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner, proposes to construct a new Scooter's restaurant building and parking lot in a General Commercial (C1) District at 1640 West Mason Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-720, Table 44-9, Floor Area Ratio (FAR) (Ald. J. VanderLeest, District 11).

F. Adjournment.

1. Discussion on procedural items related to the Board of Appeals.
2. Next Meeting Date: January 17, 2022

- 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.