



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MARCH 21, 2022, 5:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

1. Members: Tommy Everman - Chair, Noel Halvorsen - Vice Chair, Don Carlson, Jim Hutchison, and Tom Hoy
Alternate: Steven Schuchart
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 March 21, 2022, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

1. Approval of the minutes from the February 21, 2022, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

1. (Appeal 22-005) Matt Witte, on behalf of Wisconsin Humane Society, property owner, requests an extension of a temporary-use trailer located in a Business Park (BP) District at 1830 Radisson Street. The applicant requests to deviate from the following requirement in Section 44-469(8), duration of a temporary use/structure (Ald. K. Lefebvre, District 6).
2. (Appeal 22-006) Jon LeRoy, Mau & Associates, on behalf of Chad Roffers, Chad Roffers Trucking, property owner, proposes to construct a single-family home in a Low Density Residential (RI) District at 220 N. Taylor Street (1882 Gary Lane). The applicant requests to

deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, side rear yard setback and the interpretation of the Zoning Administrator regarding Section 44-1580 single-family home design (Ald. M. Steuer, District 10).

3. (Appeal 22-007) Zachary Vander Meulen, property owner, proposes an attached garage addition in a Low Density Residential (RI) District at 1312 Biemeret Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, rear yard setback and Section 44-590(b)(2), size of accessory structure (Ald. C. Wery, District 8).
4. (Appeal 22-008) Rob Jagodeinski, Loch Construction, on behalf of Joseph and Ann Pryal, property owners, propose to retain an existing driveway expansion in a Low Density Residential (RI) District at 425 Manchester Drive. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1746(2)(c), Parking for single and two family uses and Section 44-1746(3) driveway width taper (Ald. M. Steuer, District 10).
5. (Appeal 22-009) Eric Hansen, property owner, proposes to retain an existing driveway expansion in a Low Density Residential (RI) District at 3007 Brook Park Drive. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1746(2)(c), Parking for single and two family uses and Section 44-1746(3) driveway width taper (Ald. B. Dorff, District 1).

F. Informational.

1. Discussion on procedural items related to the Zoning & Planning Board of Appeals.
2. Next meeting date: April 18, 2022.

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/85419145658?pwd=VWxYY1FIRXBMcXU3dzU0VU0xQ1NKdz09>

Meeting ID: 854 1914 5658

Passcode: 735080

One tap mobile

+13126266799,,85419145658# US (Chicago)

+16468769923,,85419145658# 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: 854 1914 5658

Passcode: 735080

Find your local number: <https://us02web.zoom.us/j/kcPZFUwg9G>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

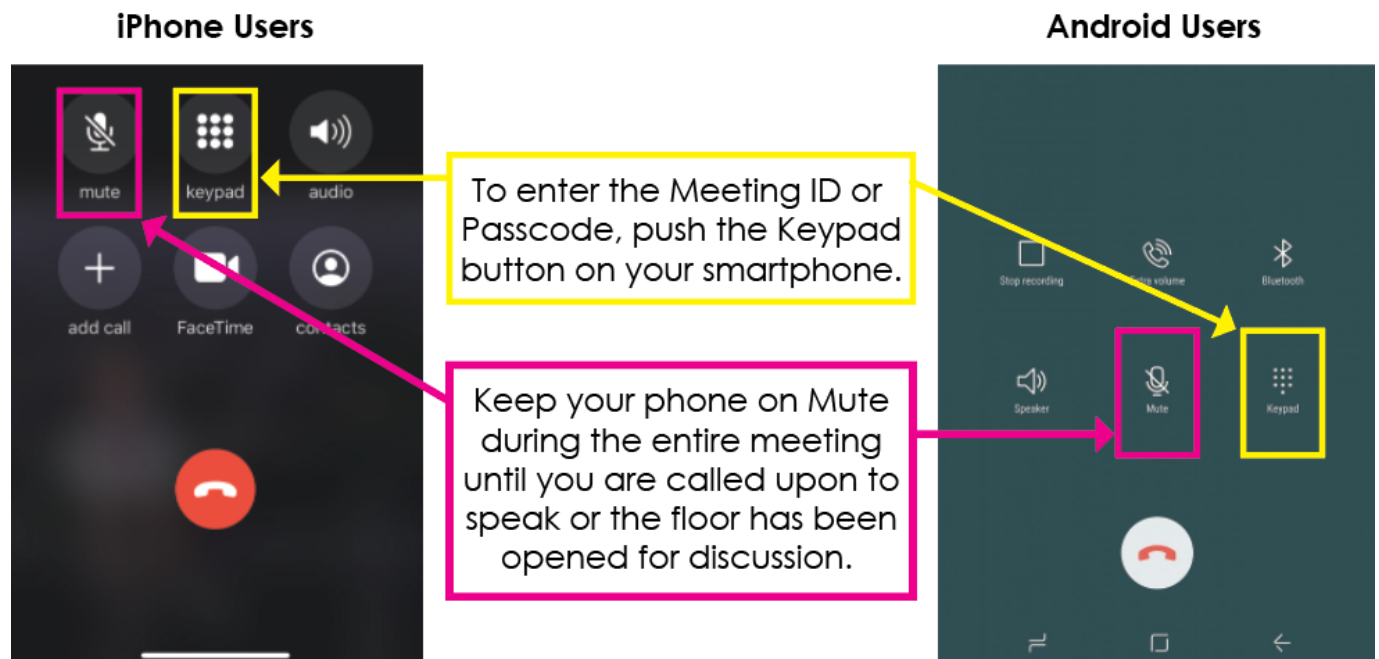
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a "waiting room."
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the "raise your hand" tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties —you can also utilize the "raise your hand" tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to "open the floor for interested parties to speak." Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users—if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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





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

MEETING DATE

March 21, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.1

(Appeal 22-005) Matt Witte, on behalf of Wisconsin Humane Society, property owner, requests an extension of a temporary-use trailer located in a Business Park (BP) District at 1830 Radisson Street. The applicant requests to deviate from the following requirement in Section 44-469(8), duration of a temporary use/structure (Ald. K. Lefebvre, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1830 Radisson St App

(Originally submitted 1/9/22)

To: Paul Neumeyer – Zoning Administrator
From: Matt Witte – VP of Operations, Wisconsin Humane Society
Re: Trailer at 1830 Radisson St

The Wisconsin Humane Society Green Bay Campus seeks an extension of the prior approvals for the placement of the trailer that helps us lodge shelter cats. Approval was first granted in 2018 and granted again in late 2021.

When the Wisconsin Humane Society (WHS) acquired the former Bay Area Humane Society in 2018, we knew one of the things we wanted to accomplish immediately was to shorten the amount of time cats stay in shelter. In high volume animal sheltering, short stays save lives. Just like a store can serve more customers if the register line moves quickly, we can place more cats if cats move quickly thru the shelter system. The best ways to keep cats moving quickly is to keep them healthy and to keep them happy. The trailer helps us accomplish both in ways that the brick-and-mortar building could not do as well alone:

- 1) The trailer helps us separate the lodging areas for sick cats from the lodging areas for healthy cats. The building alone does not provide enough spaces for us to accomplish that separation.
- 2) The trailer expands our overall square footage which allows cats to have larger kennels for all cats. Larger kennels allow cats to comfortably express normal feline behaviors, which in turn keeps their stress levels low and immune systems robust.

Our efforts to lower the length of stay for cats has been massively successful. The average length of shelter stay for cats is now 12 days. Before WHS oversaw shelter operations at the shelter, the average shelter length of stay was over 20 days. The trailer has been a crucial component of our success in lowering average cat length of stay by over 40%. That success helps us to uphold our commitment to never euthanize animals for reasons of space or time. Thank you for your consideration.

Notes:

- The trailer location is noted on the enclosed site plan. The site plan comes from a phase one environmental report conducted in December of 2017. The trailer is placed in the parking lot of the Wisconsin Humane Society Green Bay Campus. The trailer measures 12' x 60'.
- Pictures of the actual trailer are attached. The trailer is heated and air conditioned for the seasonal comfort of cats. There is no plumbing running to the trailer. We bring in water and cleaning supplies from the main building.

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).

Division 7 - Temporary Uses. Sec 44-469(8) Permitted
temporary uses and structures.

ALTERNATIVES:

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

Alternatives that you considered that comply with existing regulations:

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

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

Matt Witte - VP of Operations
 Print Name: Wisconsin Humane Society

 Print Name:

2-2-22
 Date

 Date

OFFICE USE ONLY:	Parcel# 21-1186	Residential \$75 ____	Commercial \$150 ____
District: 6 Zoning: BP	Meeting Date: 3/21/22	Receipt #: 2760243-6	
Submittal Date:	Staff Signature:		

Describe the Variance Request:

In January of 2018, the former Bay Area Humane Society was acquired by the Wisconsin Humane Society (WHS). Just months after acquisition, WHS placed a temporary trailer onsite for the purpose of providing additional physical space for cats, thereby improving the quality of care for cats. (We receive approximately 2,000 homeless cats from the community every year.) The placement of the temporary trailer was conditionally approved in early 2018. It was again conditionally approved in late 2021 and early 2022. The two most recent approvals were under the condition that each was good for 90 days pursuant to ordinance on temporary use structures (Division 7 – Temporary Uses Sec. 44-469 (8)).

This variance request seeks to extend the traditional 90-day approval to the maximum allowable amount the board sees fit (presumably 12 months given the application's mention that unless otherwise stipulated by a condition of approval, variances will expire in 12 months).

The trailer has been onsite for nearly four years to date. If variance is approved for 12 months, we would intend to reapply for a variance extension each year for the next few years. We would use the coming years to pursue a long-term strategy for our space needs. We do not intend to use the temporary trailer in perpetuity. We plan to either expand our primary shelter, acquire/build separate space to complement our primary shelter, or build a new, larger primary shelter. We would execute one of those plans in years ahead, and in the meantime, come back to report our progress to one of those plans as we request to extend the variance.

Notes:

- I have also submitted, in more detail, our specific explanation for how this trailer has dramatically improved our work to help the cats of Green Bay. I also submitted the explanation in the aforementioned approvals in late 2021 and early 2022.
- I personally met with our District 6 alderperson, Kathy LeFebvre, to show her the temporary trailer, how we use it, and how the alternative (no trailer) would not be good for the care of the cats we receive. I believe she agreed the trailer is having a positive impact on the community's cats in our care and was impressed by our upkeep of the trailer. She indicated she has received no concerns or complaints about its use, appearance, negative impact on the neighborhood etc.
- Zoning & Planning staff confirmed that while there is a floodplain boundary on our property, both the primary building and the trailer are outside that boundary. (I was not able to locate a site plan that shows the delineated floodplain in time for this application)
- We used this same approach in other communities WHS serves. In our Racine community, we relied on a temporary trailer to provide adequate space for cats from the time we acquired the former operator (2013) to the time we constructed a new facility that no longer required a temporary trailer (2020). We received bi-annual approvals from the local Planning Commission to keep the temporary trailer onsite until the new facility was complete.

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

Division 7- Temporary Uses. Sec 44-469(8) Permitted temporary uses and structures This ordinance allows for "other" temporary structures to be in place for 90 days per calendar year with the possibility of one 90 day extension.

Alternatives

Describe alternatives to your proposal: Not applicable. The alternative is the current conditional use expires in 90 days as written in ordinance.

Alternatives that you considered that comply with existing regulations: We eventually intend to comply with existing regulations. We do not intend to use the temporary trailer indefinitely and therefore don't intend to ask for a variance indefinitely.

Reasons for not pursuing the alternative listed above: We need more time to pursue a plan to expand the existing shelter or acquire new space.

3 Step Test

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

Yes. If we complied with current ordinance the trailer would expire in 90 days. Our primary shelter is not large enough to absorb the cat lodging capacity the trailer provides and provide care in accordance with industry good practice. Nor can we build or acquire additional space in that time.

Alternatives you considered that comply with existing regulations:

Expanding our primary shelter and/or acquiring additional space. Each will take significantly longer than the time provided by the current ordinance.

Reasons for not pursuing the alternatives above:

Time. We do intend to eventually pursue an alternative above, it will take more time than the ordinance currently allows.

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

No, on the contrary we feel approving the variance would be in the public interest. In short, the temporary trailer provides the care capacity that allows WHS to keep cats healthier than they would be without the trailer. When cats get sick, they stay with us longer and our costs are higher than when cats are healthy. Lower costs are beneficial to the public since we contract with the City for the shelter/care of the City's stray animals. Also, when a member of the public reclaims their stray animal from WHS, the odds of the animal being healthy are higher the more space we have. The trailer, for now, provides that space.

Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose or would render conformity with such restrictions be unnecessarily burdensome?

Without the trailer, we simply do not have the space in our shelter to provide industry recommended quality of care standards regarding space provided per animal. The animals of Green Bay, and the people who love them, deserve an environment capable of providing adequate space.

Trailer

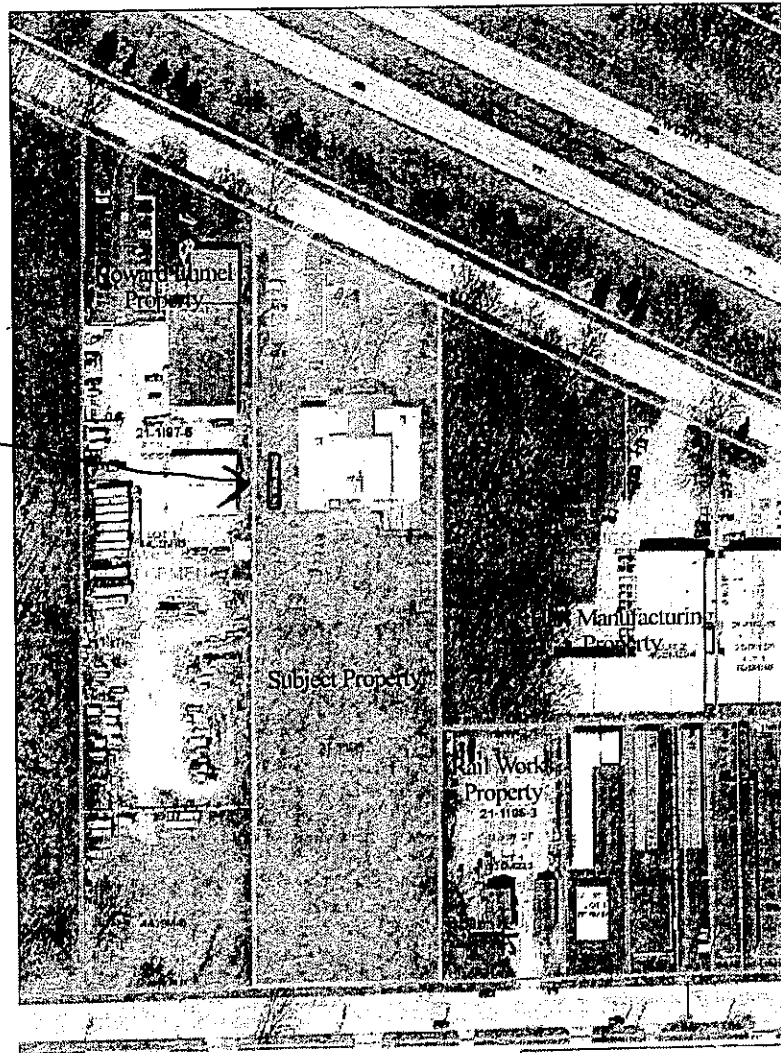


Figure 2 Site Plan View		
Bay Area Humane Society 1830 Radisson St. Green Bay, Wisconsin		
Obtained from Brown County GIS Website		
		
Client:	Bay Area Hum Society	Date: Dec. 20 Scale: NTS Drawn By: ☐
Date:	Dec. 20	
Scale:	NTS	
Drawn By:	☐	





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

MEETING DATE

March 21, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(Appeal 22-006) Jon LeRoy, Mau & Associates, on behalf of Chad Roffers, Chad Roffers Trucking, property owner, proposes to construct a single-family home in a Low Density Residential (R1) District at 220 N. Taylor Street (1882 Gary Lane). The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, side rear yard setback and the interpretation of the Zoning Administrator regarding Section 44-1580 single-family home design (Ald. M. Steuer, District 10).

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

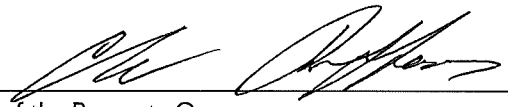
1. Signed Variance Request
2. New Variance Request Gary and Taylor
3. Site Plan South Lot 021022
4. South House Floor Plans with Stairs Added
5. Gary Street Exterior Inspirational Design

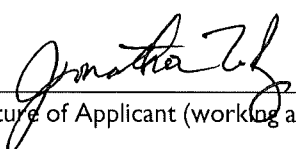
[illegible]

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Please See Attached Documents
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
Please See Attached Documents
Alternatives that you considered that comply with existing regulations:
Please See Attached Documents
Reasons for not pursuing the alternative(s) listed above:
Please See Attached Documents
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
Please See Attached Documents

Would granting the variance be contrary to the public interest? Explain.
Please See Attached Documents
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?
Please See Attached Documents

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)

Chad Ro Her
 Print Name:

Jonathon LeRoy
 Print Name:

1-31-22
 Date

1-31-22
 Date

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

220 North Taylor Street (1882 Gary Lane)

Variance Request

Parcel 6-2114

February 28, 2022

Describe Reason for Variance

Please find the following written narrative and supporting documents as a request for a variance request at part of the existing parcel 6-2114 at 220 N Taylor Street (1882 Gary St) for the purpose of constructing a single family home.

Chad Roffers (property owner and developer) is seeking to develop the vacant lot site to create a two story residential building.

A site plan review was submitted to the city in February. The following items have been attached

Site plan

Conceptual image of the building exterior

Conceptual first and second floor plans

List ordinances the variance will be impacting**Sec 44-554 R-1 Side yard.**

Two story building requires 8 foot sideyard setback. Variance request to allow a 4.5 foot setback. Site plans attached show the building at 4.7 feet off of the property line. The additional 0.2 feet is to allow for construction flexibility.

ALTERNATIVES**Describe alternatives to your proposal**

The lot size and adjacent utility lines and easement create an environment which create a very narrow buildable area. Building width, depth, and placement were considered to create the least amount of potential variances needed for the site.

Alternatives that you considered that comply with existing regulations*Setbacks:*

Due to the size of the lot, no house design is available which would meet all codes. The building size theoretically could be narrowed to 18.5 feet wide. This would allow for building side yard setbacks to be met, however the building would not meet minimum width requirements which are 22 feet. A conscious decision was made to make the building 22 feet to better fit the look of a typical house. Additionally, the extra 3.5 feet allows for room to put a typical front door with ingress/egress on the front of the home.

Safety:

The building does and driveway do not face Taylor Street for a number of reasons. The overhead lines are higher voltage lines. This requires the 30 foot total utility easement around said lines. The building has been placed as far as possible along said line. If the building were to be turned to face Taylor, side yard setbacks would be replaced for rear yard setbacks. This would create a much larger request for relief due to the 25 foot standard. Additionally, developer found it appropriate to keep the drive entrance on Gary, rather than the beginning of the right turn lane on Taylor as it approaches Dousman. Taylor loses a travel lane to the north as the right lane becomes a right turn only.

With these reasons in mind, the building place has been set upon Gary. Due to utility easements and the general narrow nature of the lot, a narrow building is warranted.

Building Size:

The building size is somewhat small and is not ordinary, but it meets minimum size requirements. The building is two stories tall. The majority of homes in the neighborhood are single story, but a handful of homes are two stories. This building style is trying to offer a more affordable housing option to the public to purchase which still maintains functionality of a more typical home. The home still offers an attached two stall garage, work area, two bedrooms, and large yard space. To narrow the home down to an 18.5 foot build, a garage space would be eliminated, the dinning area would be eliminated, and a bedroom would either be eliminated or square footage would be substantially reduced. Additionally, while the building as proposed looks unique to the neighborhood, it would meet building width code. The building would look quite out of place if it becomes narrower.

THREE STEP TEST

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

Yes, due to the limited buildable area, to meet building size minimum widths, the house goes past the eight-foot setback. Most homes in the neighborhood are up at the six foot side yard. This request would asks for a variance to be granted at 4.5 feet. Developer believes there is sufficient room to still build the home and a future property owner would be aware of the narrow nature of setback for maintenance purposes on the east side of the home.

Would granting the variance be contrary to the public interest?

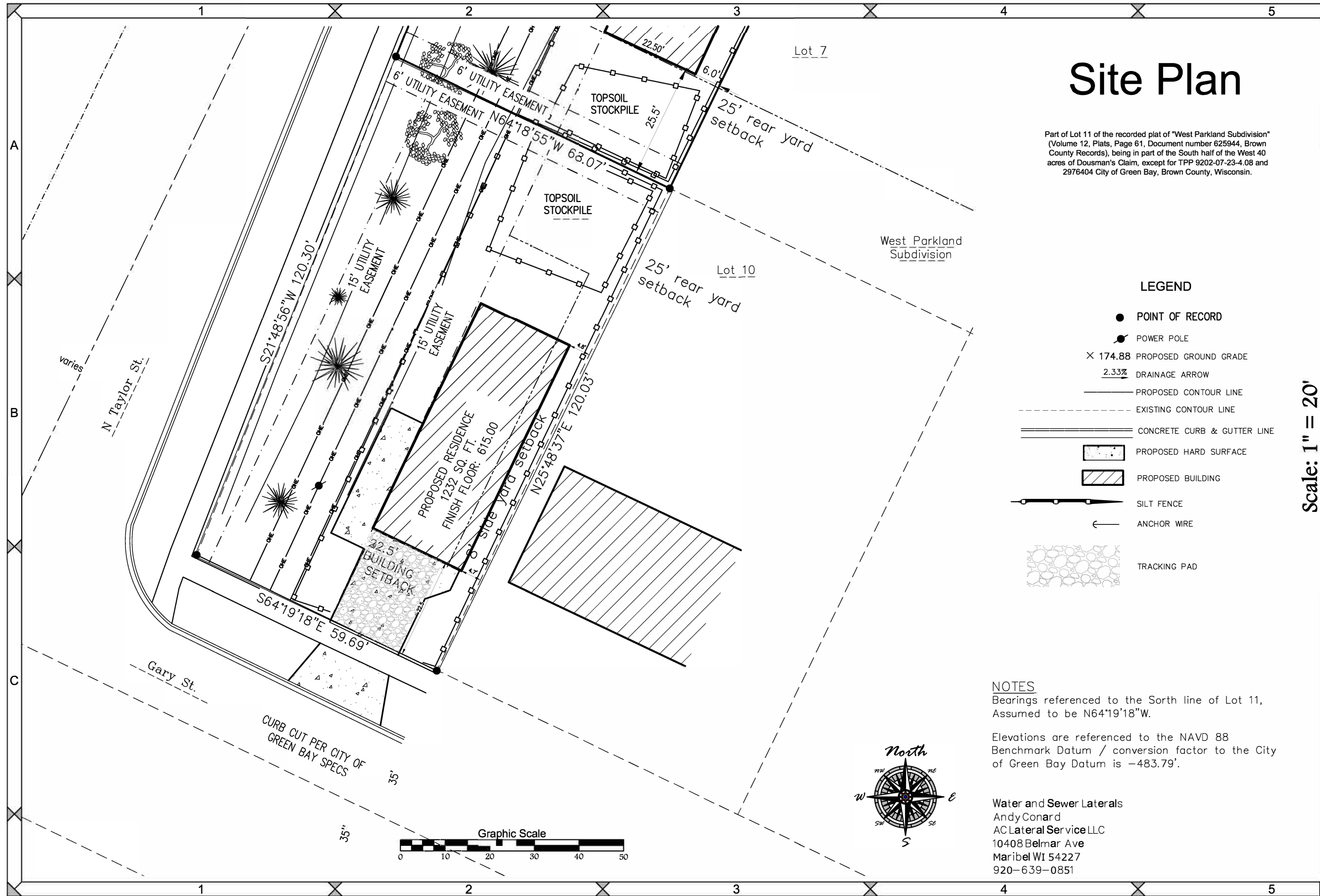
The request to be at 4.5 feet off the side yard was set in place to give as much room as possible to maintain a setback. Developer is not looking to make the building any wider than the minimum building width as code allows. Due to the geographic constraints this lot has compared to most other lots, trade offs needed to be met.

While narrow, room exists to maintain the side of the property.

Why would not getting the variance unreasonably prevent you from using the property for permitted use?

The proposed building is at the required minimum width for a building. An 18.5-foot building could be made, but it would make the already limited building space limited. The garage would need to be changed to a single stall to still allow for a door ingress/egress with the property. The building is a somewhat narrow 22 feet. It's different than many of the wide front facing homes typical of the neighborhood, but still meets a standard single family residential minimum width in the presented form.

To develop upon this property, a building will need to have considerations taken. Developer feels the best for public interest is to request a side yard which is 18 inches narrower than most every side yard along Gary Street, rather than request a home which is 3.5 feet narrower than the 22 foot minimum requirement.



Site Plan

Part of Lot 11 of the recorded plat of "West Parkland Subdivision" (Volume 12, Plats, Page 61, Document number 625944, Brown County Records), being in part of the South half of the West 40 acres of Dousman's Claim, except for TPP 9202-07-23-4.08 and 2976404 City of Green Bay, Brown County, Wisconsin.

LEGEND

- POINT OF RECORD
- ⦿ POWER POLE
- × 174.88 PROPOSED GROUND GRADE
- 2.33% DRAINAGE ARROW
- PROPOSED CONTOUR LINE
- - - EXISTING CONTOUR LINE
- ==== CONCRETE CURB & GUTTER LINE
- [Pattern] PROPOSED HARD SURFACE
- [Hatched] PROPOSED BUILDING
- SILT FENCE
- ANCHOR WIRE
- [Pattern] TRACKING PAD

NOTES

Bearings referenced to the South line of Lot 11, Assumed to be N64°19'18"W.

Elevations are referenced to the NAVD 88 Benchmark Datum / conversion factor to the City of Green Bay Datum is -483.79'.

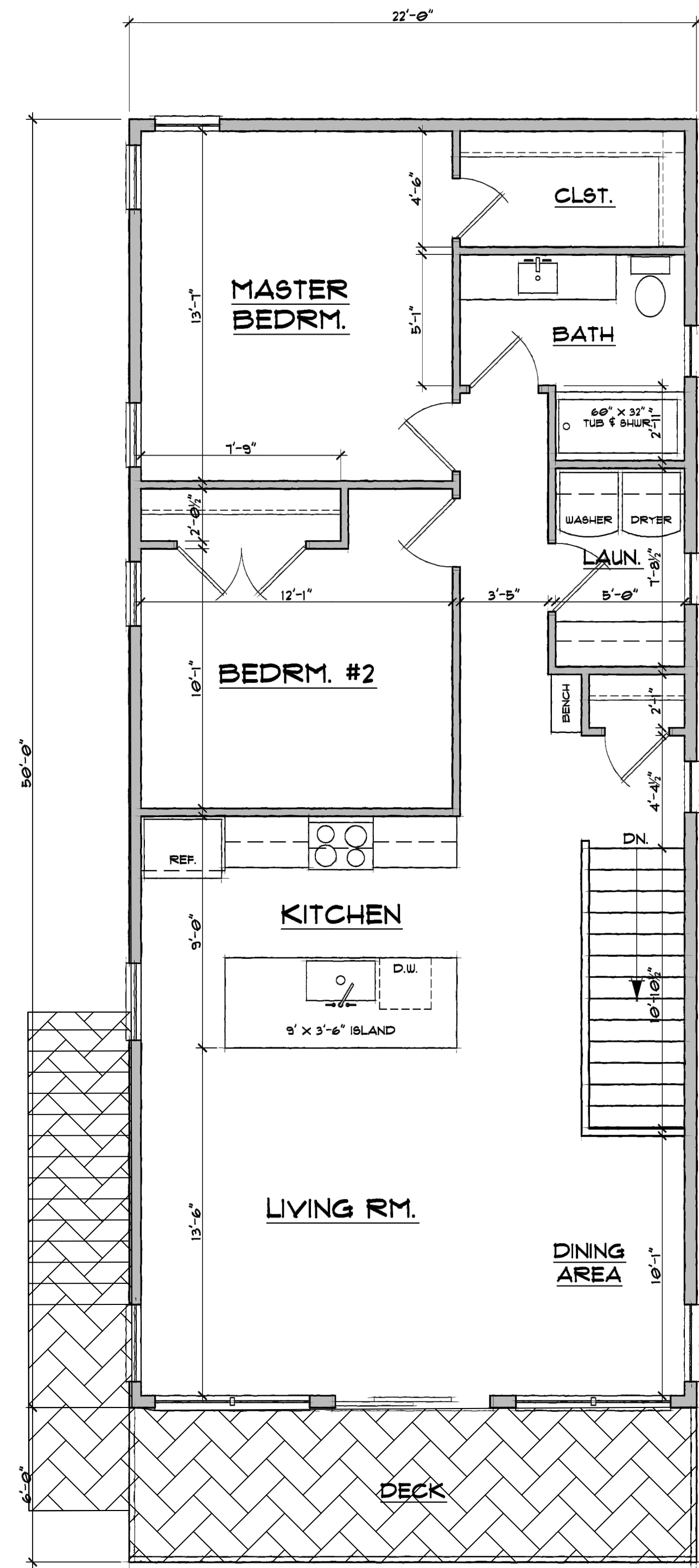
Water and Sewer Laterals
Andy Conard
AC Lateral Service LLC
10408 Belmar Ave
Maribel WI 54227
920-639-0851

Scale: 1" = 20'

Sheet Two of Three
Project No.: C-1122
Drawing No.: X-1234
Fieldwork Completed: 01.28.2022

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

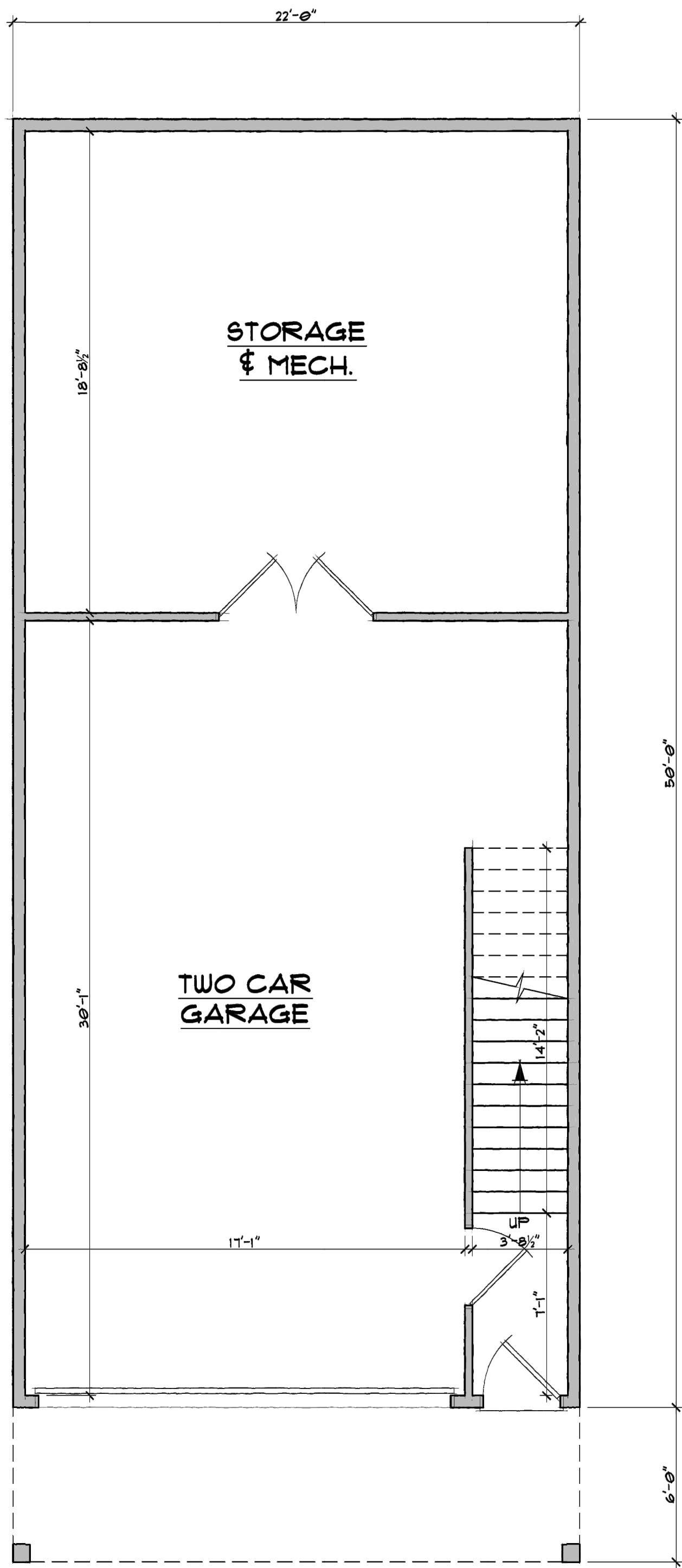
Client: C Roffers
Tax Parcel: 6-2114
Drafted By: JEL
File: C-1122SitePlan 020222.dwg
Data File: C-1122.txt



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1,100 SQ.FT.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



Gary Street Exterior Inspirational Design



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

MEETING DATE

March 21, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

(Appeal 22-007) Zachary Vander Meulen, property owner, proposes an attached garage addition in a Low Density Residential (R1) District at 1312 Biemeret Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, rear yard setback and Section 44-590(b)(2), size of accessory structure (Ald. C. Wery, District 8).

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

- I. App 1312 Biemeret



DATE:		PROJECT #: 107924	APPEAL #: 22-07
APPLICANT INFORMATION:			
Name: Zachary Vander Meulen			
Business Name:			
Address: 1312 Biemeret St			
City, State, Zip: Green Bay WI 54304			
Phone: 920			
Email: mrv-vand@ yahoo.com			
Property Owner Information (if different from above):			
Name: Randy			
Business Name: 1511 S. Ridge Rd			
Address:			
City, State, Zip:			
Phone:			
Email:			
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:			
Location/Address: 1312 Biemeret St			
Tax Parcel Number(s): 6-850			
Describe the Variance Request:			
Asking for Back Yard Variance For a new garage + 87 SF extn in SF. for the garage			

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

Back yard Set Back - SECTION 44-554, TABLE 44-2, REAR YARD
87 SF ^{min} Between garage & House - SETBACK
SECTION 44-590(1)(2) total floor area attached garage.

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:

I cant meet the Back yard Set Back

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. The new garage wont fit the back yard
Set back. My Lot is a corner Lot.

Zachary Vander Meulen

the house was built in the 50^s
when people had no or only one
vehicle. Putting a new garage on
the house will make it more current
and up-to-date with today's liFeSTyles.

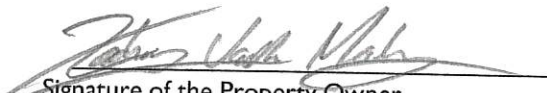
Would granting the variance be contrary to the public interest? Explain.

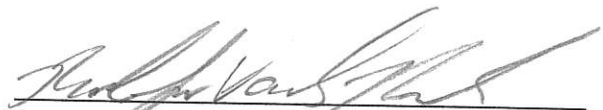
No my house would be in line with the other Houses. My neighbors grage is set back in his lot my grage would be next to his I think this would mach

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?

The old grage freeze wall is Ailing I'm trying to redo my House to make It more modern looking. I think a well kept looking house is an asset to me and to the city + public when they drive by. When I get married we will Have 2 cars. there are more + more cars stolen. I would like them locked up. I have a trailer + 4 wheeler, snowblower Garbage cans they should be kept in the garage to.

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)

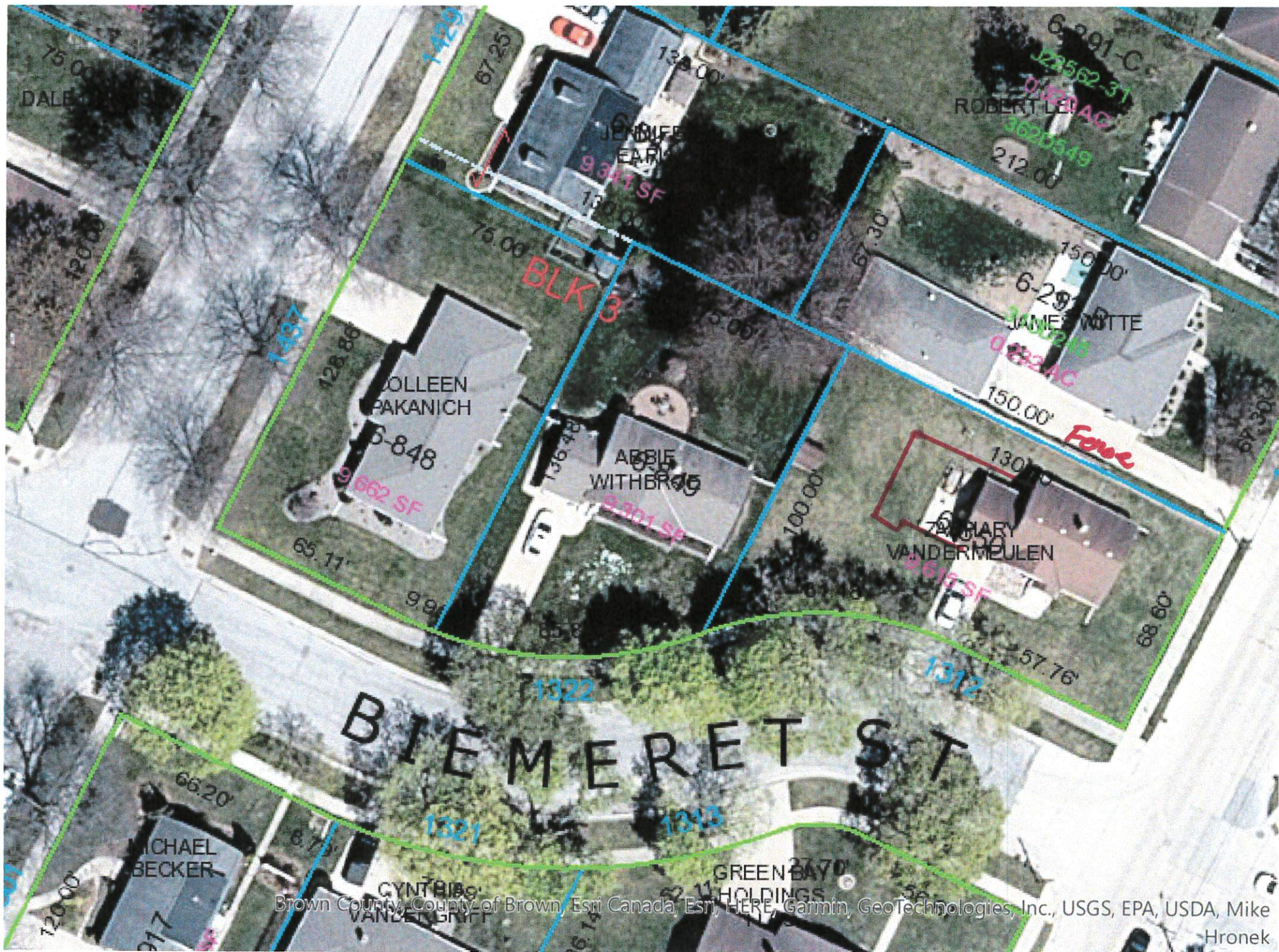
Zachary Van der Meulen
Print Name:

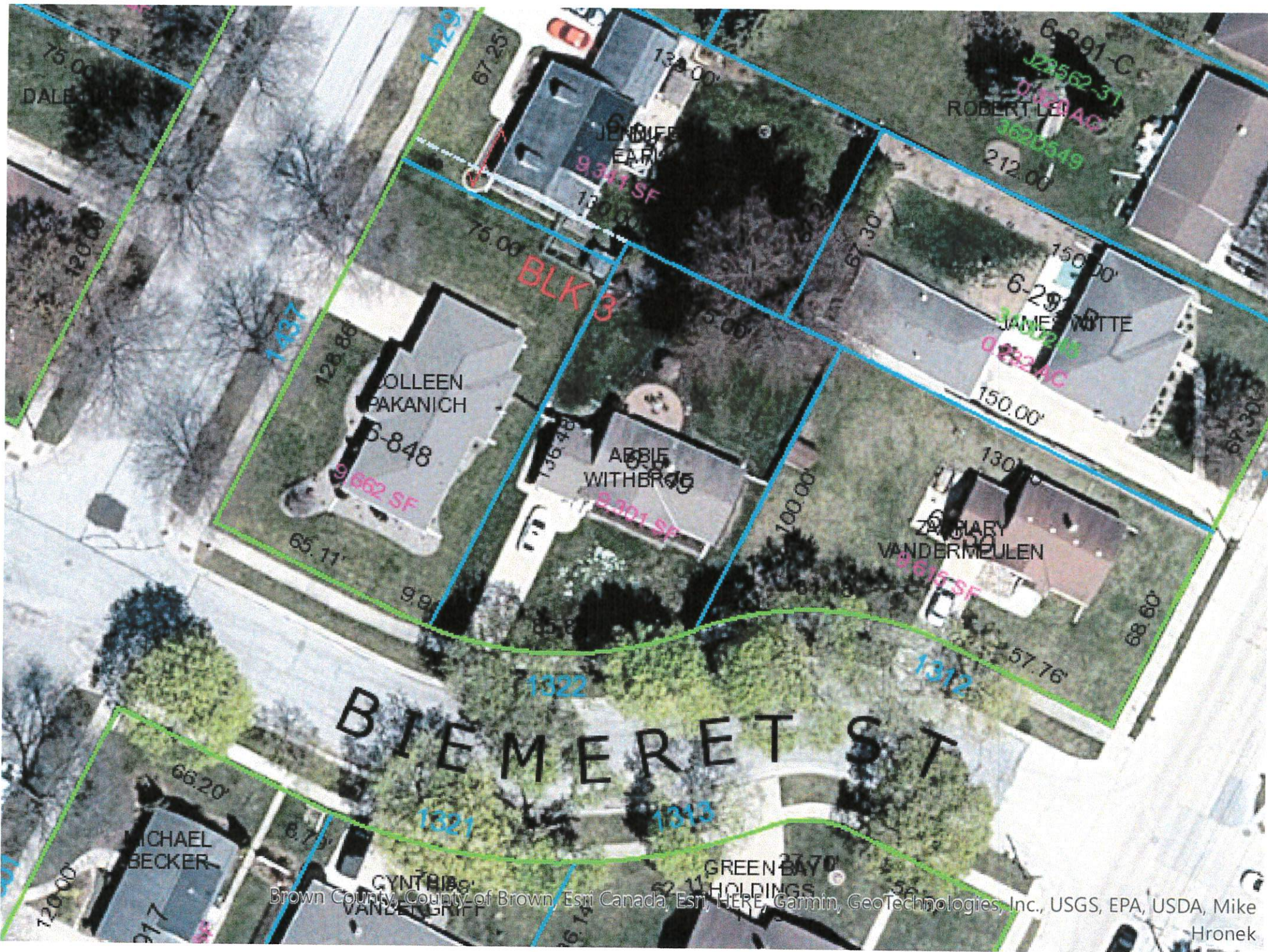
Randy Van der Meulen
Print Name:

2-16-22
Date

2-16-22
Date

OFFICE USE ONLY:	Parcel#	Residential \$75 _____ Commercial \$150 _____
District: Zoning:	Meeting Date:	Receipt #: 27603275
Submittal Date:	Staff Signature:	





Design ID: 329452368306

Estimate ID: 67171

MENARDS
Design & Buy GARAGE

Job	Truss	Truss Type	Qty	Ply	MATT ROFFMAN
QTREC0322365	T1	COMMON	14	1	Job Reference (optional)
Midwest Manufacturing, Eau Claire, WI					
8.120 s Jun 27 2017 MITek Industries, Inc. Tue Aug 8 06:42:25 2017 Page 1					
ID:1Krk96Y7hipC27ipKJsa1azWSC8-nT08gGE1NjvDM9op6oaN8ts7KLvV7GhZPyWCq8yq_hS					
-10-0 3-0-0 10-0	6-8-7	6-8-7	6-3-9	13-0-0	6-3-9 19-3-9 6-8-7 25-0-0 27-0-0 10-0
Scale = 1:47.0					

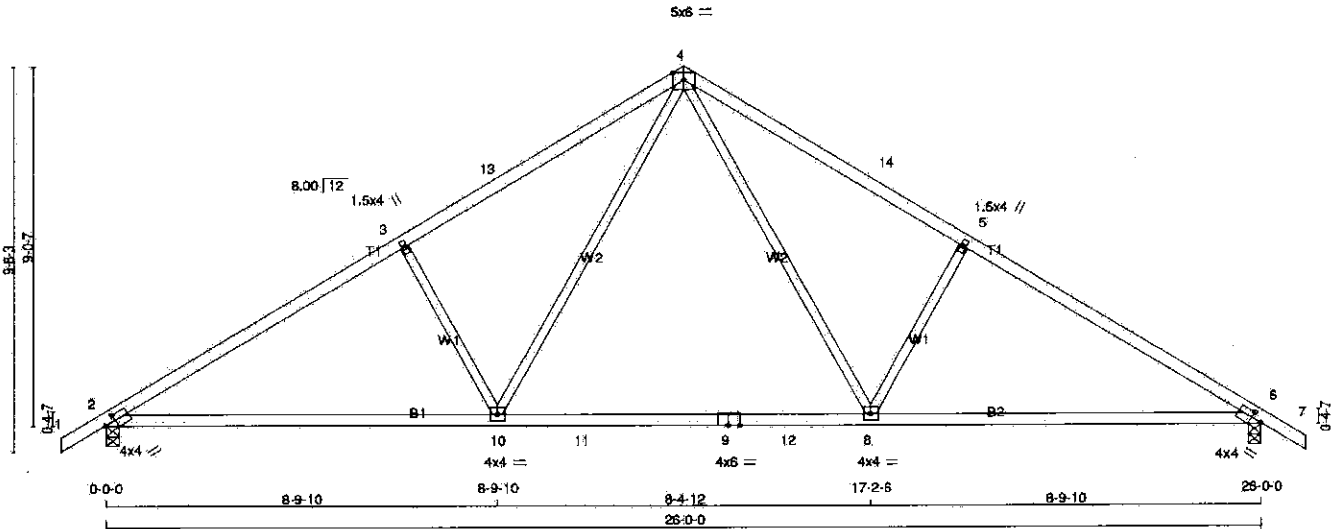


Plate Offsets (X,Y)-- [2:0-2-15,0-1-13], [6:0-2-15,0-1-13]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL (roof) 30.0	2-0-0	TC 0.68	in (lcc) l/defl L/d	MT20	197/144
Snow (Ps/Pg) 27.7/40.0	Plate Grip DOL 1.15	BC 0.83	Vert(LL) -0.30 8-10 >999 240		
TCDL 10.0	Lumber DOL 1.15	WB 0.35	Vert(TL) -0.42 8-10 >741 180		
BCLL 0.0	Rep Stress Incr YES	Matrix-R	Horz(TL) 0.07 6 n/a n/a		
BCDL 10.0	Code IRC2009/TPI2007			Weight: 91 lb	FT = 0%

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud *Except*
 W2: 2x3 SPF No.2

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 3-0-12 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. (lb/size) 2=1470/0-3-8 (min. 0-2-5), 6=1470/0-3-8 (min. 0-2-5)
 Max Horz 2=205(LC 7)
 Max Uplift 2=131(LC 9), 6=131(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-3=2065/189, 3-13=1833/218, 4-13=1688/245, 4-14=1688/245, 5-14=1833/218,
 5-6=2065/189

BOT CHORD 2-10=111/1592, 10-11=0/1073, 9-11=0/1073, 9-12=0/1073, 8-12=0/1073, 6-8=50/1592
 WEBS 3-10=468/201, 4-10=90/800, 4-8=90/800, 5-8=468/201

JOINT STRESS INDEX

2 = 0.82, 3 = 0.51, 4 = 0.87, 5 = 0.51, 6 = 0.92, 8 = 0.67, 9 = 0.65 and 10 = 0.67

NOTES (11)

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCCL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and G-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; G-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) TCLL: ASCE 7-05; Pr=30.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B; Fully Exp.; Ct=1.1
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.
- 6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCCL = 10.0psf.
- 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 131 lb uplift at joint 2 and 131 lb uplift at joint 6.
- 10) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

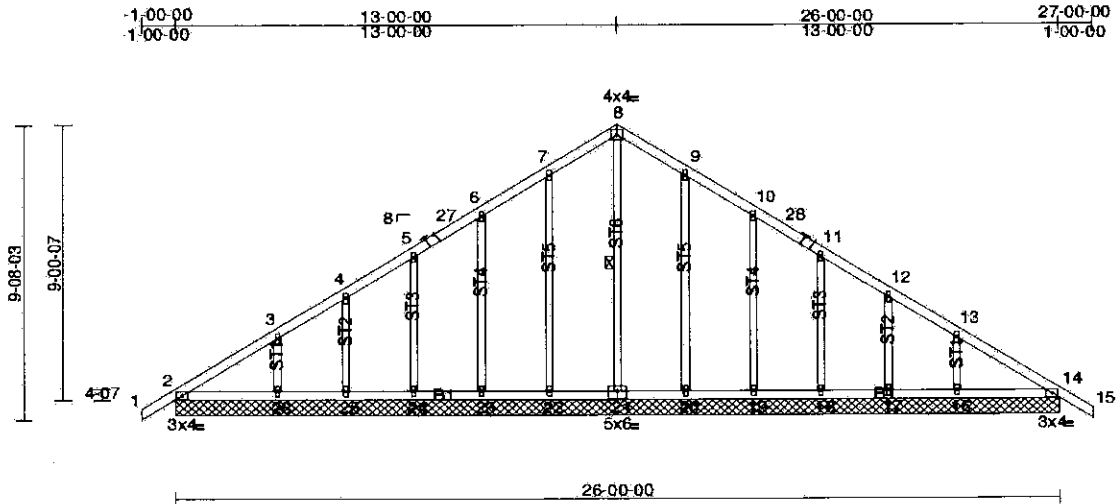
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0523233	T1E	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8.120 s Aug 1 2017 Print: 8.120 s Aug 1 2017 MITek Industries, Inc. Wed Aug 30 15:48:35 2017

Page: 1

ID: PQ8pa111OMEJ7X4s74cDQRyleL-MlwZz6VxjYUY17q6i7GbqyUV09K7qR_89HbEnUyJedQ



Scale = 1:81.4

Plate Offsets (X, Y): [21:3-00,3-00]

Loading	(psf)	Spacing	2'-00-00	CSI	DEFL	In	(loc)	I/defl	L/d	PLATES	GRIP
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.32	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.11	n/a	-	n/a	999		
TCOL	7.0	Rep Stress Incr	YES	WB	0.42	0.01	14	n/a	n/a		
BCOL	25.0*	Code	IRC2009/TPI2007	Matrix-R							
BCDL	10.0										
Weight: 112 lb FT = 15%											

LUMBER

TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x3 SPF Stud *Except* ST6,ST5,2x3 SPF No.2

BRACING

TOP CHORD
BOT CHORD
WEBS

Structural wood sheathing directly applied or 6'-0-0 oc purlins.
Rigid ceiling directly applied or 10'-0-0 oc bracing.
1 Row at midpt. B-21

REACTIONS

All bearings 26'-00-00.
(lb) - Max Horiz 2--205(LC 7)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 14, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26
Max Grav All reactions 250 (lb) or less at joint(s) except 2=349(LC 1),14=349(LC 1),16=487(LC 15),17=284(LC 1),18=356(LC 4),19=423(LC 4),20=455(LC 4),21=292(LC 1),22=455(LC 3),23=423(LC 3),24=356(LC 3),25=284(LC 1),26=487(LC 14)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
7-22=-314/62, 6-23=-284/76, 3-26=-274/83, 9-20=-314/59, 10-19=-284/77, 13-16=-274/92

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCOL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) exterior zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Pr=42.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=41.6 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp; Ct=1.1
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhangs non-concurrent with other live loads.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-6-0 tall by 2'-0-0 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 22, 23, 24, 25, 26, 20, 19, 18, 17, 16, 14.
- This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

yellow = Ext Driveway
 green = Finish Driveway
 Red Dot = Drive w/ w/ city tree





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

MEETING DATE

March 21, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(Appeal 22-008) Rob Jagodeinski, Loch Construction, on behalf of Joseph and Ann Pryal, property owners, propose to retain an existing driveway expansion in a Low Density Residential (R1) District at 425 Manchester Drive. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1746(2)(c), Parking for single and two family uses and Section 44-1746(3) driveway width taper (Ald. M. Steuer, District 10).

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

- I. App 425 Manchester Dr



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 2-16-2022	PROJECT #: 106382	APPEAL #: 22-08
APPLICANT INFORMATION:		
Name: Rob J Abadzinski		
Business Name: Rob J Abadzinski Builders (Locks (constructor))		
Address: 14408 Warrington Lake Lane		
City, State, Zip: Gillett WI 54124		
Phone: 920 360 9507		
Email: rjabadzinski70@gmail.com		
Property Owner Information (if different from above):		
Name: Joseph and Ann Pryal		
Business Name:		
Address: 425 Manchester Dr		
City, State, Zip: Green Bay, WI 54303		
Phone: 920-615-0672		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 425 Manchester Dr Green Bay, WI 54303		
Tax Parcel Number(s): 6-2690		
Describe the Variance Request: widened the Driveway to the right from Road 6" foot. widened to left 2.5 foot. and the Apron had permits and inspection done. then poured concrete. Now we need to get Variance for the work that was done. driveway was very narrow and hard to get. two vehicles on driveway plus camper was parked on the side of driveway in front lawn wrecking grass and looking terrible many driveways in the area have similar looks we ask that this can be done to be useable and make it easier for use and look's nice. Thanks you.		

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

SECTION 44-1746(3) driveway width

ALTERNATIVES:

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

To be able to use Driveway and camper parking Driveway needs angle for length of camper and truck to back in Driveway. Their 15' 1/2 Enough Room (space) between Garage at 425 and neighbor to park in between

Alternatives that you considered that comply with existing regulations:

my understanding and advise Giving to me was. Stay 2.5" of lot line and we would be okay asking for forgiveness or variance on Driveway to make it work for owner

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

the lawn will look terrible mud after time hard to back on the area with camper

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 Driveway widened and angled, makes it useful and looks nice for neighbors and passer byers many neighbors have the same or similar Driveways

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

yes neighbors already commented on the look of it and saying how nice it is (looks like a fuction) and anyone would be happy to have that as their own Driveway

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?

Camper would sit on grass and it would look like an eye soar to the area keep road clean and maintain property to look good for neighbor hood

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

Joseph F Poyal

Print Name:

Joseph F Poyal

Date

2/28/2022

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

Rob J Abodzinski

Print Name:

Rob J Abodzinski

Date

2-12-22

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

We needed to expand our driveway
in order to be able to park our
travel trailer and be compliant
with city regulations. Our driveway
wasn't wide enough to accommodate
~~and~~ ^{and} we didn't have enough room
on the side of the garage or
on the opposite side of the house

Just FYI

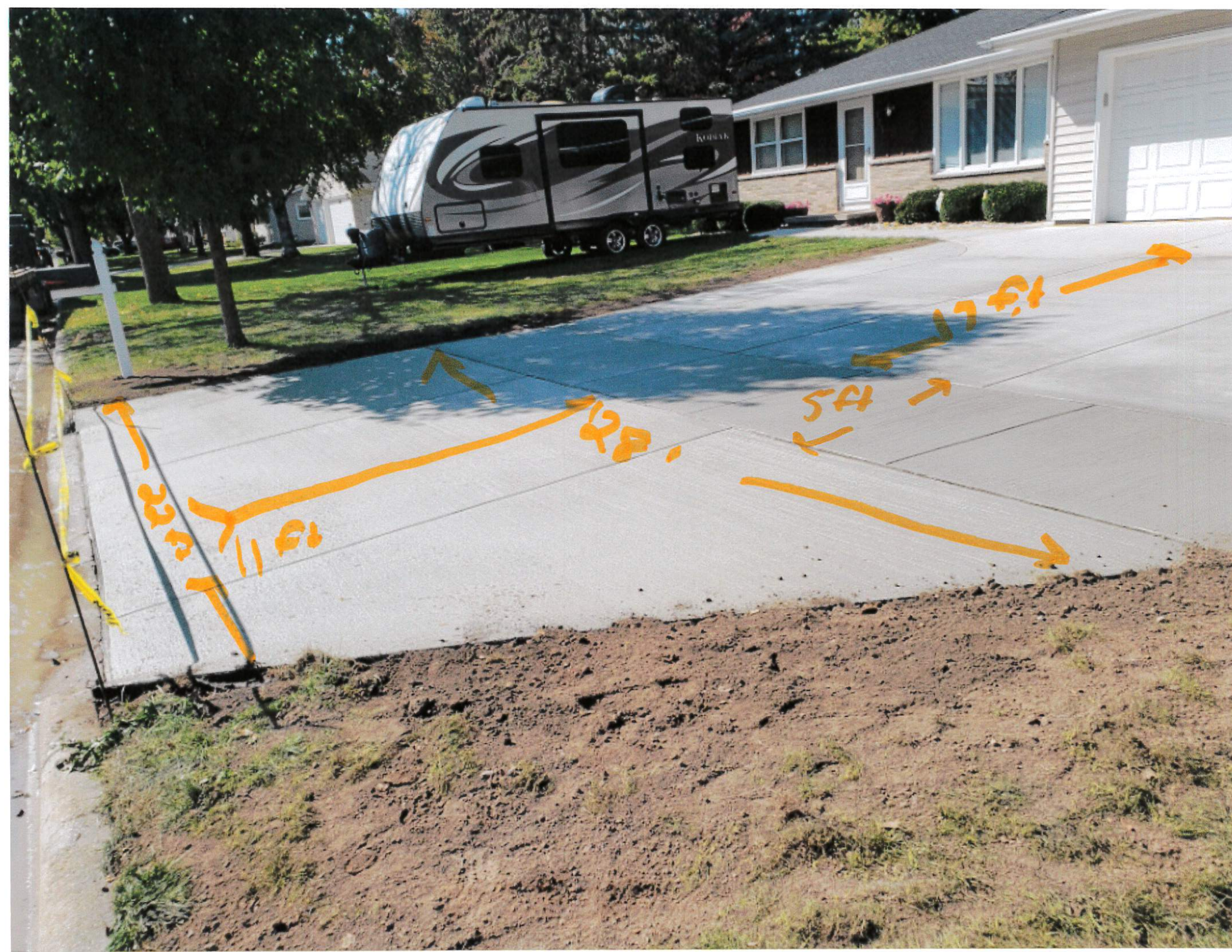


6-76-2
18,750 SF
LOT 3
6CSM225















1265 Lombardi
Ave. Greer Bay WI
54304

1265 Lombardi
Av. Greenbay Wi.
54304

MADE IN U.S.A.
LIFE CONT.



Show search results for **425 MANCH...**

6-1954

TRAVIS L
CONARD

6-2689

JOSEPH F ANN
CHRISTINE
PRYAL

6-2690

GREEN BAY HOLDINGS I LLC

LOT 1
6CSM225

6-76-7

6-76-2

LOT 3
6CSM225

KEVIN M SAMANTHA L
PLATKOWSKI

LOT 2
6CSM225

25.

85,640.95 576,344.05 Feet



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

MEETING DATE

March 21, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(Appeal 22-009) Eric Hansen, property owner, proposes to retain an existing driveway expansion in a Low Density Residential (R1) District at 3007 Brook Park Drive. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1746(2)(c), Parking for single and two family uses and Section 44-1746(3) driveway width taper (Ald. B. Dorff, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Updated App - 3007 Brook Park Dr

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

RCPT# 276 6343-7

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

DATE:	PROJECT #: 107926	APPEAL #: 22-09
APPLICANT INFORMATION:		
Name:	Eric E Hansen	
Business Name:		
Address:	454 Masters Drive	
City, State, Zip	Green Bay, WI. 54311-8492	
Phone:	920-676-0688 or 920-676-7505	
Email:	ehansen2008@hotmail.com or julie.hansen6@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:	3007 Brook Park Drive + 312 Laverne Drive	
Tax Parcel Number(s):	21-3694	
Describe the Variance Request:	To allow the current driveway design to stay intact as well as the taper design used, to allow for handicap van accessibility and additional parking for a tenant with a family using two or three vehicles. Allowing will eliminate potential parking citations, most importantly allowing my handicapped daughter easy access from her van to concrete and home.	

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

SECTION 44-1746(3), driveway width

ALTERNATIVES:

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

The Current design now allows for easy access from the handicap van while allowing tenants on the Laverne side to use their parking as designed.

Alternatives that you considered that comply with existing regulations:

unfortunately I/we did not consider alternatives. There just is not good parking or handicap accessibility to this duplex. When constructed it was typical for families to have one vehicle. As it is, only a small compact vehicle can fit in either garage forcing tenants to park outside

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

None pursued. Also, ADA and legal requirements, recommend Accessibility and safety considerations, making areas safe for both people with disabilities and older people is and should be a priority. It is also advisable to make driveways wide enough for a vehicle to turn around in.

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 previous driveway configuration was poorly designed and did not allow for additional parking and zero handicap van accessibility. The van currently used by my daughter has an auto ramp that extends to the side which did not allow her to exit the vehicle when tenants on Laverne side parked outside, unfortunately that is a daily practice.

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

NO, I don't believe the current driveway configuration would matter to the general public. Also, per ADA guidelines prohibit discrimination and help ensure that all people safe access everywhere.

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?

Not granting the variance would make it nearly impossible for a two or three car family rent this property. Regardless of my wish for handicap easy access, since owning the property both tenant sides have incurred unreasonable parking tickets and warnings. The variance would eliminate two major issues. Handicap vehicle accessibility and lack of tenant parking.

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.

Eric E. Hansen

Signature of the Property Owner

Julie M. Hansen

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

ERIC E. Hansen

Print Name:

Julie M. Hansen

Print Name:

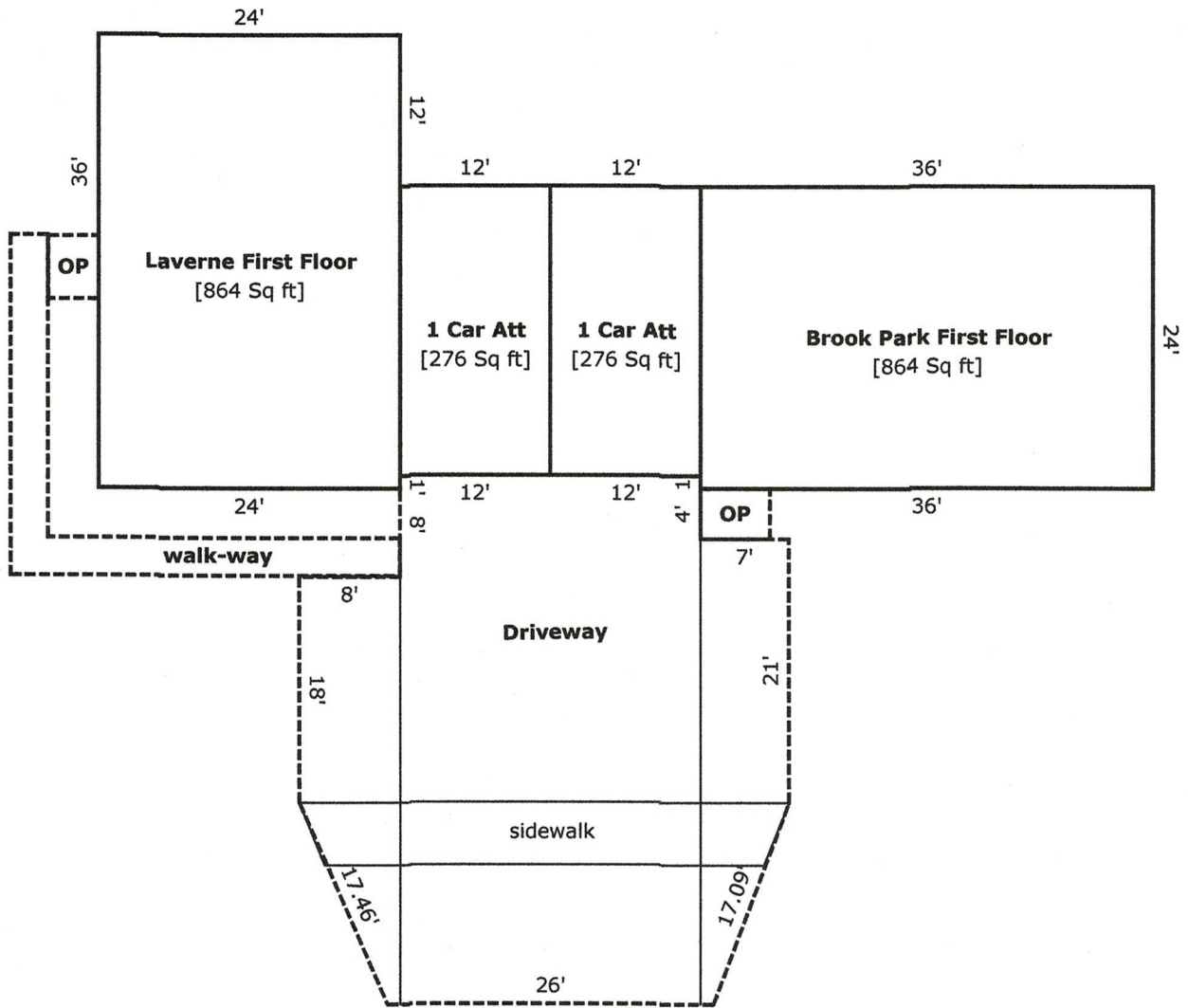
1-17-2022

Date

1-17-2022

Date

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



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
Brook Park First Floor	864 Sq ft	36×24	= 864
Laverne First Floor	864 Sq ft	24×36	= 864
Total Living Area (Rounded):	1728 Sq ft		
Non-living Area			
1 Car Att	276 Sq ft	12×23	= 276
OP	20 Sq ft	5×4	= 20
OP	22 Sq ft	5.5×4	= 22
Driveway	1435 Sq ft	24×5	= 120
		31×3	= 93
		39×18	= 702
		26×16	= 416
		$0.5 \times 7 \times 16$	= 56
		$0.5 \times 16 \times 6$	= 48
walk-way	165 Sq ft	3×24	= 72
		3×31	= 93
1 Car Att	276 Sq ft	23×12	= 276









