



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, OCTOBER 17, 2022, 4:30 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, Barb Dorff, Tom Hoy, and Steven Schuchart
Alternate: Corey Bogenschutz
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 October 17, 2022, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

1. Approval of the minutes from the September 19, 2022, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

1. (Appeal 22-31) Robert J. Kendall Jr, applicant, on behalf of Ingeborg V. Kendall, property owner, proposes the addition of a carport in the front of a single-family home in a Low-Density Residential (R1) District at 2871 St. Anthony Drive. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-590 Table 44-4, placement of an accessory building in the front yard setback (Ald. S. Campbell, District 6).
2. (Appeal 22-35) Mike Leifker, Integrated Community Solutions, applicant and property owner,

proposes a dumpster area which is not fully enclosed at 1240 University Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-1917 (c): For a rectangular trash area, walls or enclosure gates are required to be fully enclosed. A rectangular trash area requires a 4-wall fence type enclosure. The applicant is seeking a 3-wall enclosure (Ald. R. Scanell, District 7).

3. (Appeal 22-36) Christopher and Pamela Clough, applicants and property owners, propose building an accessory building within the minimum side yard setback in a Low-Density Residential (RI) District at 1000 Cornelius Drive. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-590 Table 44-4, placement of an accessory building in the side yard setback (Ald. J. Grant, District 1).

F. Informational.

1. Quasi-Judicial Hearings Training.
2. Discussion on procedural items related to the Zoning & Planning Board of Appeals.
3. Next meeting date: November 21, 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.

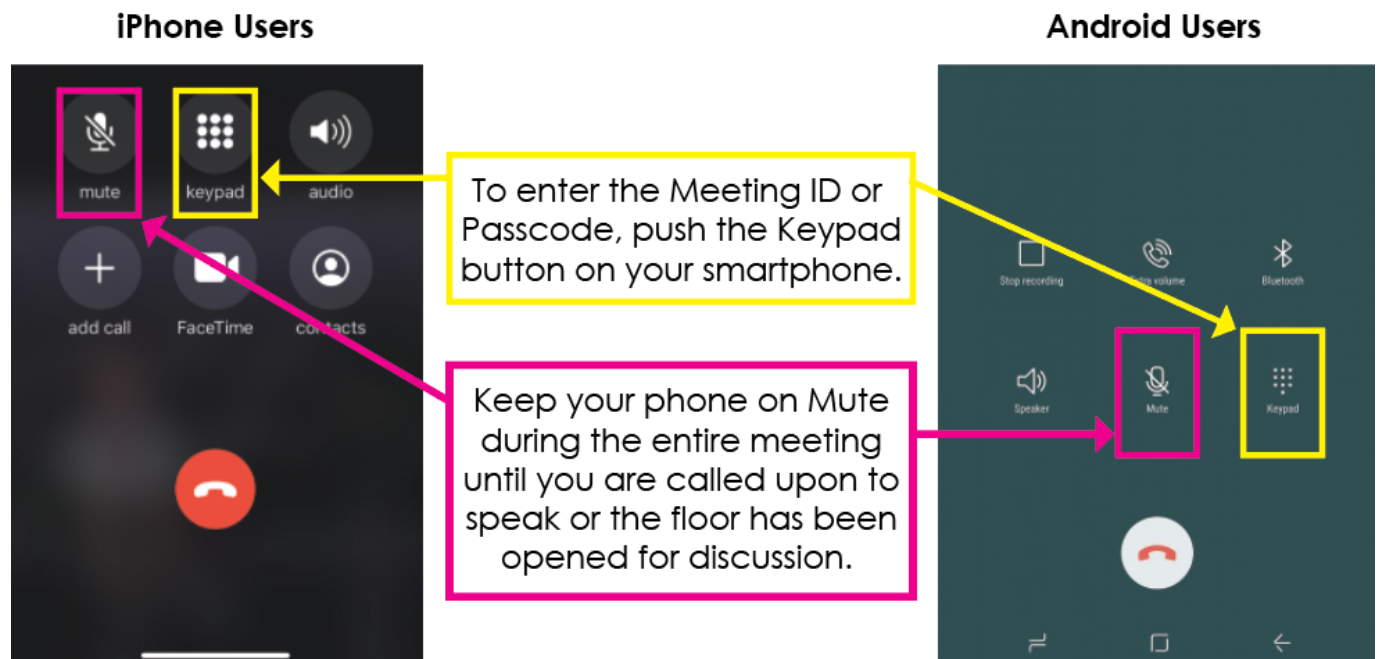
Additional Information

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

October 17, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 22-31) Robert J. Kendall Jr, applicant, on behalf of Ingeborg V. Kendall, property owner, proposes the addition of a carport in the front of a single-family home in a Low-Density Residential (R1) District at 2871 St. Anthony Drive. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-590 Table 44-4, placement of an accessory building in the front yard setback (Ald. S. Campbell, District 6).

BACKGROUND

Section 44-590 Table 44-4, placement of an accessory building in the front yard setback. The property owner requests constructing a carport accessory structure in the driveway in front of the primary building. This item was held from the September 2022 Board of Appeals meeting.

Section 44-141 related to findings for variance states:

No variance shall be granted by the Board unless it finds that the following facts and conditions exist and so indicates in the minutes of its proceedings.

- a. Preservation of intent: A variance would not be inconsistent with the spirit, purpose, and intent of the regulations for the district in which it is requested.
- b. Exceptional circumstances: Exceptional, extraordinary, or unusual circumstances or conditions apply to the lot or intended use that do not apply generally to other properties or uses in the same district, and the variance is not of so general or recurrent a nature to suggest that this chapter should be changed.
- c. Preservation of property rights: The variance is necessary for the preservation and enjoyment of the same substantial property rights which are possessed by other properties in the same district and vicinity.
- d. Absence of detriment: The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the spirit, purpose, and intent of this chapter or the public interest.
- e. Hardship: The alleged difficulty in complying with the Municipal Code is not self-imposed nor is it based solely on economic grounds.

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

1. Appeal 22-31 Application
2. Appeal 22-31 Carport Image

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

DATE: 8/29/22	PROJECT #: 108586	APPEAL #: 22-31
APPLICANT INFORMATION:		
Name: Ingeborg V. Kendall		
Business Name: N/A		
Address: 2871 St. Anthony Drive		
City, State, Zip: Green Bay, WI 54311		
Phone: (920) 455-0962 (Home), (209) 322-5656 (Cell)		
Email: rkmarines25@gmail.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: 2871 St. Anthony Drive, Green Bay, WI 54311		
Tax Parcel Number(s): 21-429-10		
Describe the Variance Request:		
Request to build carport in driveway, which is located on right/front of house.		

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

ALTERNATIVES:

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

Having a driveway that led to garage.

Alternatives that you considered that comply with existing regulations:

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

City made owner remove driveway leading to small garage.

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, former driveway was removed by city direction.
Also, unusable in winter due to slope of land.

Would granting the variance be contrary to the public interest? Explain.
No, It is a simple car port that would look aesthetically pleasing
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?
City directed owner to removal existing gravel driveway. Owner cannot use small garage on back corner of property. Owner needs carport to protect vehicles from snow, sun, hail, etc.

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.

Ingeborg V. Kendall
Signature of the Property Owner

Robert J. Kendall Jr.
Signature of Applicant (working as "Agent" for owner)

INGEBORG V. KENDALL
Print Name:

ROBERT J. KENDALL JR.
Print Name:

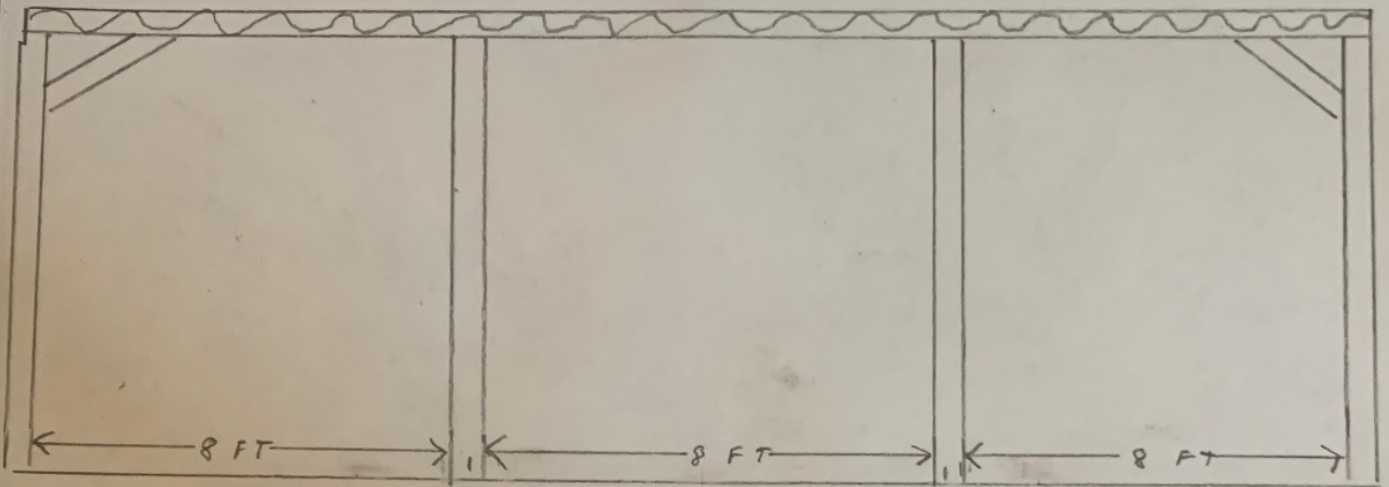
8/29/2022
Date

8/29/2022
Date

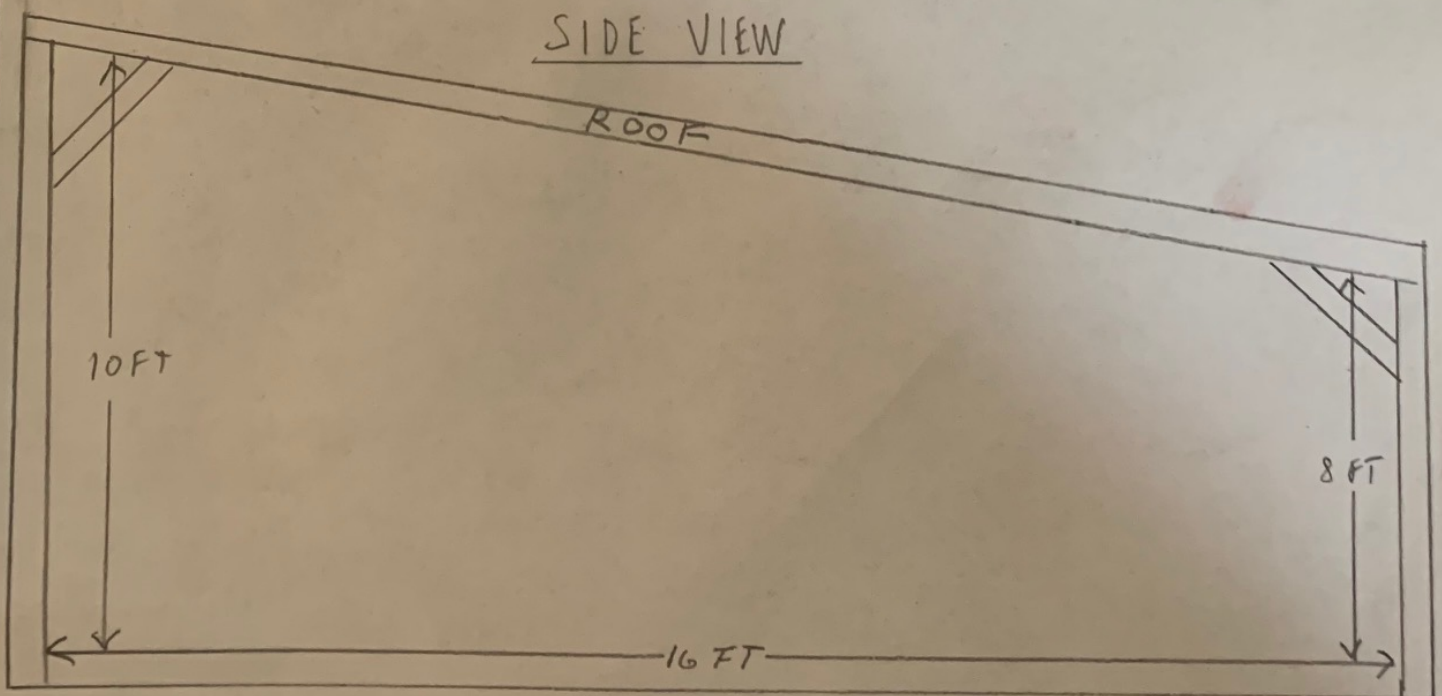
(747) 220-1112

OFFICE USE ONLY:	Parcel# <u>21-429-10</u>	Residential \$75 ☒ Commercial \$150 ☐
District: <u>6</u> Zoning: <u>R1</u>	Meeting Date: <u>9-19-22</u>	Receipt #: <u>276151-7</u>
Submittal Date: <u>8-29-22</u>	Staff Signature:	

FRONT VIEW



SIDE VIEW





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

MEETING DATE

October 17, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 22-35) Mike Leifker, Integrated Community Solutions, applicant and property owner, proposes a dumpster area which is not fully enclosed at 1240 University Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-1917 (c): For a rectangular trash area, walls or enclosure gates are required to be fully enclosed. A rectangular trash area requires a 4-wall fence type enclosure. The applicant is seeking a 3-wall enclosure (Ald. R. Scanell, District 7).

BACKGROUND

Section 44-19-17(c): Applicant proposes not fully enclosing a dumpster area with walls and/or fences. The dumpster area is rectangular and has four sides. The applicant is requesting three sides of the dumpster; north (facing ROW), west (facing ROW), and east (facing residence) have an enclosed wall and/or fence. Applicant seeks relief on the south side of the dumpster (facing towards parking, and alley ROW).

Section 44-141 related to findings for variance states:

No variance shall be granted by the Board unless it finds that the following facts and conditions exist and are indicated in the minutes of its proceedings.

- a. Preservation of intent: A variance would not be inconsistent with the spirit, purpose, and intent of the regulations for the district in which it is requested.
- b. Exceptional circumstances: Exceptional, extraordinary, or unusual circumstances or conditions apply to the lot or intended use that do not apply generally to other properties or uses in the same district, and the variance is not of so general or recurrent a nature to suggest that this chapter should be changed.
- c. Preservation of property rights: The variance is necessary for the preservation and enjoyment of the same substantial property rights which are possessed by other properties in the same district and vicinity.
- d. Absence of detriment: The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the spirit, purpose, and intent of this chapter or the public interest.
- e. Hardship: The alleged difficulty in complying with the Municipal Code is not self-imposed nor is it based solely on economic grounds.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 22-35 Application
2. 22-35 Image 1 Site Layout with Dumpster
3. 22-35 Image 2 Dumpster Dimensions



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 8/25/22	PROJECT #: 109454	APPEAL #: 22-35
APPLICANT INFORMATION:		
Name: Mike Leiker		
Business Name: Integrated Community Solutions (ICS)		
Address: 2605 S Oneida St, Suite 106		
City, State, Zip: Green Bay, WI, 54304		
Phone: 920-496-1947		
Email: mikele@ics-gb.org		
Property Owner Information (if different from above):		
Name: Same as above		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1240 University Ave, Green Bay, WI, 54302		
Tax Parcel Number(s):		
Describe the Variance Request:		
ICS is requesting that a variance be allowed for the construction of an enclosure for our two dumpsters for the address listed above. We were informed that our dumpster enclosure needs to be four sided (have a gate) and we are asking that it be allowed to have a 3-sided enclosure. Our 3 sides would face west toward St. George St, north towards University Ave, and east towards our carport and garages. The open section would face south towards the alleyway between University and Elm.		

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

- Section 44-1917. Service, loading and storage areas

ALTERNATIVES:

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

- Our dumpsters were previously placed on the south side of our parking lot by the alley, but non-tenants were using it and causing us to incur fees
- We also attempted to have them stored in our carport, but our refuse contractor (GFL) will not allow it

Alternatives that you considered that comply with existing regulations:

- Same as above

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

- Option 1 - We could not continue to have the dumpsters in this location because other people were using it and causing us to be fined
- Option 2 - We can't put them in the carport because our current contractor will not allow it.

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

- From my understanding of the code, a four sided enclosure is needed because our property is bordered on all sides by public streets. Due to the layout of our property, putting a fourth side to the enclosure (a swinging gate) it would extend far out into our parking lot when open.

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

-The dumpsters would be blocked from view on all sides where there are busy public streets. The only location it would be viewable from is an alleyway that does not receive much vehicle traffic.

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?

-Our property consists of 14 handicap-accessible units. In order to qualify to live at our property you must have a physical disability. Most of our clients are in wheelchairs and opening/closing a gate to access the dumpsters would unfairly burden them and likely cause the gate to remain open at all times anyways.

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

Print Name:

Date



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

Mike Leitker

Print Name:

Date

8/25/22

OFFICE USE ONLY:	Parcel# 8-838	Residential \$75 _____	Commercial \$150 ☒
District: 7 Zoning: R1	Meeting Date: 10-17-22	Receipt #: 2761828-1	
Submittal Date: 8-25-22	Staff Signature:		

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line
- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete map legend
(map key) is available at:
tinyurl.com/BrownDogLegend

Map printed
7/7/2022



1:720

1 inch = 60 feet*

1 inch = 0.0114 miles*

**original page size is 8.5" x 11"*
Appropriate format depends on zoom level

This is a custom web map created by an online user of the GIS map services provided by the

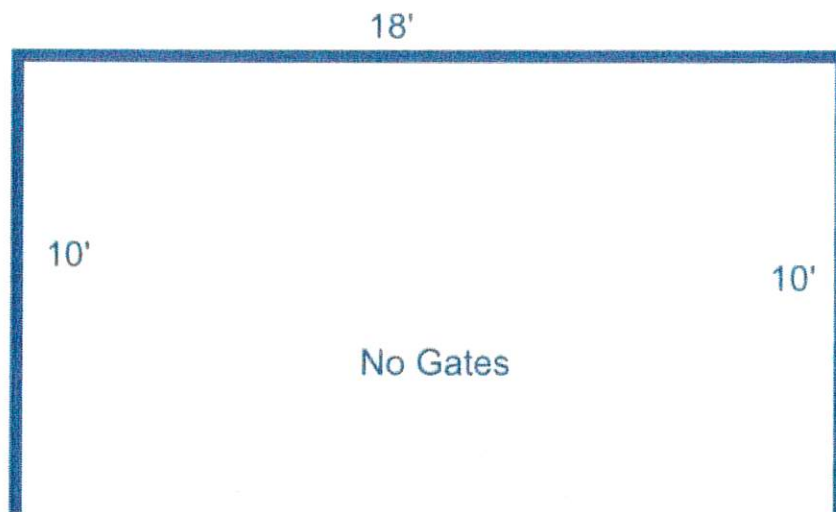
**Brown County Wisconsin
Planning & Land Services
Department**



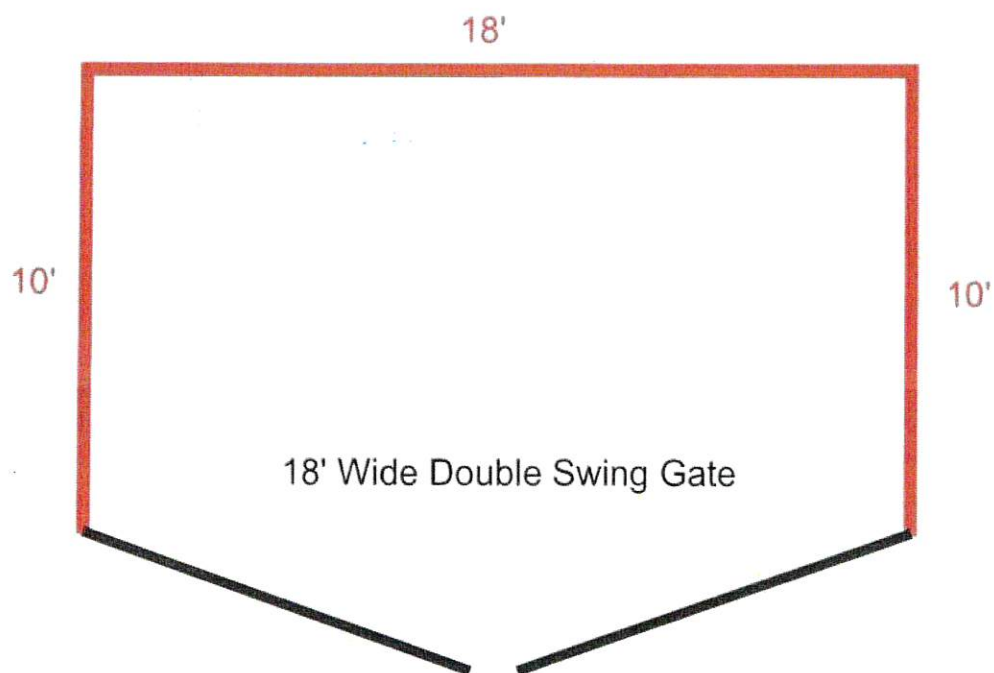
(920) 448-6480

www.browncountywi.gov

Brown County Municipalities, Brown County, Brown County WI



Variance
requested



Code



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

MEETING DATE

October 17, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 22-36) Christopher and Pamela Clough, applicants and property owners, propose building an accessory building within the minimum side yard setback in a Low-Density Residential (R1) District at 1000 Cornelius Drive. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-590 Table 44-4, placement of an accessory building in the side yard setback (Ald. J. Grant, District I).

BACKGROUND

Section 44-590 Table 44-4: The applicants currently have a shed on their property which is in the sideyard setback. The applicants are seeking to replace the existing shed that is falling into disrepair with a new 10 ft. x 12 ft. shed on the property. The existing shed location is directly against the side property line set within the four (4) ft. side yard setback for accessory buildings within the R1 District. The applicants are requesting to put a new shed along the property line in the current location of the existing shed.

Section 44-141 related to findings for variance states:

No variance shall be granted by the Board unless it finds that the following facts and conditions exist and are indicated in the minutes of its proceedings.

- a. Preservation of intent: A variance would not be inconsistent with the spirit, purpose, and intent of the regulations for the district in which it is requested.
- b. Exceptional circumstances: Exceptional, extraordinary, or unusual circumstances or conditions apply to the lot or intended use that do not apply generally to other properties or uses in the same district, and the variance is not of so general or recurrent a nature to suggest that this chapter should be changed.
- c. Preservation of property rights: The variance is necessary for the preservation and enjoyment of the same substantial property rights which are possessed by other properties in the same district and vicinity.
- d. Absence of detriment: The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the spirit, purpose, and intent of this chapter or the public interest.
- e. Hardship: The alleged difficulty in complying with the Municipal Code is not self-imposed nor is it based solely on economic grounds.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 22-36 Application
2. 22-36 Images and Site Plan Backyard



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 10/04/2022	PROJECT #: 110519	APPEAL #: 22-36
APPLICANT INFORMATION:		
Name: Christopher & Pamela Clough		
Business Name: N/A		
Address: 1000 Cornelius Drive		
City, State, Zip: Green Bay, WI 54311		
Phone: 920-468-1885 / 920-562-4251		
Email: pccough@outlook.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: 1000 Cornelius Drive, Green Bay, WI		
Tax Parcel Number(s):		
Describe the Variance Request: The request is to build a new 10 Foot-by-12 Foot storage shed on a residential property. It will replace an existing 10x12 shed and be located in the same place on the property. The current shed is aged and falling into disrepair. The variance is requested because the current shed is very close to the border line of the neighboring property, so the new shed would be there as well, and the layout of the land and location of the house on the property mean there is no other suitable location for the shed. The current shed was in place when we became owners of the property, which was in 2002.		

2761828-8

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

44-590 (c) Table 44-4

ALTERNATIVES:

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

No alternatives were given serious consideration. There is not another suitable location for a new shed, which is very needed, and the 10x12 size is perfect for our needs.

Alternatives that you considered that comply with existing regulations:

See above. We simply wish to place a new shed on the same footprint as the dilapidated old shed on our property that has been there since before we bought the property.

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

There are no other locations on the property that are practical, likely would be in compliance or would not detract from the value or curb appeal of the property.

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 - As noted, there is no other suitable location, possibly no other location in compliance with code, for a storage shed of that size. While the property is 100 feet deep, a steep, wooded hill makes up the back 50', and there is a rock wall along the base, so the back yard is very narrow. At its widest, the distance from house to rock wall is about 22'. We also have a small pond immediately north of the current shed (also was there when we bought the property) and a deck with a ramp for Pamela, who has a physical disability, attached to the house, so it isn't possible to merely move the shed location 4 or 5 feet further onto our property. See attached photos.

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

It would not. The shed would be on, or very near, the property line with our neighbor at 930 Cornelius Drive.

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 variance would simply allow us to replace a currently standing yard shed that is in major disrepair with a new shed in the same location. Without it, we would have no reasonable place to store our yard care equipment, yard decor and other items - the 10x12 size would be nearly full in winter. We are a 2-car family so, with Pamela's disability, storing that many items in our garage is not feasible.

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)

Christopher Clough

Print Name:

Print Name:

10/3/22

Date

Date

OFFICE USE ONLY:	Parcel# 21-1111-D-259	Residential \$75 ☒ Commercial \$150 ☐
District: 1 Zoning: R1	Meeting Date: 10/17/2022	Receipt #: 2761828-8
Submittal Date: 10/04/22	Staff Signature:	



View of the back yard, ~~when~~ looking north from near the shed. One can see the narrowness of the yard and the rock wall at the base of the hill that rises from there to the back line of the property. The distance from the house to the rock wall at its widest, just past the deck (where the accessible ramp exits), is about 22 feet. The yard gradually narrows from there to about 14 feet at the other end.



View along side of house toward back;
The shed is very close to the property line
and has been there more than 20 years. The
side yard on the other side of the house is
slightly narrower, so placing a shed there is
not an option.



View of the pond just north of the current shed (about 3 feet apart).



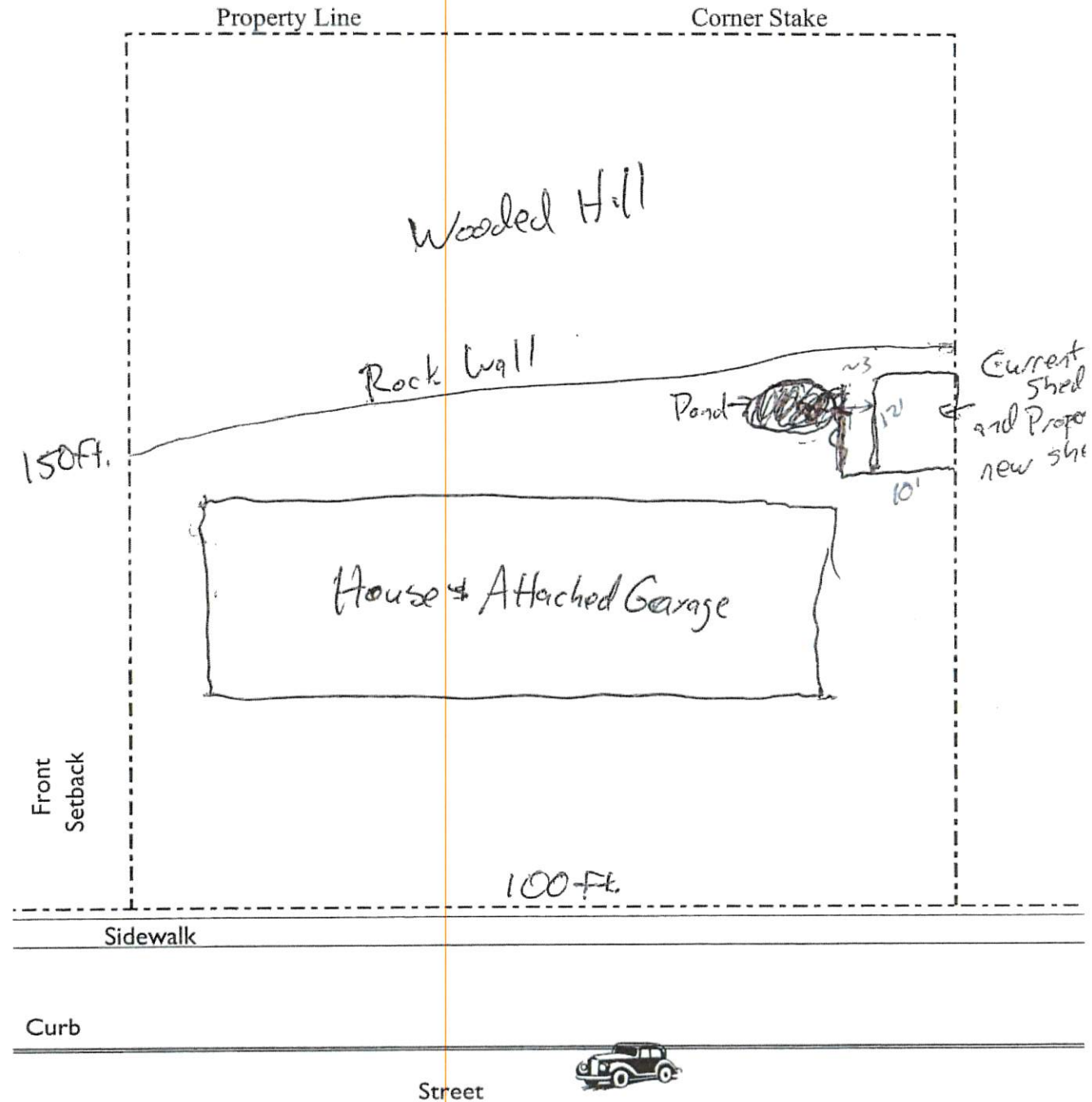
View of the space between the current shed and the house and deck.

SITE PLAN

1 maps can be found on the City of Green Bay website under GIS Mapping to use as a Site Plan
<https://greenbaywi.gov/180/GIS-Mapping> or Google mapping can also be used to make a Site Plan.

Address: 1000 Cornelius Drive
 Parcel No: 21-1111-D-259
 Subdivision: _____
 Lot No.: _____

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





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

MEETING DATE

October 17, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # F.I

Quasi-Judicial Hearings Training.

BACKGROUND

Discussion with City Attorney Mather regarding procedure.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None