



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, APRIL 15, 2024, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85419145658?pwd=VWxYYlFIRXBMcXU3dzU0VU0xQlNKdz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 854 1914 5658

Passcode: 735080

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

B. Roll Call.

- I. Members: Chair Noel Halvorsen, Vice-Chair Barb Dorff, Steven Schuchart, Corey Bogenschutz, Joshua Koch, and Benjamin Andrews.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, April 15, 2024, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the March 18, 2024, meeting.

E. Regular Business.

- I. (Appeal 24-05) Consideration with possible action on a variance request submitted by Steve and Sheryl Malcore, applicant and property owners; requesting to exceed side yard setback standards for an attached garage at 210 Bedford Rd. (Ald. Jim Hutchison, District 2).

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

2. (Appeal 24-09) Consideration with possible action on a variance request from Christine Allen, applicant and property owner; requesting to exceed side yard setback standards for a driveway on a narrow lot at 325 14th Ave. (Ald. Brian Johnson, District 9).

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

3. (Appeal 24-10) Consideration with possible action on a variance request from Todd Carey of TAC Rentals LLC, applicant and property owner; requesting to exceed side yard buffer setback requirements and on-site parking bulk requirements for a three-four unit building at 900 Eastman Ave. (Ald. Randy Scannell, District 7).

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

4. (Appeal 24-11) Consideration with possible action on a variance request from Kendra Schaefer, applicant and property owner; requesting to exceed building setback requirements for side yard setback within a Low-Density Residential (R1) District at 1132 13th Ave. (Ald. Brian Johnson, District 9).

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F. Informational.

1. Date of next meeting: May 20, 2024.
2. Change of date for June meeting: June 24, 2024

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.



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

MEETING DATE

April 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 24-05) Consideration with possible action on a variance request submitted by Steve and Sheryl Malcore, applicant and property owners; requesting to exceed side yard setback standards for an attached garage at 210 Bedford Rd. (Ald. Jim Hutchison, District 2).

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

The applicant seeks to deviate from one section of the Green Bay Zoning Code:

Sec. 44-554, Table 44-2. Within an RR (Rural Residential) District, building setback requirements for a 1.5 story or more primary structure is a minimum of 8 feet from side yard.

This item was tabled from the March 2024 meeting of the Board of Appeals.

The property owners are seeking to rebuild their existing 1.5 story home, replacing an existing 1 stall attached garage with a 2 stall attached garage. The applicant is seeking to place the garage 5 feet from the property line along the north end of the building in a similar footprint area to the existing garage. The property is a 0.998 acre parcel located at the end of Bedford Road. The property is not apart of the sewer service area and has septic areas located to the southeast of the primary building.

The property is located among a handful of larger, rural residential lots in the area. The neighboring lot is 3.7 acres.

Additional information

The applicant notes the front door of the house goes through the garage as the home itself initially had a front door facing the existing side of the house as it is a former farmhouse built over a century ago. The existing and proposed entry to the home goes through the attached garage. While unusual, inspection staff is content with this area being the front door of the house through the garage, given the nature of the existing building and on the grounds that enough space exists for a minimum entry to the landing.

Updated info includes photos from inside the garage, house, and outside at the rooflines as well as additional written documentation from the property owners, neighbor, and contractor.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-05 Application
2. 24-05 Examples of Neighboring Homes with Large Attached Garages
3. 24-05 Front of House Photos
4. 24-05 Garage Addition Layout Examples
5. 24-05 UPDATE IMAGE INSIDE OF HOUSE - GARAGE
6. 24-05 UPDATE 2
7. 24-05 UPDATE 3
8. 24-05 UPDATE 4
9. 24-05 UPDATE 5
10. 24-05 UPDATE 6
11. 24-05 UPDATE 7
12. 24-05 UPDATE Letter from Contractor
13. 24-05 UPDATE Letter from Neighbor
14. 24-05 UPDATE Additional Info from Property Owner



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Application Deadline: First Tuesday of the Month at 12:00 Noon.

DATE: 2/29/2024	PROJECT #: 115626	APPEAL #: 24-05
APPLICANT INFORMATION:		
Name: Steve & Sheryl Malcore		
Business Name:		
Address: 210 Bedford Rd		
City, State, Zip: Green Bay, WI, 54311-7656		
Phone: Sheryl 920-362-3934 Steve 920-461-2827		
Email: smalcore@sbcglobal.net, smcueman@hotmail.com		
PROPERTY OWNER INFORMATION (if different from above):		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO		
If you checked "NO", do not proceed. You must contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 210 Bedford Rd		
Tax Parcel Number(s): 21-26-1		
Describe the Variance Request:		
The current garage is in need of repair.		
We would replace existing 1 stall attached garage with a functional 2 stall attached garage.		
We will need to make the new 2 stall garage 3 feet wider.		
The current 1 stall garage is 8 feet from the property line.		
The new 2 stall garage would be 5 feet from the property line.		

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

8 foot setback for attached 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

Existing house on the property with a 3 step landing to get in the house.

The holding tanks are on the south side of the house.

We do not want to cover the bedroom and bathroom windows on the back of the house.

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

No. All the neighbors have a 2 or 3 stall garage. Our house is the only one that is a 1 stall.

The new garage would make our house look more like all the other houses in the neighborhood.

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

We would not be able to build a functional (both cars inside with enough space to easily open a car door)

two stall attached garage without the extra 3 feet. We would build a single stall garage (one car inside, the other car parked outside) that would not improve the look of our house for the future.

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.

Steve Malcore Sheryl Malcore

Signature of the Property Owner

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

Steve and Sheryl Malcore

Print Name

Print Name

2-27-2024

Date

Date

OFFICE USE ONLY:	Parcel #: <u>21-26-1</u>	Residential \$125 ☒ Commercial \$250 ☐
District: <u>2</u> Zoning: <u>RM</u>	Meeting Date: <u>3-18-24</u>	Receipt #: <u>2765067-0007</u>
Submittal Date: <u>2/29/24</u>	Staff Signature: <u>[Signature]</u>	



3410 Whittier Dr



**The Preserve
North Bedford Rd**



South Bedford Rd





150 Bedford Rd

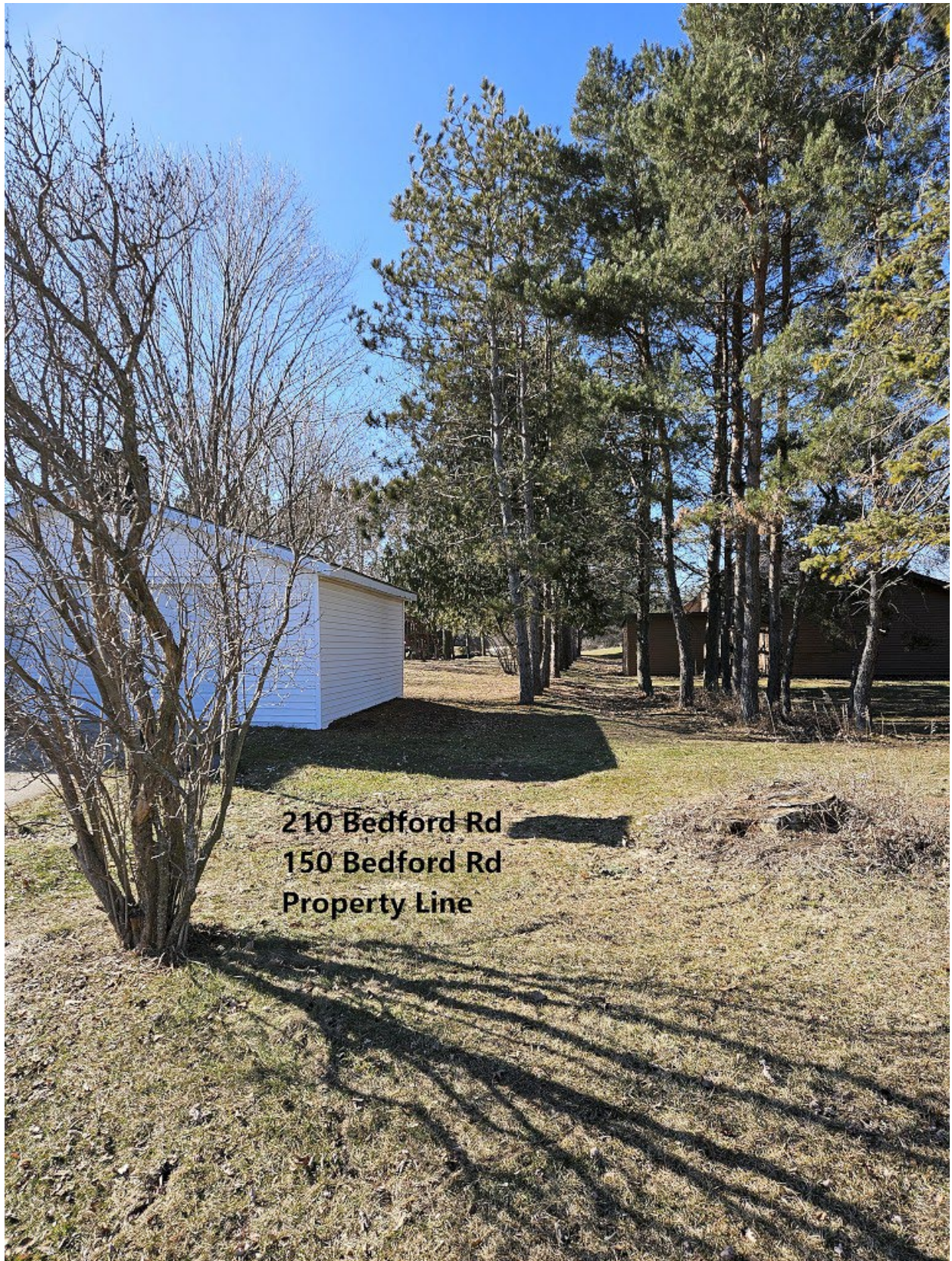








**210 Bedford Rd
Side of Garage**







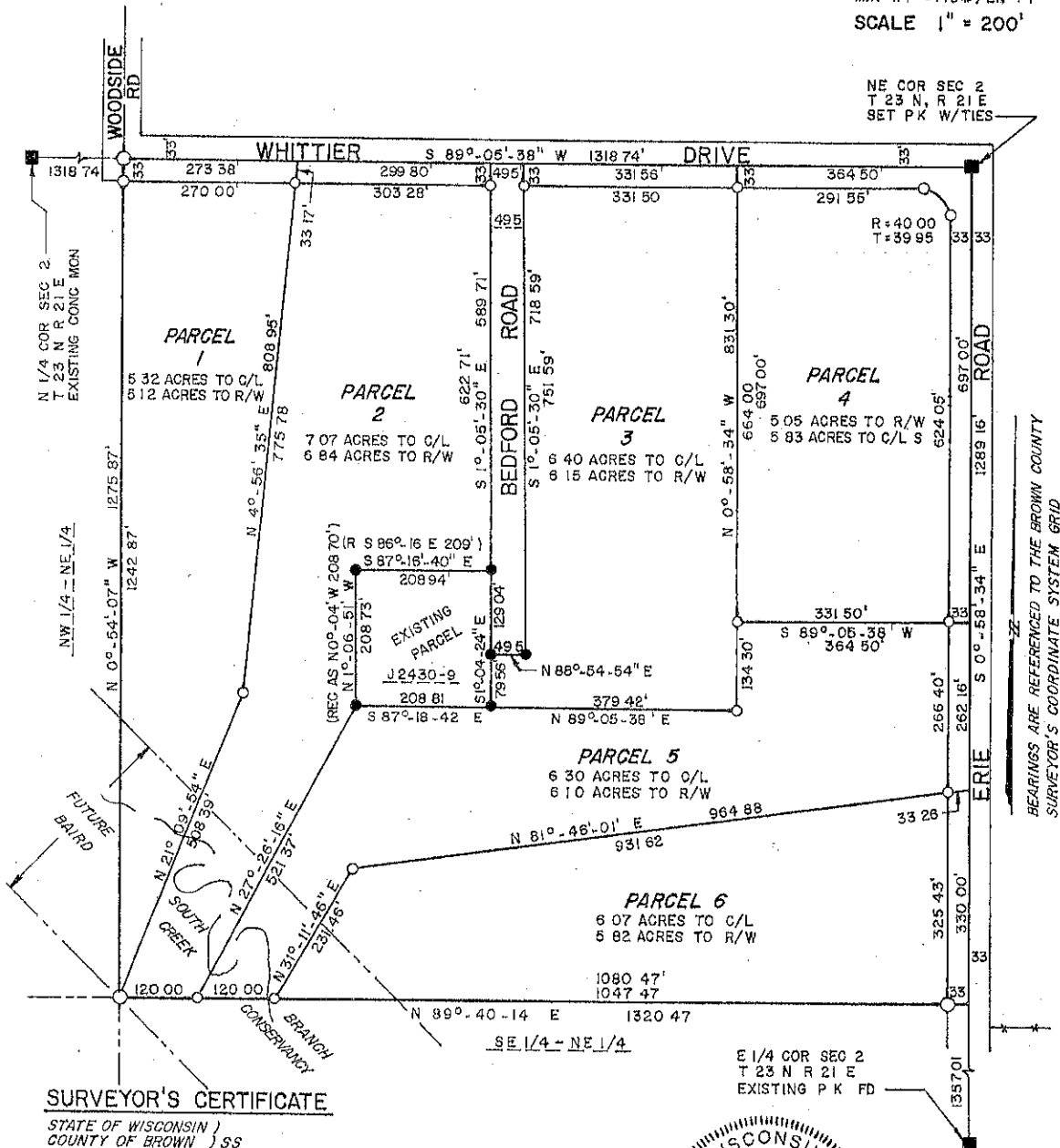
PLAT OF SURVEY

LOCATED IN THE NE 1/4 OF THE NE 1/4
SECTION 2, T 23 N, R 21 E, CITY OF
GREEN BAY, BROWN COUNTY, WISCONSIN

SURVEYED FOR ROBERT DEMUTH ETAL

— LEGEND —

- BROWN COUNTY MONUMENT
 - EXISTING 1" IRON PIPE USED
 - 1 1/2" X 30" IRON PIPE SET
MIN WT = 150#/LN FT
 - 1" X 24" IRON PIPE SET
MIN WT = 113#/LN FT
- SCALE 1" = 200'



SURVEYOR'S CERTIFICATE

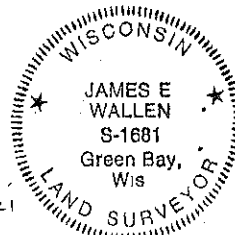
STATE OF WISCONSIN)
COUNTY OF BROWN) SS

I, JAMES E. WALLEN HEREBY CERTIFY THAT I HAVE SURVEYED AND
MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A TRUE
AND CORRECT REPRESENTATION OF THE LANDS SURVEYED

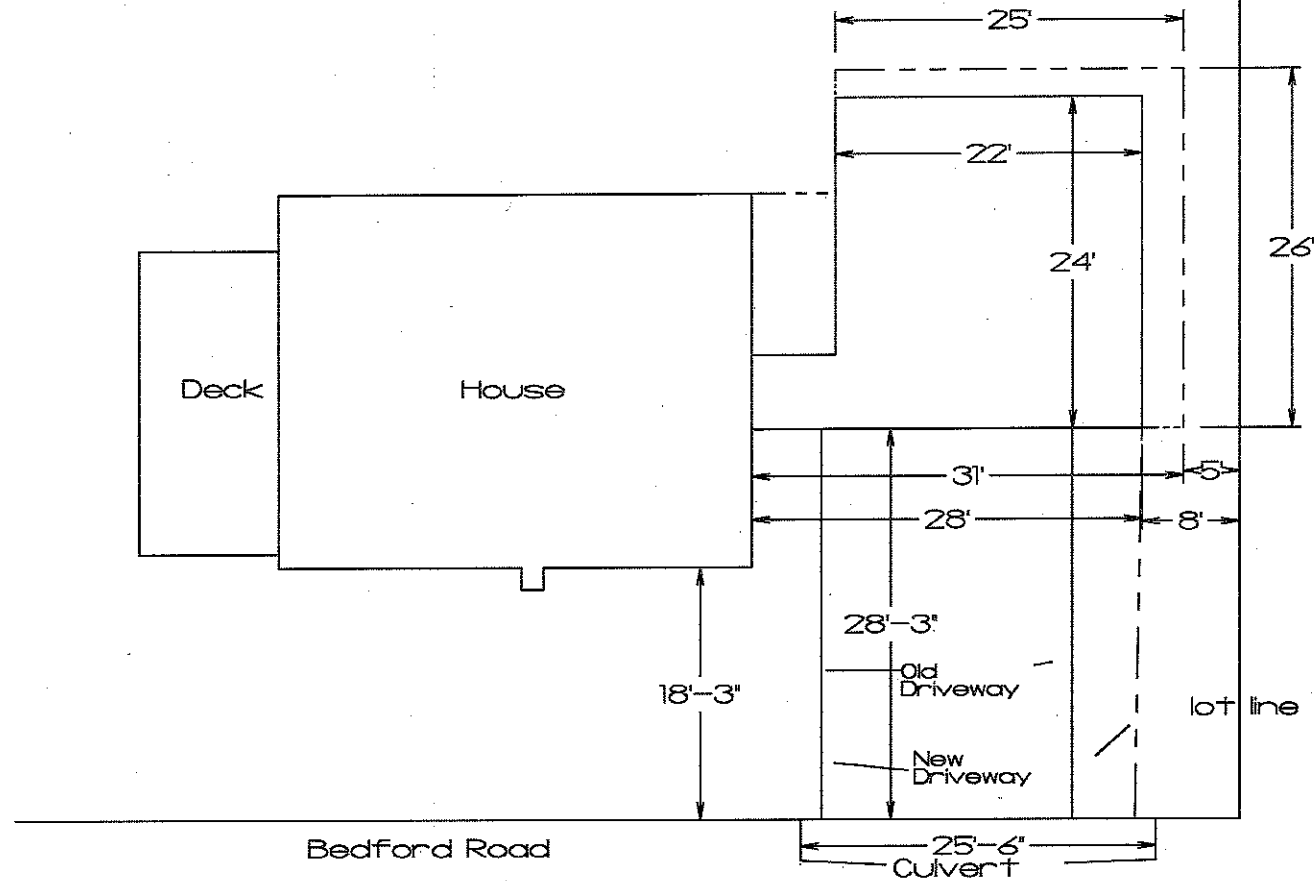
DATED THIS 10TH DAY OF FEBRUARY, 1990

James E. Wallen
JAMES E. WALLEN RLS 1681
1396 VIEW LANE GREEN BAY, WI 54313

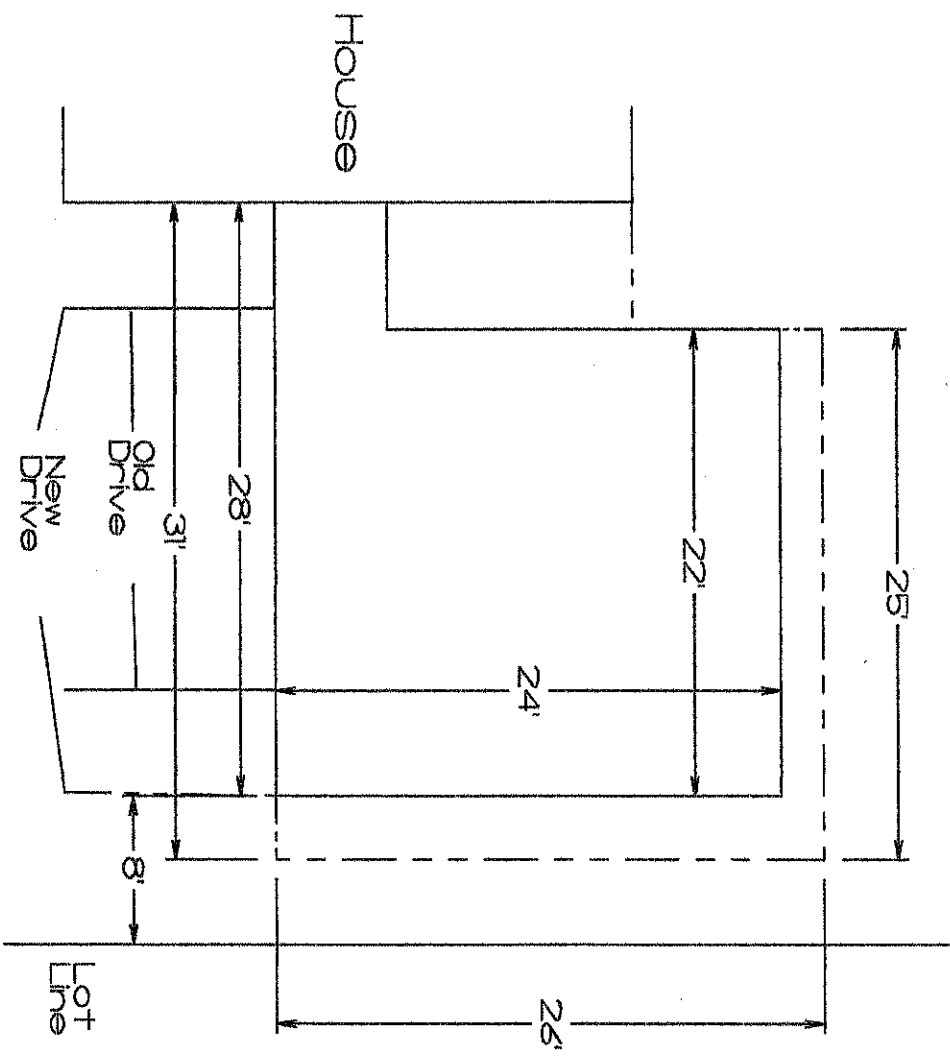
SEE SET OF 14 PAGE 21
COUNTY SURVEYORS FILE



DASHED LINE IS PROPOSED
NEW GARAGE WITH
SETBACK 5 FEET FROM
SIDE PROPERTY LINE

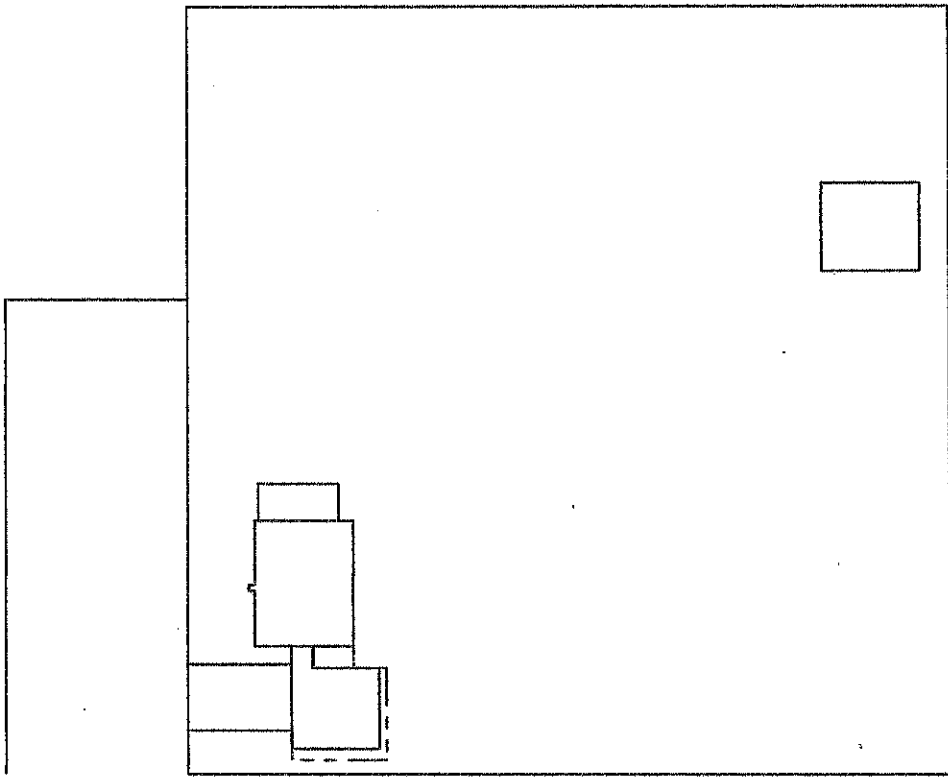


Y
X



Y
X

X
Y

















DORN CUSTOM HOMES

N6307 CR-E DE PER ,WI 54115

RE: Steve & Sheryl Malcore's home located at 210 Bedford Rd. G.B. Wi. 54311.

Due to the substantial sinking of the current slab on grade foundation of the current garage, the current attached garage would need to be removed in order to rebuild a code compliant attached garage on a frost wall to eliminate any further foundation issues.

The current layout of the garage and parking apron leaves a safety issues as parking more the 1 vehicle blocks the only front access to the home for rescue, fire and police vehicles. The best way to remedy this problem and re-build them a code compliant garage to extend the new garage 3 ft closer to the north lot line. This will allow the Malcore's to have a 2 car garage, giving the home a more modern look to match the other homes in the area. As well as allowing the driveway to be moved 3 ft curing the blocked front entrance by allowing a sidewalk to be poured by the entrance instead of the entrance landing in a parking area.

Please feel free to contact me with any question, 920-619-2360 or al@dorncustomhomes.com

Thank you,

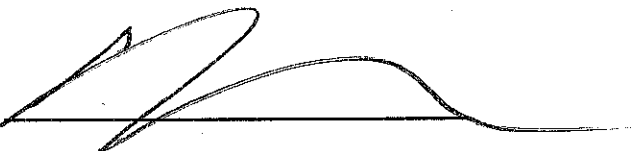
Al Dorn Jr

Dorn Custom Homes LLC,

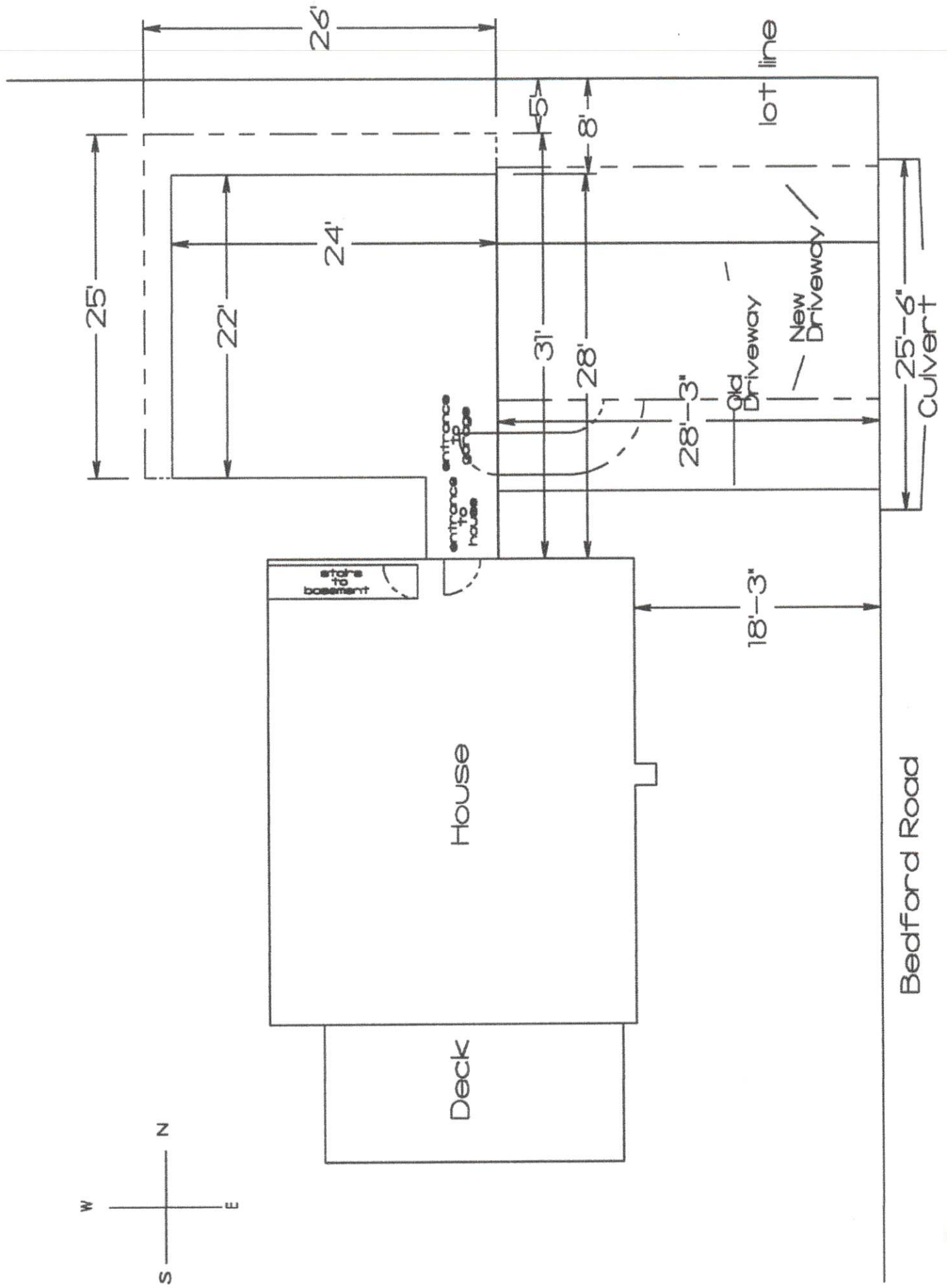
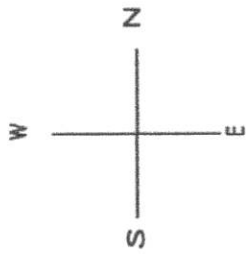
I attest under penalty of perjury that the information provided in this statement is true and correct to the best of my knowledge.

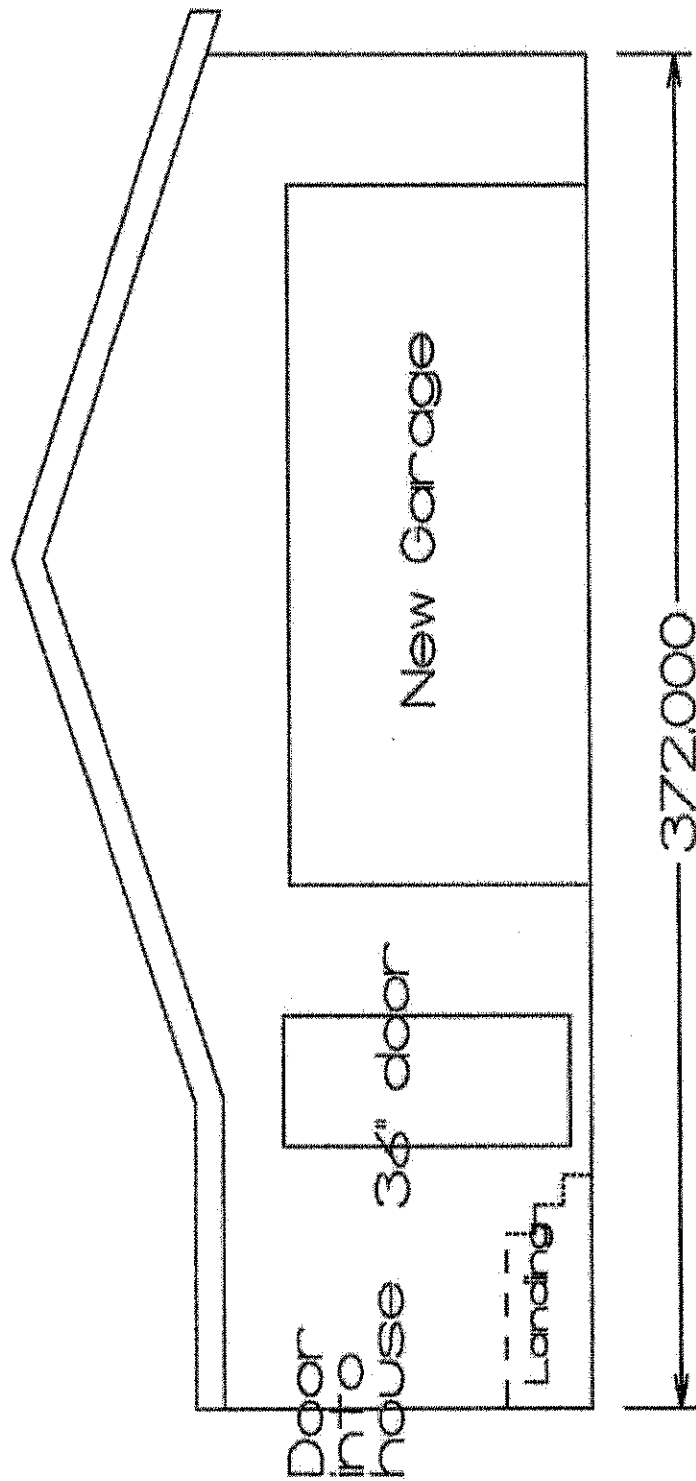
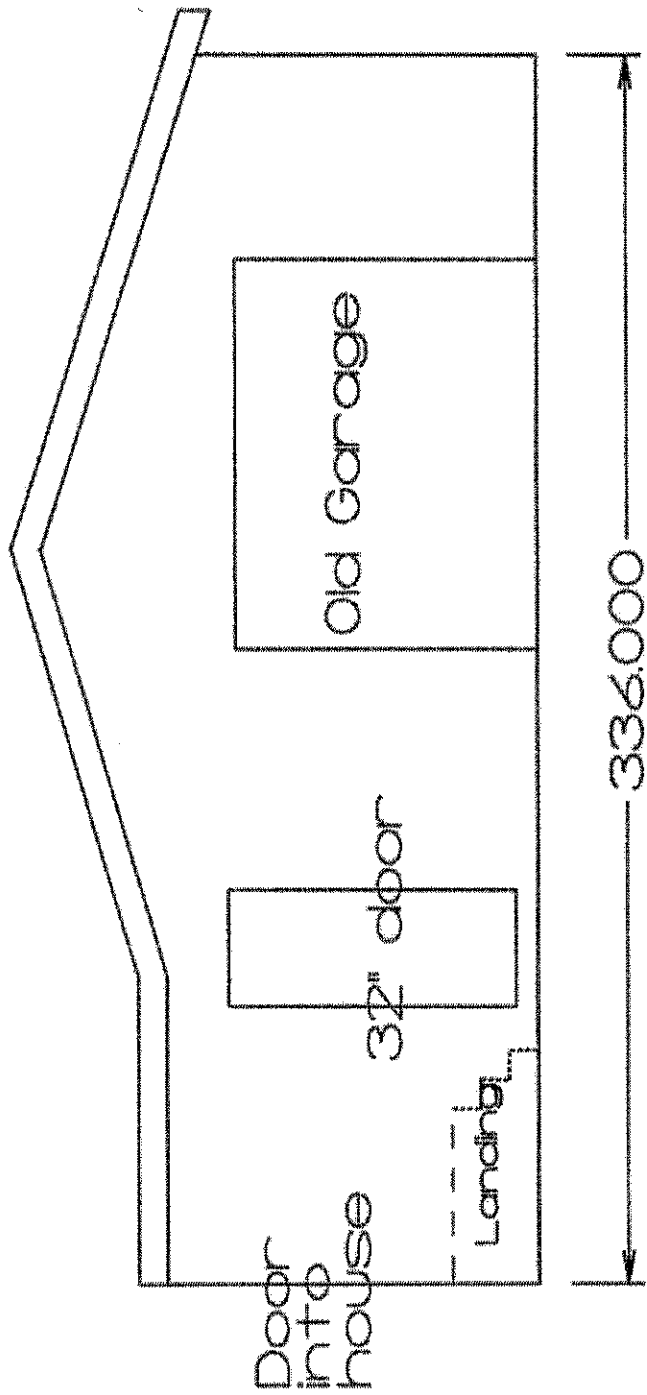
That I grant Steve and Sheryl Malcore, 210 Bedford Rd, Green Bay WI, tax Parcel Number 21-26-1, to go from 8 foot property line to 5 foot property line variance on 150 Bedford Rd, Green Bay WI, tax Parcel Number 21-26-5 to rebuild garage on their property.

Print name Andrew Lange

Sign name 

Date 3/25/24





Additional facts relating to the physical environment.

Service door on east side of house is easier to use in case of emergency.

Service door is the main door to getting inside of house.

Service door on north side of garage will have vehicles in the way in case of emergency and make it much harder getting in house.

May not be enough room to build breezeway long enough to put stairs on west side of breezeway because of roof on house and roof on breezeway.

Also will only gain about 1 foot putting stairs on west side of breezeway.

Have to have 36 inch landing between stairs and door.

Easier to get in and out of house with stairs and landing going straight into house in case of emergency.

Have to have green space between service door and driveway. A car cannot park in front of service door in case of emergency.

3 foot wall between service door and garage door so can open service door all the way for better access to get in and out.

3 foot wall between garage door and end of garage so we can have room to open car doors. Will only have about 2 feet inside of garage.

36 inch service door easier to get in and out of, have 32 inch now.

Have talked to 2 neighbors that will see this everyday and they like the new garage idea.



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

MEETING DATE

April 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 24-09) Consideration with possible action on a variance request from Christine Allen, applicant and property owner; requesting to exceed side yard setback standards for a driveway on a narrow lot at 325 14th Ave. (Ald. Brian Johnson, District 9).

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BACKGROUND

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 44: Zoning

Sec. 44-1746 (2) (a.) On lots with less than 60 feet of lot width/frontage, driveways shall be set back a minimum of one foot from the side lot line. On lots where the available side yard prohibits the ability to create/maintain an eight-foot wide driveway and the required setback as listed below, the setback may be administratively reduced or eliminated.

The applicant has been making home improvements to the residence since January 2023. A foundation repair was approved by city staff during that month which required some work within the driveway itself to make improvements to the foundation. The 2023 driveway, located on a narrow lot, had the edge of the driveway at the north property line (approximately). The construction work required apart of the driveway to be replaced. However, the replaced driveway area can not go past one foot from the property line. By code, the newly poured concrete would need to be one foot from the north property line as the driveway itself is approximately 10.5 or 11 feet wide, exceeding the minimum eight-foot requirement.

The property owner instead poured the concrete back to the 2023 driveway width, placing the new concrete directly at the property line. Images from the time period show that forms were set to put the driveway into compliance (one foot off the property line) but ultimately the driveway was reconstructed to the property line. Complaints were received by the inspection department on this matter and orders have been placed to remove the one-foot section over the past months. Removal of the new one-foot gap would not require the entire driveway to be one foot off the property line as it is a legal non-conforming status and the construction did not disturb more than 500 square feet of the overall existing driveway.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-09 Application and Images
2. 24-09 Aerial
3. 24-09 Driveway Image April 9 2024
4. 24-09 Forms of Driveway before Pour
5. 24-09 Driveway Image with Vehicle
6. Letter from Ellen Moran



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Application Deadline: First Tuesday of the Month at 12:00 Noon.

DATE:	PROJECT #: 1135TP	APPEAL #:
APPLICANT INFORMATION:		
Name: Christine Allen		
Business Name:		
Address: 325 14th Ave		
City, State, Zip: Green Bay, WI 54303		
Phone: 920-217-6180		
Email: maccoux230519@gmail.com		
PROPERTY OWNER INFORMATION (if different from above): SAME		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO		
If you checked "NO", do not proceed. You must contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 325 14th Ave Green Bay WI 54303		
Tax Parcel Number(s):		
Describe the Variance Request: would like to replace the concrete that was there at time of purchase to be replaced so that it is 1 continuance from side 2 side instead of 3 sections		
Due to size of vehicles and parking in Drive way would end up on grass 90% of time, too close to house unable to get out of vehicle		
Id like the Drive way to be grandfathered in for the width of the Drive		

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

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

I am constantly using the 1 foot section to park on or use to get out of my vehicle. This section of concrete has been there for more than 30 yrs.

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

NO Concrete has ~~it~~ has been there since ~~the~~ prior to buying the house. I have lived there for more than 30 yrs. Several homes in the area also have these dividers on the property line. Copies of those in my neighborhood are attached.

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?

This would cause a gap between the front half of the driveway and the back half of the driveway looking odd until the middle section of only dirt. This "Dirt" Section ~~it~~ could cause ~~the~~ additional violations because I can't grow grass because I will be constantly driving on that section or walking on it.

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.

Christine Allen

Signature of the Property Owner

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

Christine Allen

Print Name

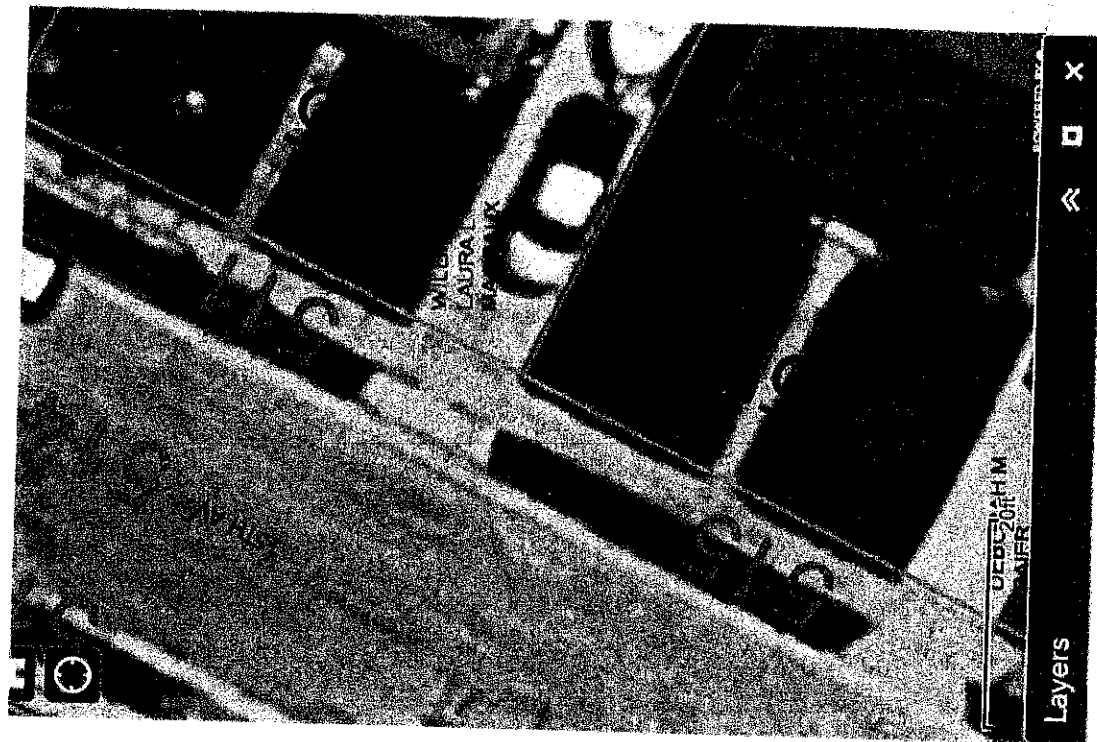
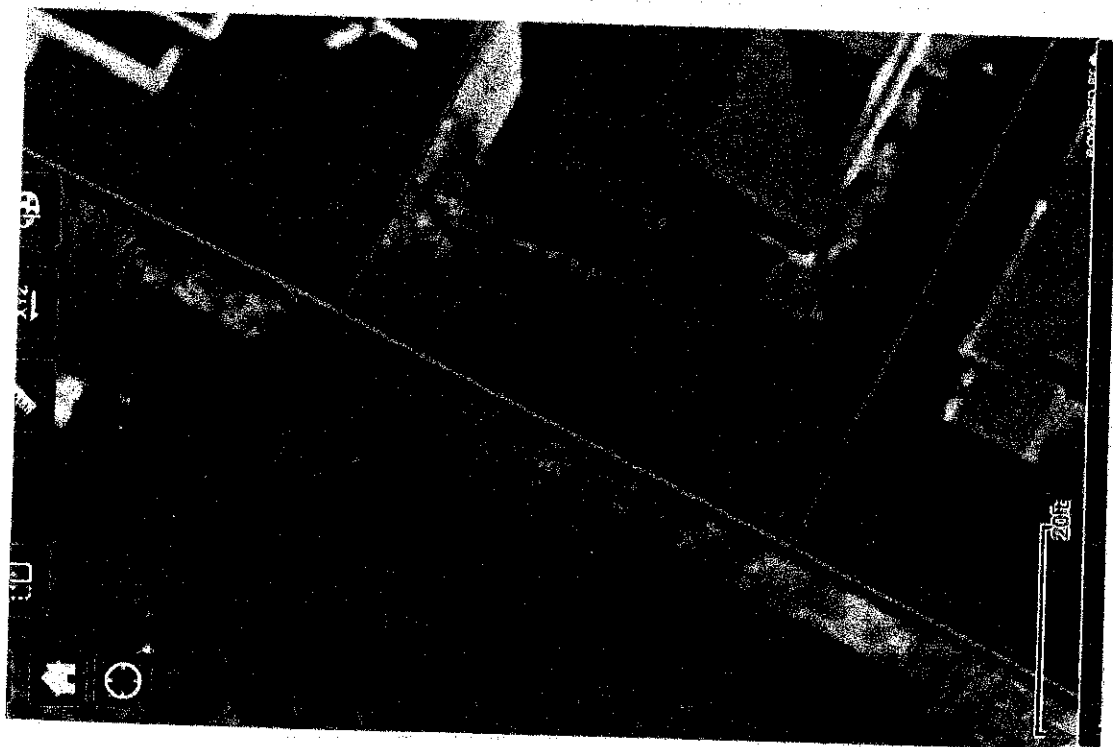
Print Name

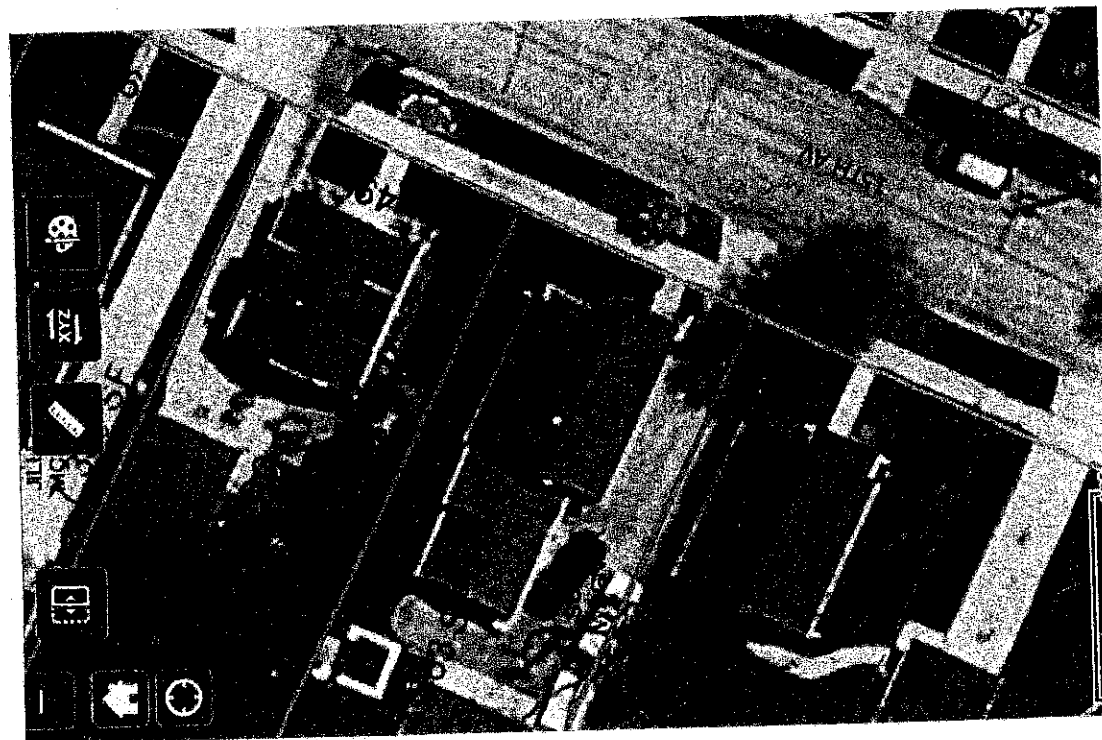
Date

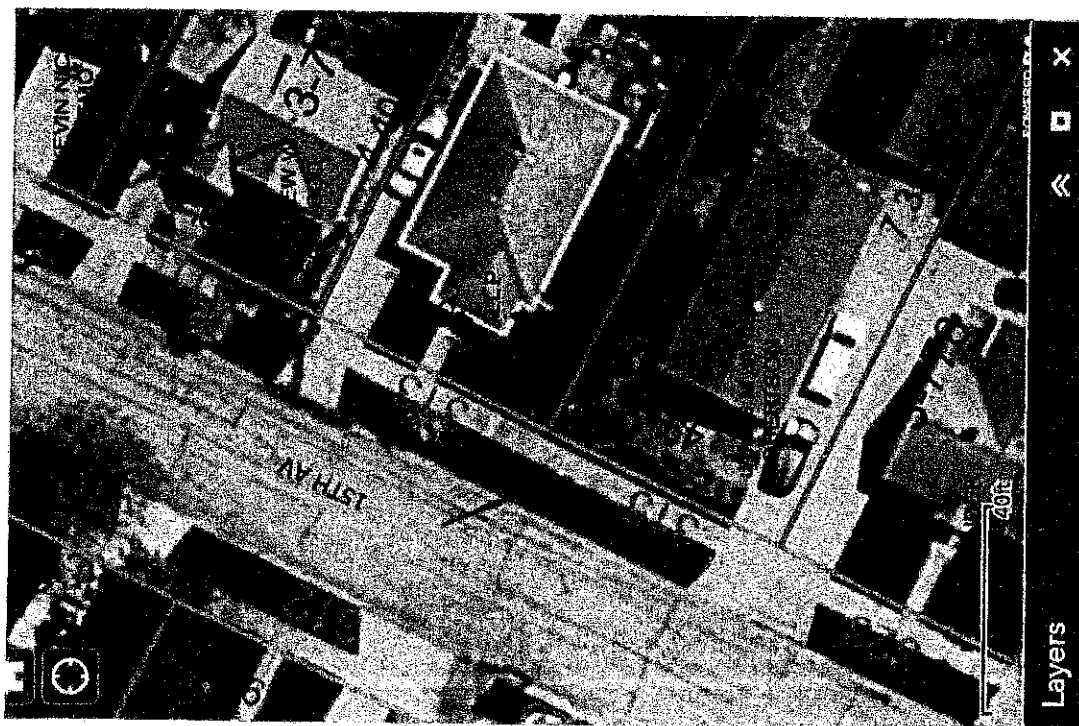
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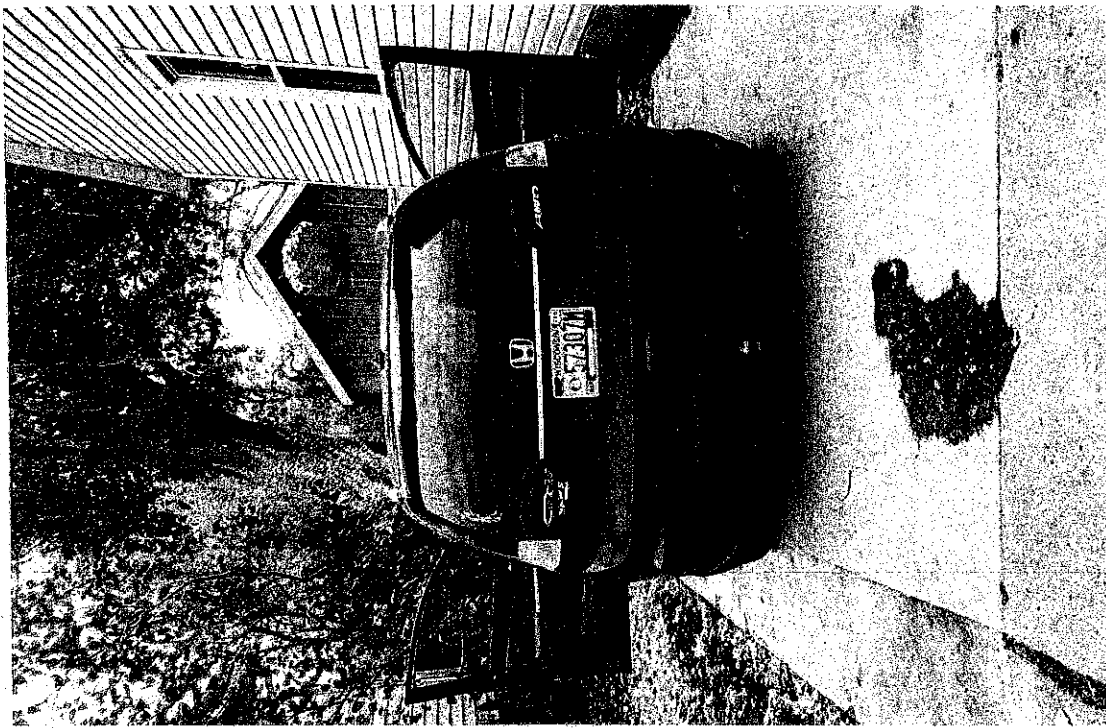
OFFICE USE ONLY:	Parcel #: <u>3-760</u>	Residential \$125 ☐ Commercial \$250 ☐
District: Zoning:	Meeting Date:	Receipt #:
Submittal Date:	Staff Signature:	





















Variance request

1 message

<ellensue863@new.rr.com>

Wed, Apr 10, 2024 at 9:59 AM

Draft To: jon.leroy@greenbaywigov.com

Bcc: Peter <pmoran1@new.rr.com>

Dear Mr Leroy,

We just received the letter regarding the variance request from Christina Allen, at 325 14th avenue.

I drove by to look at the driveway. I then met her neighbor at 319 14th Street, a Mr John Jahnke. Her driveway abuts his property.

After talking to him it is my thought that Christina's request not be granted. Her driveway is the minimum legal width. This has been added on to by about 14 in. Mr Jahnke's complaint is that water is now funneled into his yard and causes leakage in his basement.

A visual inspection does show a pronounced slope of this add-on toward his house. It is my understanding that she never applied for a variance before installing this add-on. She should remove this bit of concrete.

I declare under penalty of perjury that the information provided in the statement is true and correct to the best of my knowledge.

Sincerely,

Ellen Moran

400 13th Avenue

920-619-7674

a copy of this is being sent to John Jahnke and Bryan Johnson, alderman



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

MEETING DATE

April 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 24-10) Consideration with possible action on a variance request from Todd Carey of TAC Rentals LLC, applicant and property owner; requesting to exceed side yard buffer setback requirements and on-site parking bulk requirements for a three-four unit building at 900 Eastman Ave. (Ald. Randy Scannell, District 7).

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

The applicant seeks five (5) variances from the Green Bay Municipal Code, Chapter 44: Zoning

Section 44-1774 (B.) (1.)

Setbacks. Parking areas shall be setback as established in the zoning district for which the property itself is situated

44-1774 (f)

Access. Each off street parking space shall open directly upon a drive aisle or driveway that is wide enough to provide a safe and efficient means of vehicular access without directly maneuvering a vehicle into any pedestrian way or public right of way.

44-1774 (g)

Driveway throat length. The minimum permitted throat length of access drives serving parking lots is 18 feet.

44-1774 (i)

Landscaping and screening, parking lots shall meet requirements of Sections 44-1964 through 44-1969

44-1964 (1) a.

Perimeter landscape buffers. For non-residential or multifamily uses when adjacent to residentially zoned property or property used for residential purposes, buffers shall be at least 20 feet wide. The following buffers shall be at least 25 feet wide:

a. Buffers for non-residential or multifamily buildings of two or more stories when adjacent to residentially zoned property or property used for residential purposes.

The applicant is seeking five variances to allow for the addition of two parking spaces in the rear of the property. The property owner has been converting a 4 unit multi family apartment to a less intense 3 unit multi family apartment at 900 Eastman Ave. The property is zoned R3 Varied Density Residential and multi family use is a permitted use. The size of the property is quite small for this permitted use as the width of the property (55 feet) would be considered narrow for R1 Low Density Residential Lots.

While the building is changing from 4 to 3 units, the classification is still considered to be multi-family residential. The existing property has a 2 stall garage and a gravel driveway. The existing conditions are considered to be legal non-conforming as the existing gravel drive and garage do not meet both multi-family parking design standards nor meet the minimum required amount of stalls for either a 4 or 3 unit building. Any improvements to the parking facilities require the site to come into conformance. Conformance requires the site to utilize code for multi-family/commercial development, not the standards for one and two family homes. The existing and proposed driveway setup works within the context of a one and two family residence as the parking comes off the street to a typical driveway setup on a property. Multi-family development requires a parking lot which is more common of facilities having a surface parking lot. In addition, multi-family development requires a larger buffer for parcels compared to one/two family residences.

The applicant is seeking to replace the existing gravel driveway with a hard surface like asphalt or concrete. This driveway leads to two garage stalls. Additionally, the applicant is seeking to put in two (2) ten by twenty foot hard surfaced parking stalls coming off the alley, behind the garage. This means the property has four legal parking stalls and two defacto stalls on the site if variances were approved. This would mean 2 surface stalls off the alley, plus two stalls in the garages. Two defacto tandem stalls would be outside the garage but would not be considered legal stalls because they block the ingress/egress from the garage. The overall site for three units requires 4 stalls. Because the property owner is seeking to create the stalls in style like a one or two family home, the surface parking does not include a driveway throat and the means of accessing parking stalls requires vehicle to back into a public right of way (either the street or alley).

Additional measures being taken by the applicant include erecting a 6-foot tall solid fence along the east property line between the proposed parking at the alley and the rear entrance to the residences as well as adding a walkway from the rear parking to the rear entry of the residences.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-10 Application and Plan Info
2. 24-10 Street View
3. 24-10 Aerial
4. 24-10 Images from the renovation in the residence



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Application Deadline: First Tuesday of the Month at 12:00 Noon.

DATE: 4-1-24	PROJECT #: 115661	APPEAL #:
APPLICANT INFORMATION:		
Name: Todd Carey		
Business Name: TAC Rentals LLC		
Address: 900 Eastman		
City, State, Zip: GB, WI 54302		
Phone: 920-445-1078		
Email: toddcarey04@yahoo.com		
PROPERTY OWNER INFORMATION (if different from above):		
Name:		
Business Name: NA		
Address:		
City, State, Zip:		
Phone:		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO		
If you checked "NO", do not proceed. You must contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 900 Eastman Ave		
Tax Parcel Number(s): -		
Describe the Variance Request:		
I had a 4 unit Apt. I took the upper 2-1 bedrooms and turned it into a 3-bedroom. So I now have a 3 unit Apt. building. It never had enough parking to begin with. I am now requesting added 2 parking spots on the corner of property using the alley to come into the new parking lot. 20x20		

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

44-1774 (b)(1), (f) (g)(1) - Drives in m-f development

44-1964 Perimeter law scope buffer

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 property was a 4-1 bedroom house and 2-5 stall garage. Now it is a 3-unit building with 2-1 bedrooms + 1-3 bedroom. This building has never had enough parking. This is a R-3 building and does not meet the required codes, units, size of property, size of lot. These - unusually circumstances and without this variance I cannot rent this new 3-bedroom apt.

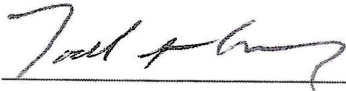
Would granting the variance be contrary to the public interest? Explain. NO

Getting this variance would me another Apartment will be ready for rent at a time where housing is hard to find. I know that is one off Webster St. that just added more parking. I will be upgrading existing driveway + new parking with blacktop. I also will be adding a 6' wood fence down property line. Granting this variance will not only upgrade the property but also helps the enhancement of the area.

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 had a 4-unit Apt building. I have only had 2 units rented for the last 2 yrs. I turned the upper 2-1 bedrooms into a 1-3 bedroom apt. I now have renovated the 3-bedroom and getting close to rent. I will not be able to rent this brand new 3-bedroom Apt. without additional parking. I have 70,000 into this Apt and desperately need more 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.



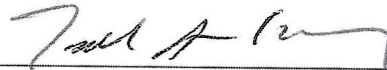
Signature of the Property Owner

Todd A Casey

Print Name

4-1-24

Date



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

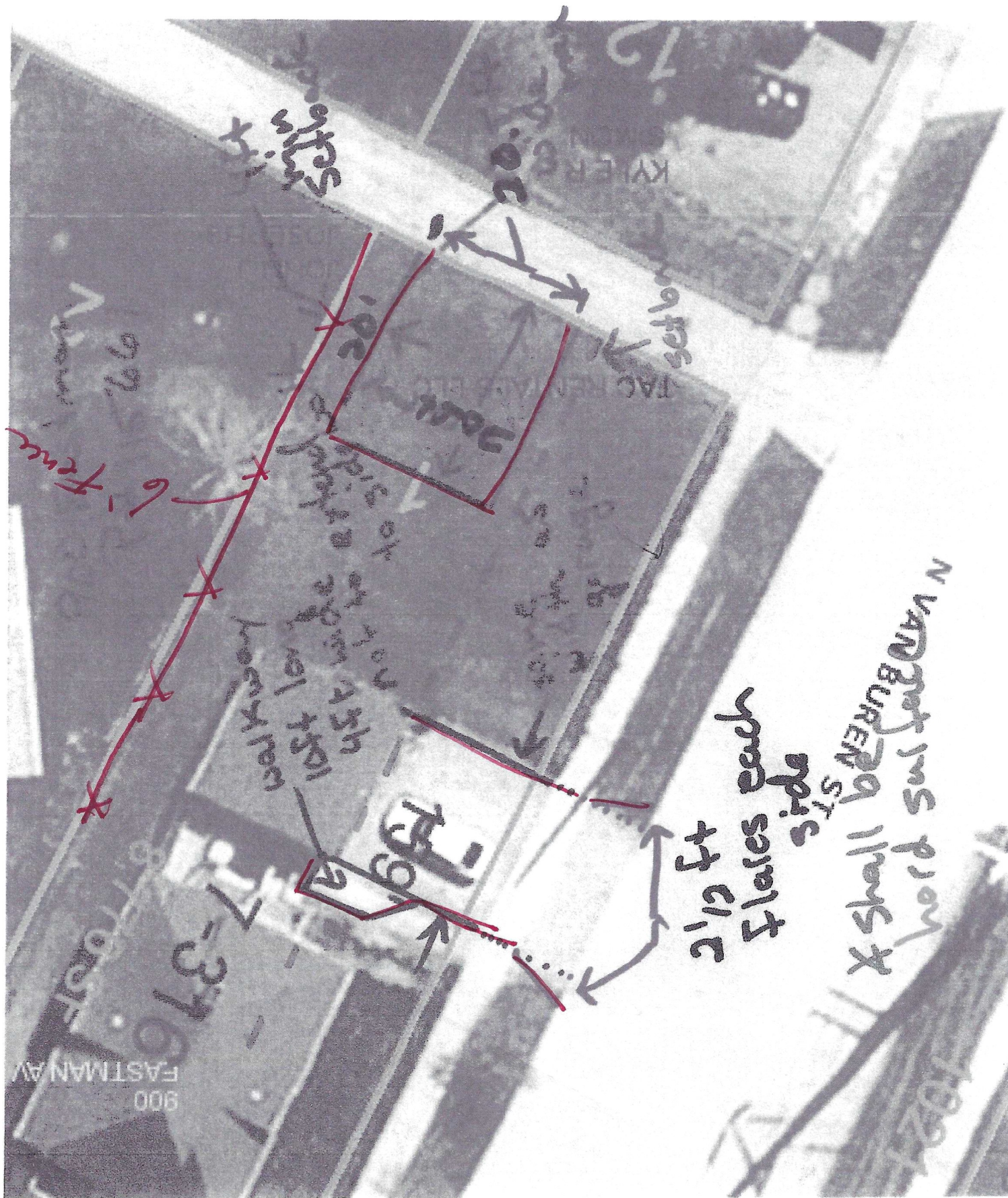
TAC Rentals LLC

Print Name

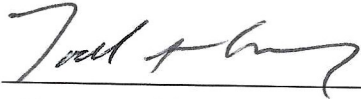
4-1-24

Date

OFFICE USE ONLY:	Parcel #:	Residential \$125 ☒ Commercial \$250 ☐
District: Zoning:	Meeting Date:	Receipt #:
Submittal Date:	Staff Signature:	



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



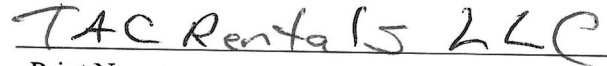
Print Name



Date



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



Print Name



Date

OFFICE USE ONLY:		Parcel #:	Residential \$125 ☐ Commercial \$250 ☐
District:	Zoning:	Meeting Date:	Receipt #:
Submittal Date:		Staff Signature:	

1021

900 EASTMAN AV

X Shall be
hard surface
N VAN BUREN ST

2 1/2 ft
flares each
side

7-396
8,778 SF

TAC RENTALS LLC

JOHN J JOSEPHS

KYLER SIMON

72

900 Eastman
PH 115661

setback
20.5 ft

20.5 ft

20.1

20.5 ft

setback

single as
wide as
grange

well known
10 ft long
4 ft wide
4 ft high
to side

1591

2



(No Subject)

From: Todd Carey (toddcarey04@yahoo.com)

To: toddcarey04@yahoo.com

Date: Wednesday, April 10, 2024 at 10:32 AM CDT



[Yahoo Mail: Search, Organize, Conquer](#)

(No Subject)

From: Todd Carey (toddcarey04@yahoo.com)

To: toddcarey04@yahoo.com

Date: Wednesday, April 10, 2024 at 10:32 AM CDT



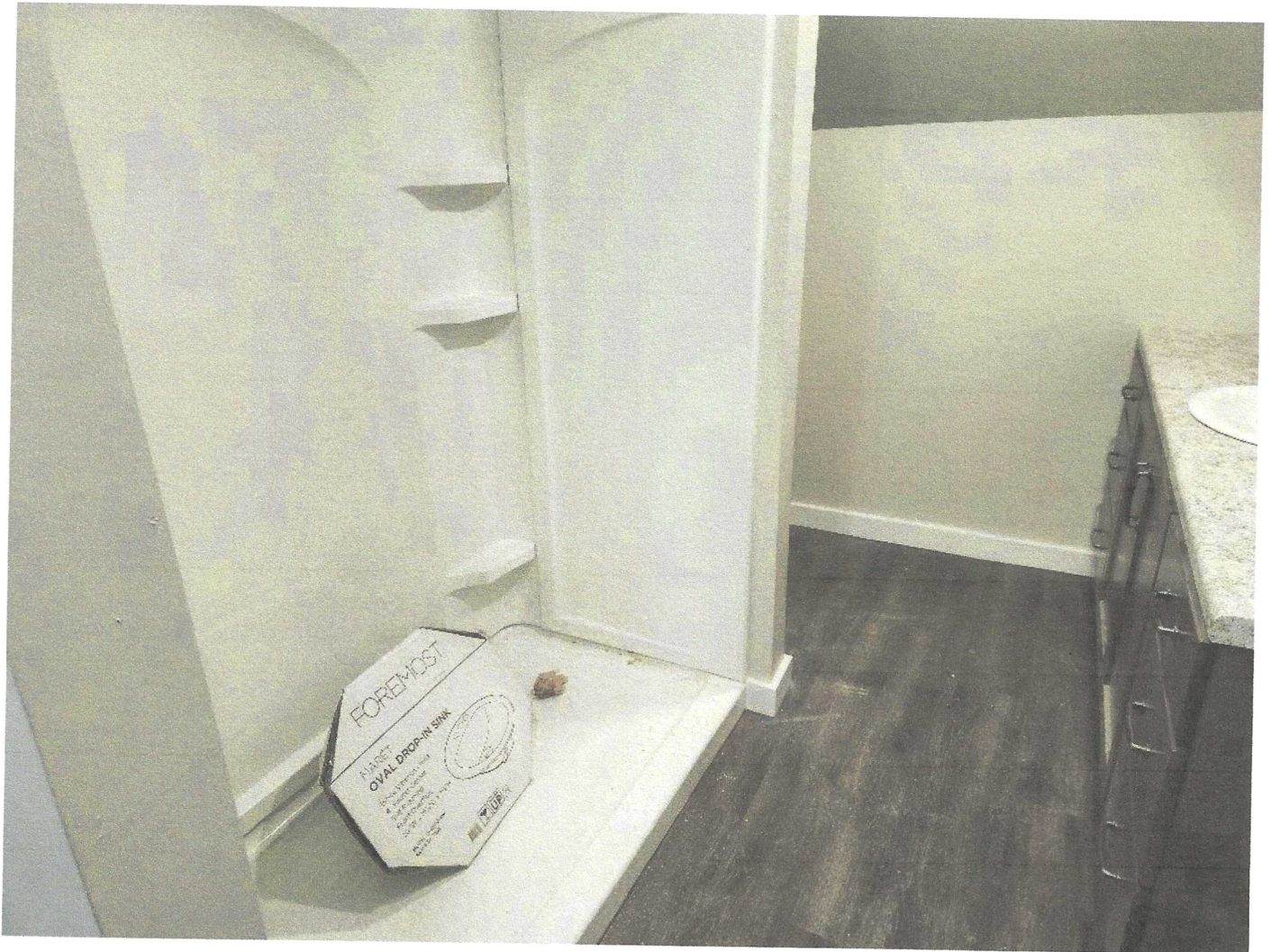
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To: toddcarey04@yahoo.com

Date: Wednesday, April 10, 2024 at 10:33 AM CDT



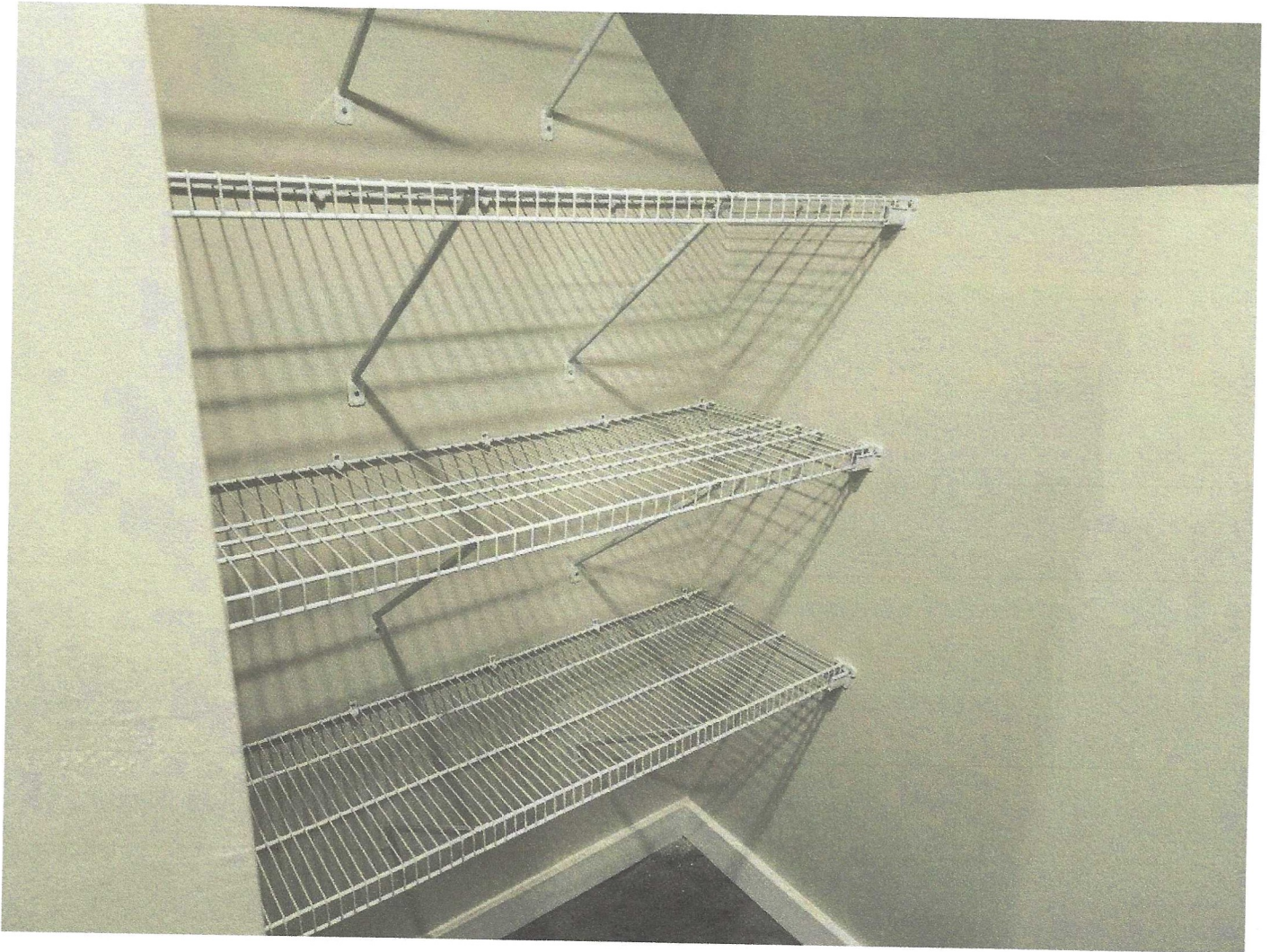
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Date: Wednesday, April 10, 2024 at 10:34 AM CDT



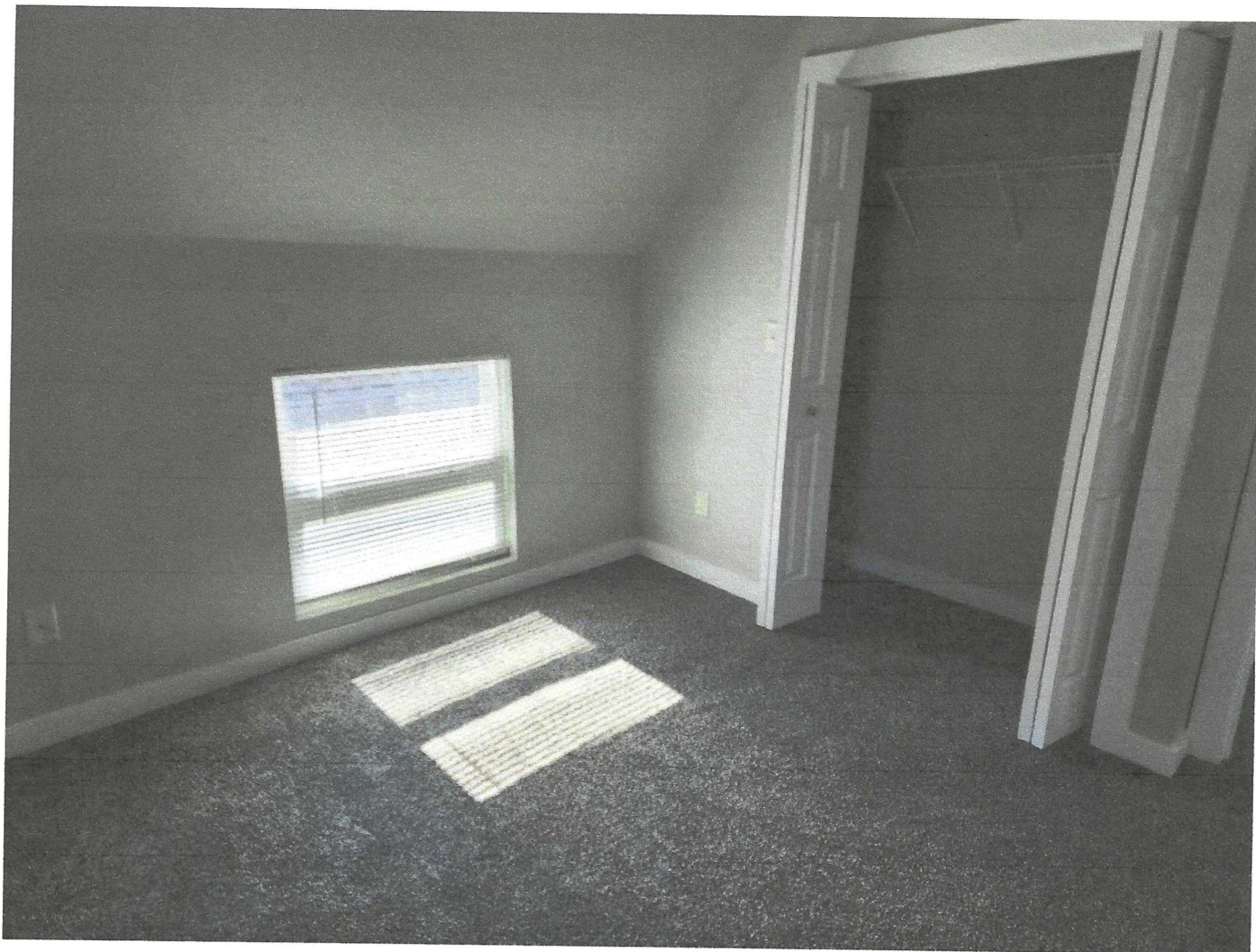
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To: toddcarey04@yahoo.com

Date: Wednesday, April 10, 2024 at 10:35 AM CDT



[Yahoo Mail: Search, Organize, Conquer](#)



(No Subject)

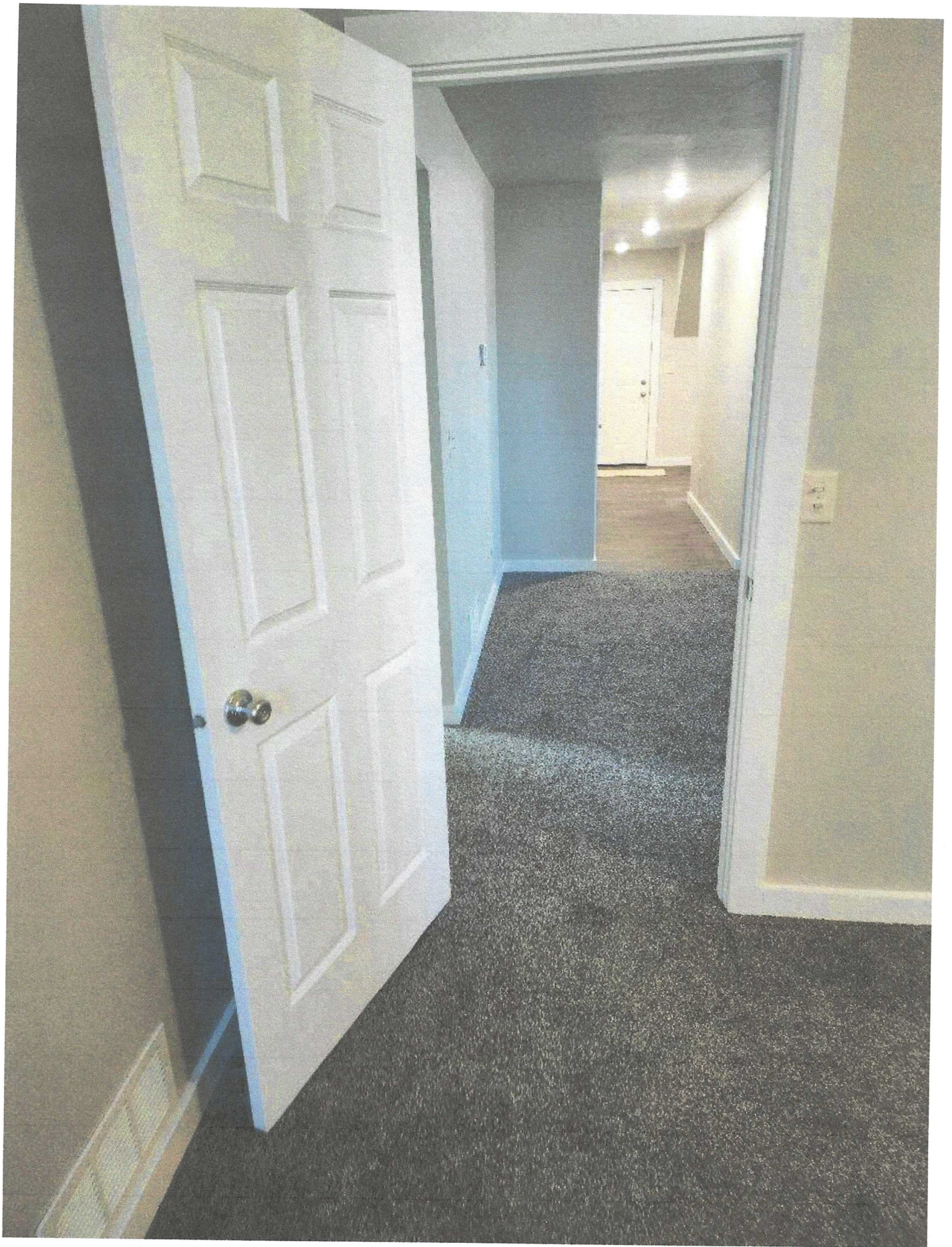
From: Todd Carey (toddcarey04@yahoo.com)

To: toddcarey04@yahoo.com

Date: Wednesday, April 10, 2024 at 10:35 AM CDT







(No Subject)

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To: toddcarey04@yahoo.com

Date: Wednesday, April 10, 2024 at 10:35 AM CDT



[Yahoo Mail: Search, Organize, Conquer](#)



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

MEETING DATE

April 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(Appeal 24-11) Consideration with possible action on a variance request from Kendra Schaefer, applicant and property owner; requesting to exceed building setback requirements for side yard setback within a Low-Density Residential (RI) District at 1132 13th Ave. (Ald. Brian Johnson, District 9).

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 44: Zoning

Section 44-554, Table 44-2 - Setback in an RI District, Building Setback Requirement is 6 feet (narrow lots under 60 feet exception)

The applicant and property owner is seeking to add a 12.5 x 15.6 foot addition to the rear of the property along the same existing plane of the side of the building. The existing structure is approximately 2 feet from the southern property line and the owner is seeking to create an addition to the existing home along said plane. The overall proposed addition is approximately 201 square feet.

If an existing structure is non-compliant, additions can be made to a home but the code requires that additions cannot extend existing non-conformities. To meet the code, the new addition needs to be placed 8 feet off the southern property line as the existing home is 1.5 stories. In the proposed plans, this would change the addition to a 12.5 by 11.5 addition to the home.

The north side of the property has the driveway and garage for the parcel. The property has access from an alley in the west side of the property.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-11 Application
2. 24-11 Schaefer Addition BID Plans 4.2.24
3. 24-11 Existing Home Pictures
4. 24-11 Addition Proposal Sketch
5. 24-11 Addition Proposal Sketch 2

6. 24-11 Aerial Addition Image
7. 24-11 Street View
8. 24-11 View Along Property Line



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Application Deadline: First Tuesday of the Month at 12:00 Noon.

DATE:	3/18/2024	PROJECT #:		APPEAL #:	24-11
APPLICANT INFORMATION:					
Name: Kendra Schaefer					
Business Name: N/A					
Address: 1132 13th Ave.					
City, State, Zip: Green Bay, WI 54304					
Phone: 563-468-1747					
Email: kendraschaefer6448@gmail.com					
PROPERTY OWNER INFORMATION (if different from above):					
Name:					
Business Name:					
Address:					
City, State, Zip:					
Phone:					
Email:					
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO					
If you checked "NO", do not proceed. You must contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.					
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:					
Location/Address: 1132 13th Ave.					
Tax Parcel Number(s): 1-735					
Describe the Variance Request:					
I am requesting a variance to the Setback ordinance for my district. I would like to add a 13' x 15' addition to the southwest corner of the existing house located on the property. The proposed addition would continue the south wall of the existing structure erecting the new structure approximately 2' from the southern property line.					

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Section 44-554, Table 44-2 - Setback in an R1 District, Building Setback Requirement - Side yard 6/8 feet
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 structure/house is located on a narrow lot/parcel, with an existing driveway and 2-car garage located on the northside of the property.
Would granting the variance be contrary to the public interest? Explain.
No, allowing the variance in the Setback ordinance for R1 district would allow the addition to appear as part of the existing structure/house. The entire structure/house would be aesthetically pleasing due to the continuation of the existing roof line, and the installation of new siding and gutters. The proposed addition would not impede neighboring views as the closest occupied house is 14' from of the southwest corner of the existing structure.
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?
Without the approved variance to the Setback ordinance the property occupants will have restricted access to the west side (backyard) of the property. The existing 2-car garage will have restricted access and will no longer house two cars.

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.

Kendra M Schaefer
Signature of the Property Owner

Signature of Applicant (working as “Agent” for owner)

Kendra M Schaefer
Print Name

Print Name

3/18/2024
Date

Date

OFFICE USE ONLY:	Parcel #: 1-735	Residential \$125 ☒ Commercial \$250 ☐
District: 9 Zoning: r1	Meeting Date: apr 24	Receipt #:
Submittal Date: 3/25/24	Staff Signature: jl	

ADDITION PLAN SPECIFICATIONS

- FOUNDATION INFORMATION**
- HOUSE FOUNDATION
N/A POURED CONCRETE WALL
 - GARAGE FOUNDATION
N/A POURED CONCRETE WALL
 - PORCH/PATIO FOUNDATION (UNEXCAVATED)
N/A POURED CONCRETE WALL (MIN. 4'-0" TALL)
 - WALL THICKNESS FOR REPRESENTATION ONLY-
MASON/CONTRACTOR TO VERIFY
 - FINAL WALL/POST FOOTING SIZE AND DEPTH
DETERMINED BY CONTRACTOR
 - MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER
CODE AND SOIL CONDITIONS
 - WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE
R.O. 3" BIGGER IN WIDTH AND HEIGHT
 - BEARING WALLS TO SIT ON MIN. 16" X 8"CONT.
CONCRETE FOOTINGS, STUDS @ 16" O.C.
- WALL INFORMATION**
- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- HOUSE EXTERIOR**
- FIRST FLOOR WALL HEIGHT: 2 x 6 x +- 8' 5 1/4"
(UNLESS NOTED/SHOWN OTHERWISE)
- HOUSE INTERIOR**
- FIRST FLOOR WALL HEIGHT: 2 x 4 x +- 8' 5 1/4"
(UNLESS NOTED/SHOWN OTHERWISE)
- GARAGE**
- WALL HEIGHT: N/A (UNLESS
NOTED/SHOWN OTHERWISE)
- FLOOR SYSTEMS**
- BASEMENT
4" CONCRETE SLAB
 - FIRST FLOOR
12" FLOOR TRUSS @ 19.2" O.C.
STANDARD LOADING (PER SQ. FT.)
40# LL, 15# DL
ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
10# DL FOR TILE FLOOR
13# DL FOR GYPCRETE (1.5" THICK)
20# DL FOR FIREPLACE FACE/HEARTH
25# DL FOR GRANITE/QUARTZ
 - DEFLECTION: LL=L/480, TL=L/360
 - DURATION OF LOAD: 1.00%
- ROOF SYSTEMS**
- ENGINEERED WOOD TRUSSES @19.2" O.C.
DESIGNED FOR: ZONE 2
 - STD. LOADING (PER SQ. FT.)
30# TCLL, 10# TCDL, 10# BCDL
 - DEFLECTION: LL=L/240, TL=L/180
 - DURATION OF LOAD: 1.15%
- HEADERS**
- STANDARD HEADER
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2x10'S
HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR
OFF-SITE CONSTRUCTION)
 - TOP OF WINDOW R.O.S.
FIRST FLOOR @ x MATCH EXISTING (TBV) ABOVE
SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
 - MINIMUM OF (2) SHOULDER STUDS AT EACH END
FOR ALL OPENINGS 6'-0" AND LARGER
- GENERAL INFORMATION**
- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS
NOTED OTHERWISE)
2X6 WALLS=5 1/2", 2X4 WALLS =3 1/2"
 - ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION
WALLS/BRICK LEDGES
 - GENERAL CONTRACTOR TO LOCATE THE FOLLOWING
ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER,
PUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT,
WINDOWS,ETC.
 - ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF
WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL
CONTRACTOR
 - DECK FRAMING SPECIFICATION TO MEET OR EXCEED
REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI
UNIFORM DWELLING
 - ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT
CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF
CABINETS, APPLIANCES, AND WINDOWS
 - ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN
OTHERWISE

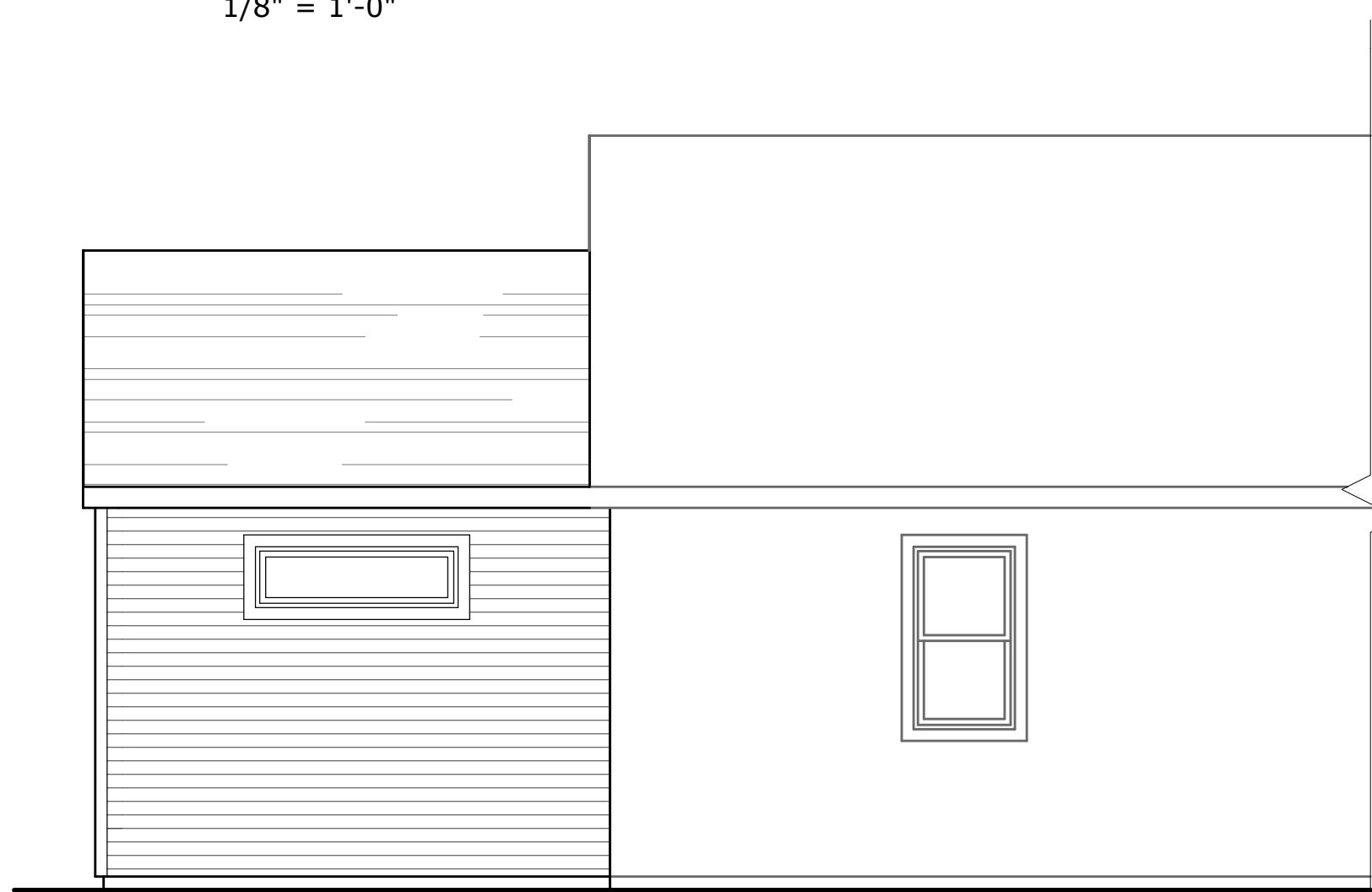
MASTER BEDROOM ADDITION 201 SF
TOTAL AREA 201 SF



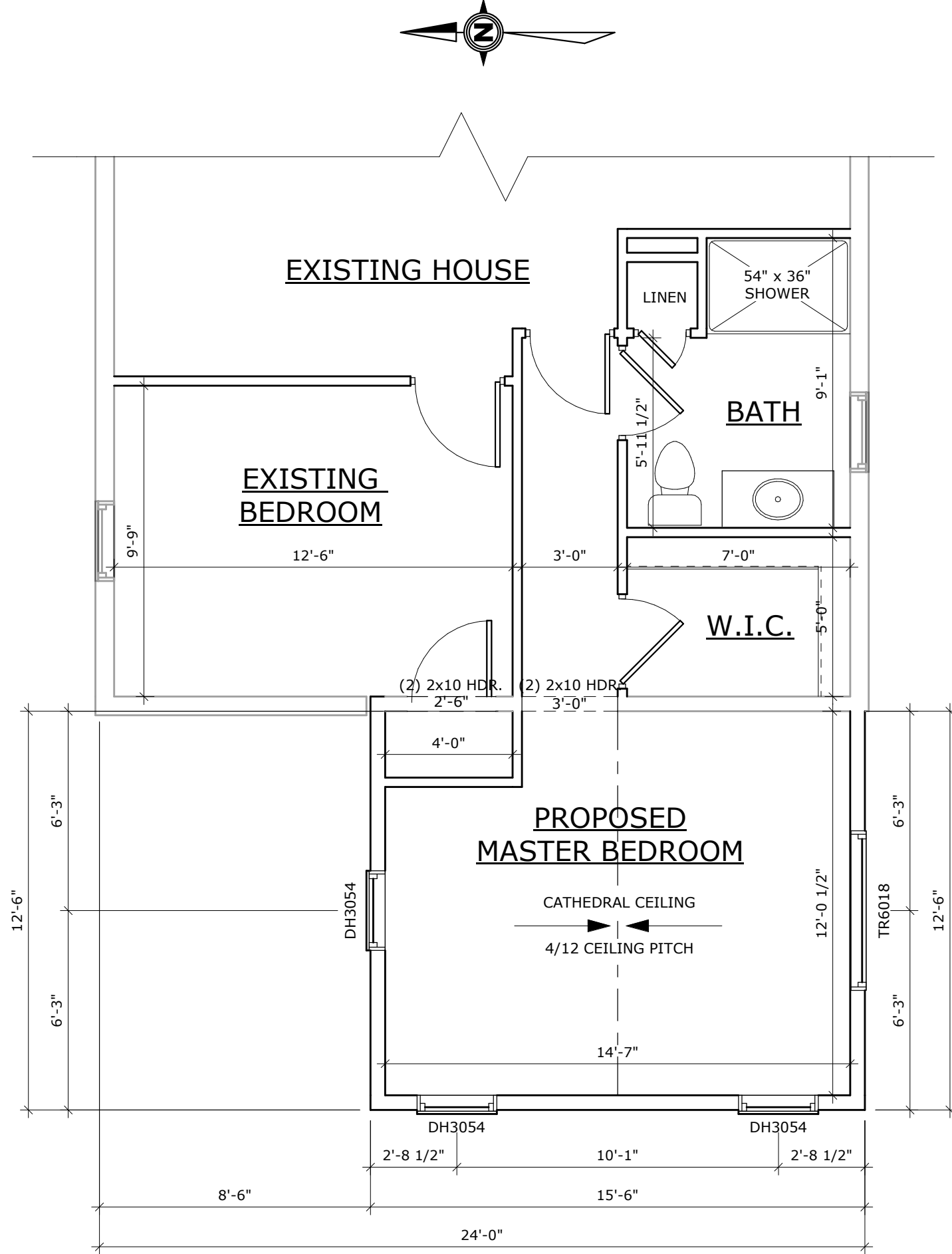
FRONT ELEVATION
1/4" = 1'-0"



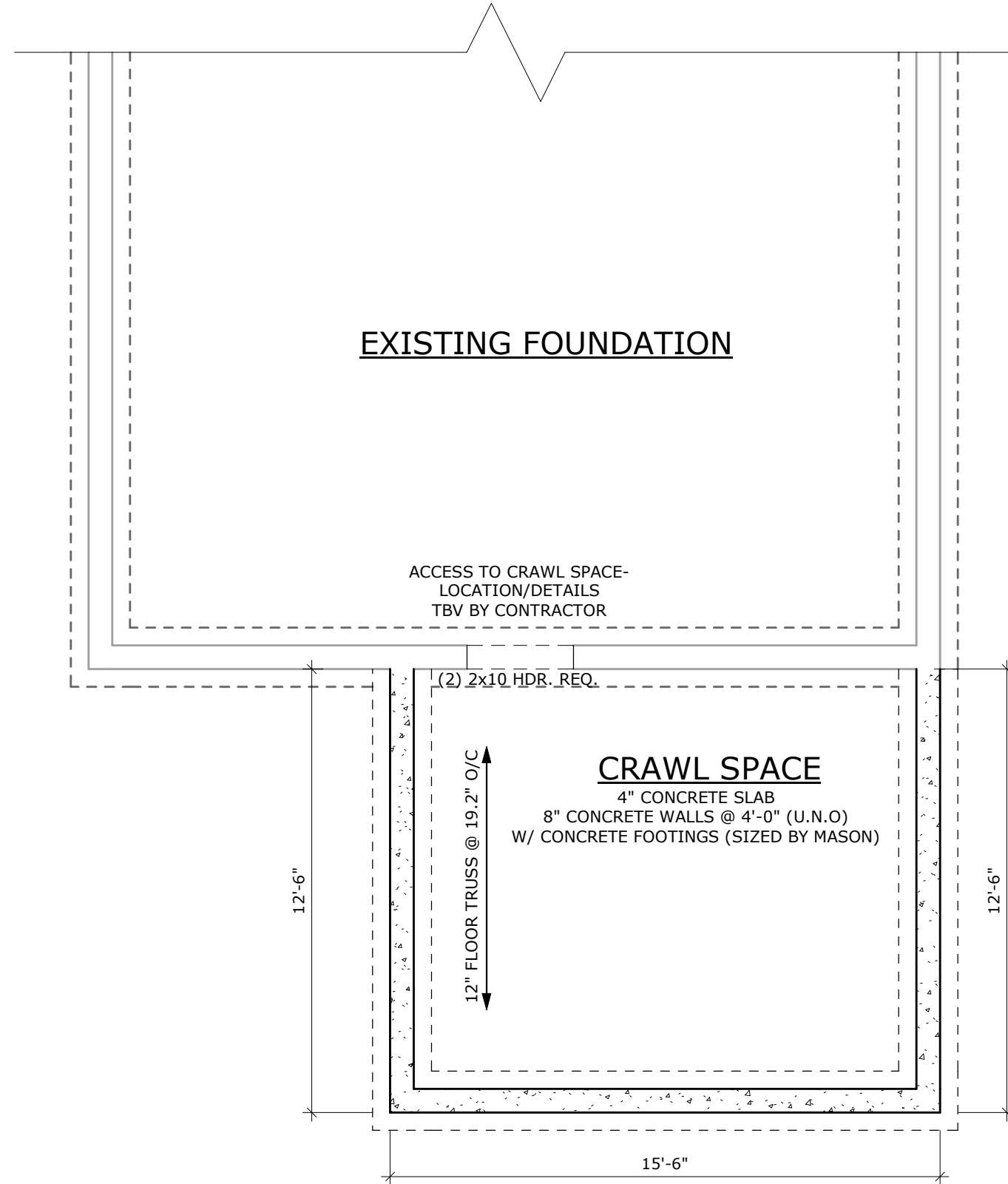
LEFT ELEVATION
1/4" = 1'-0"



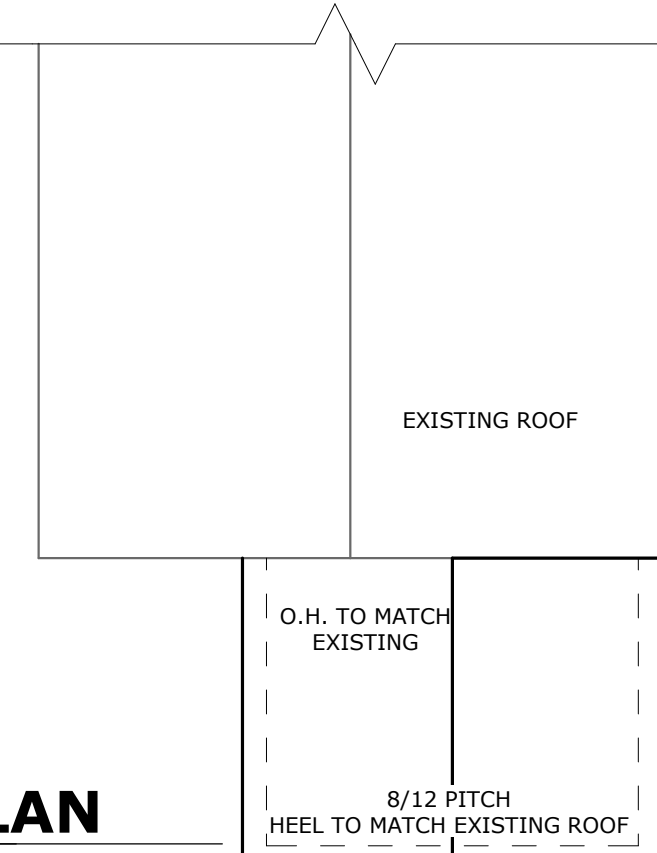
RIGHT ELEVATION
1/4" = 1'-0"



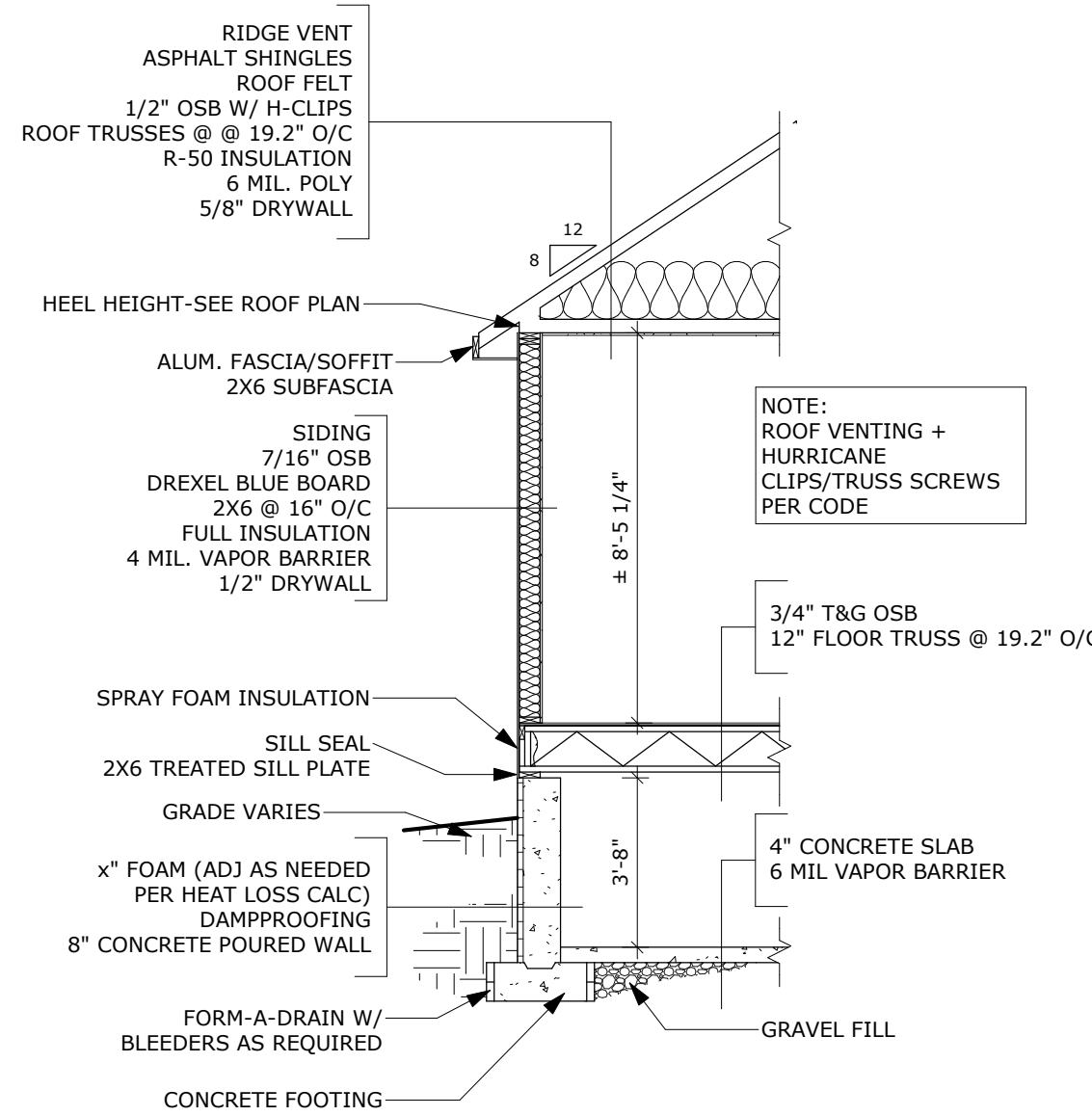
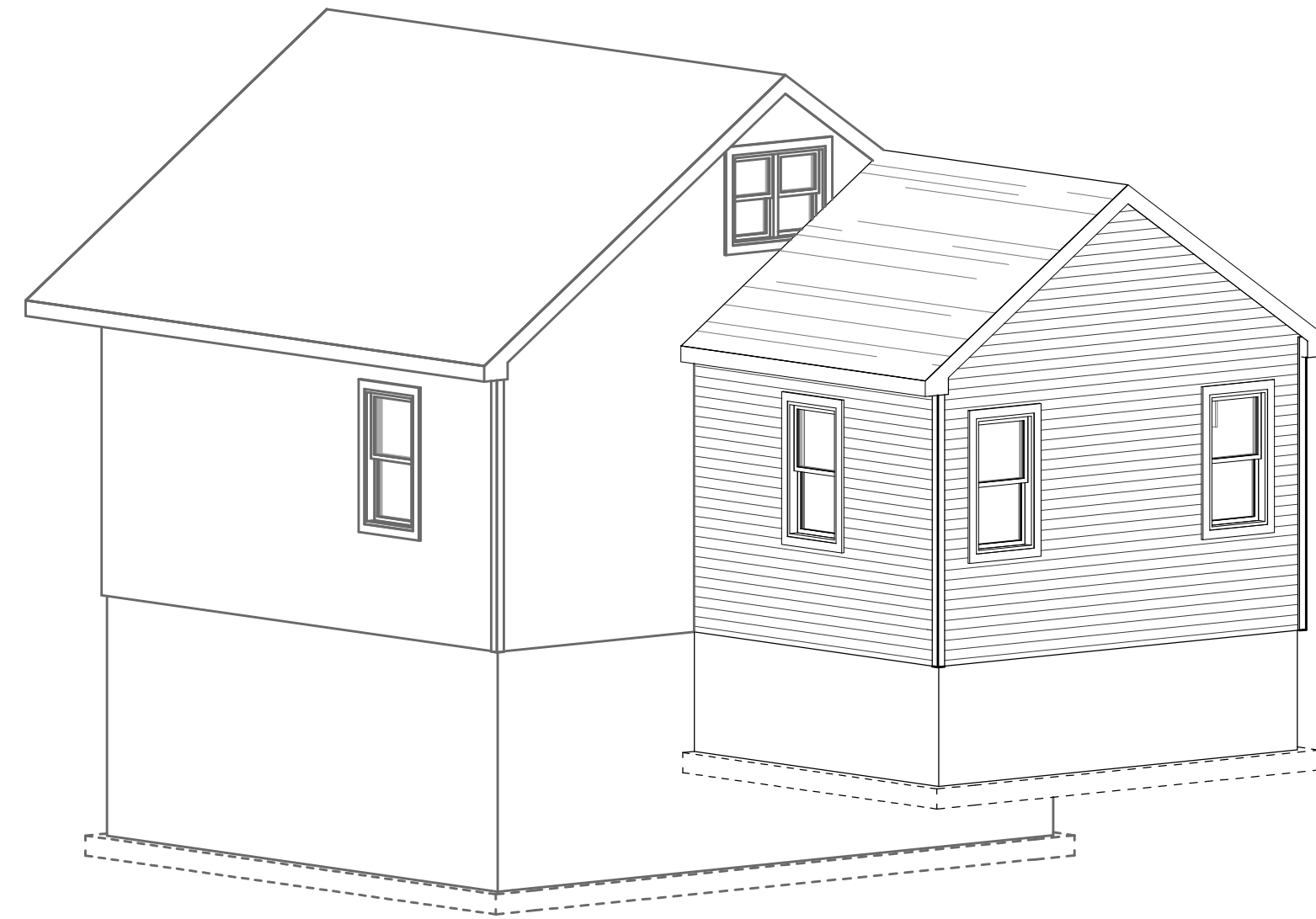
FIRST FLOOR PLAN
1/4" = 1'-0" WALL HEIGHT: +- 8'-5 1/4"



FOUNDATION PLAN
1/4" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



TYPICAL WALL SECTION
1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

DESIGNER: M.T.HOR	SCALE: As indicated	SHEET NO: A1	PROJECT NO: A24-246-W	DATE: 04/01/2024	REVISION: 04/01/2024	DATE: 04/01/2024	DATE: 04/01/2024
SCHAEFER RESIDENCE				BIRD DOG CONSTRUCTION			
Drexel™ DrexelTeam.com				1132 13TH AVE GREEN BAY, WI 54303			



NW CORNER



S PROPERTY LINE



SE CORNER



SW CORNER

EXISTING
STRUCTURE

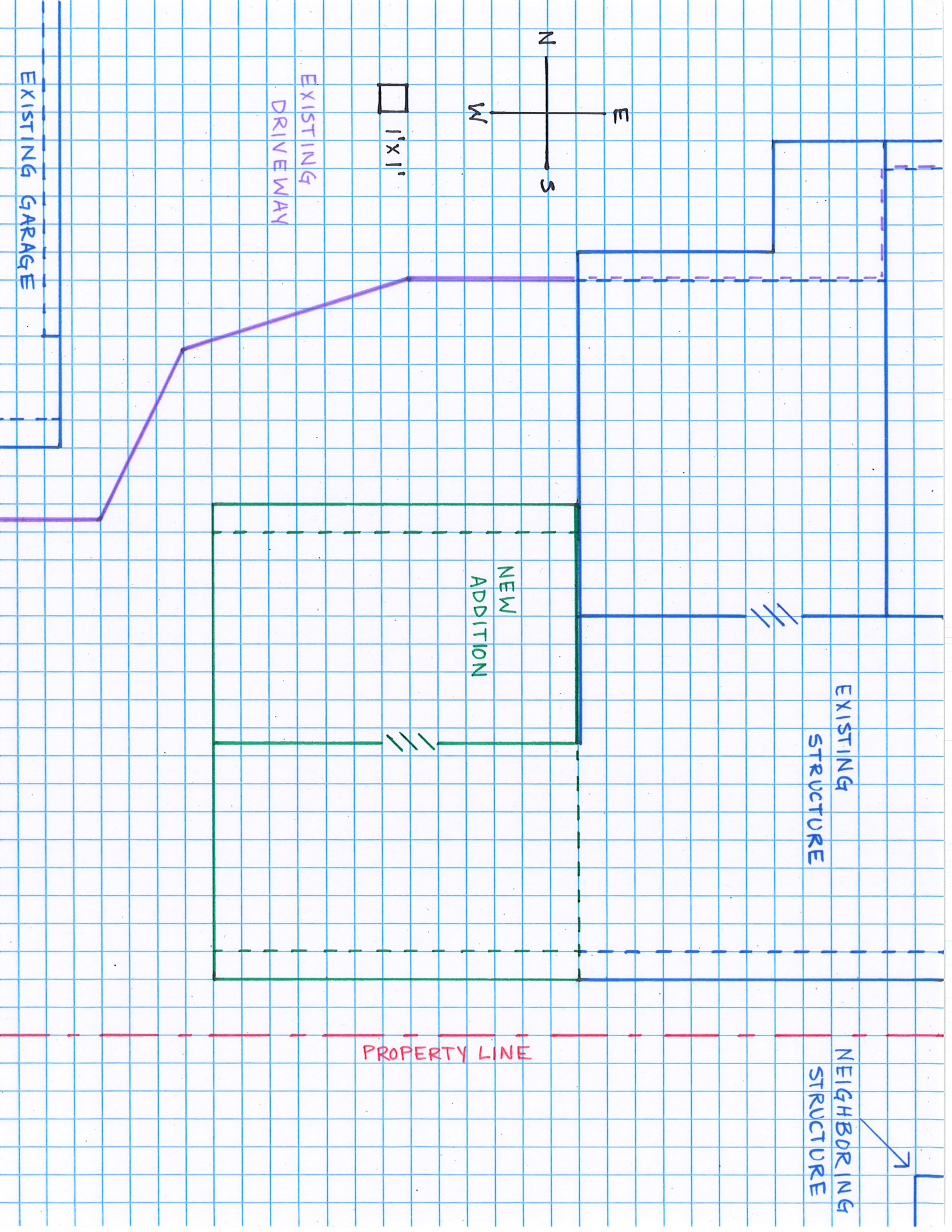
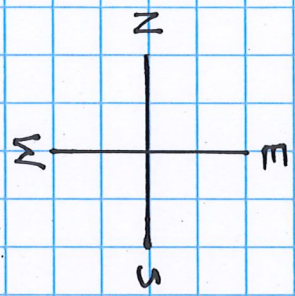
NEIGHBORING
STRUCTURE

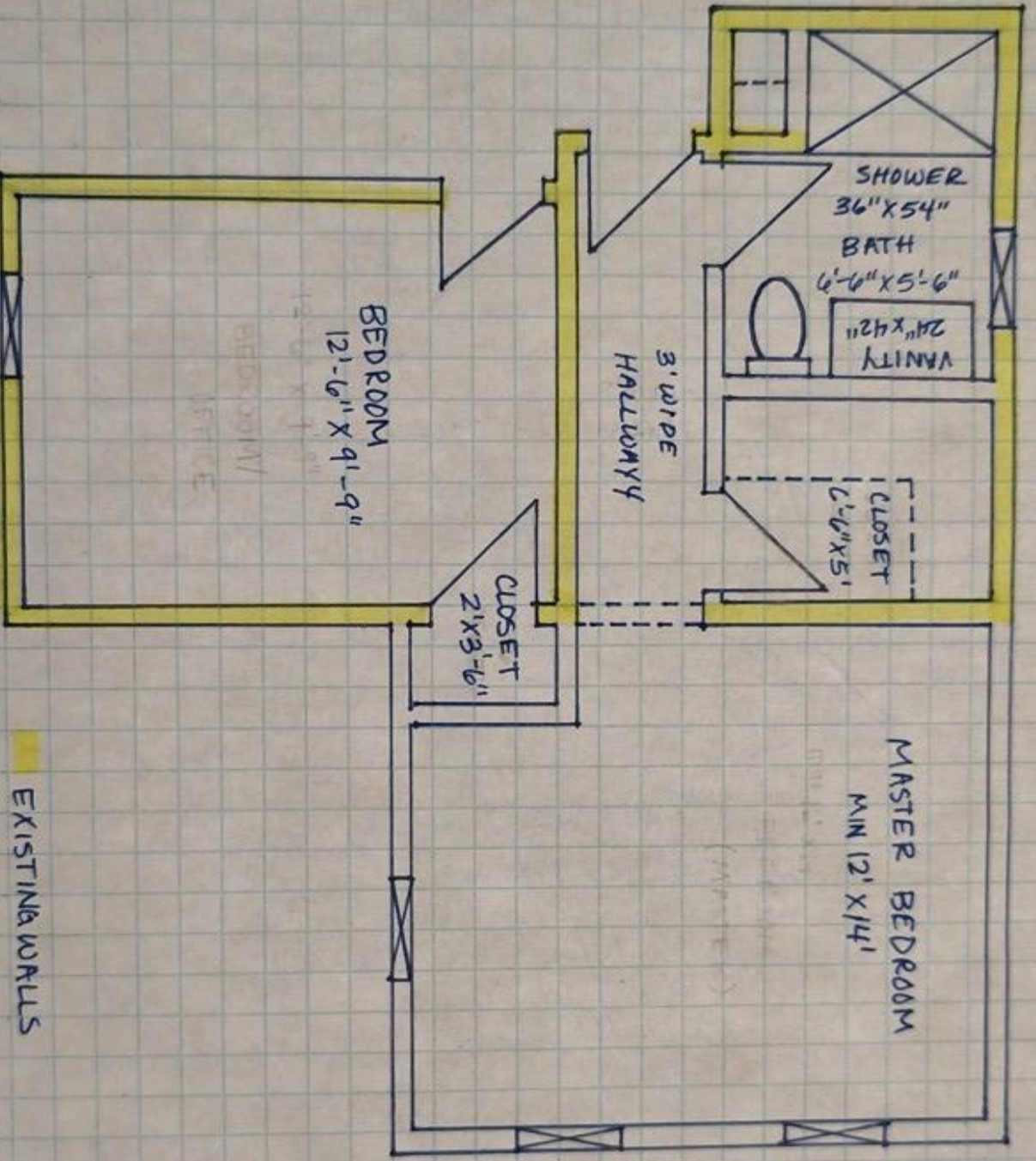
PROPERTY LINE

NEW
ADDITION

EXISTING
DRIVEWAY

EXISTING GARAGE





EXISTING WALLS

GARAGE

