

22-0660

Return to: Department of Public Works  
 Inspection Division  
 100 North Appleton Street  
 Appleton, Wisconsin 54911  
 (920) 832-6411

## City of Appleton Application for Variance

Application Deadline April, 26th 2022 Meeting Date May 17th, 2022

Please write legibly and also submit a complete reproducible site plan (maximum size 11" x 17"). A complete site plan includes, but is not limited to, all structures, lot lines and streets with distances to each. There is a non-refundable \$125.00 fee for each variance application. The nonrefundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) <b>1731 N. Edgewood Ave</b>	Parcel Number <b>31-5-3980-00</b>
Zoning District <b>R1B</b>	Use of Property X Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name Kyle and Paige Thompson	Owner Address 1731 N. Edgewood Ave Appleton, WI 54914
Owner Phone Number <b>404-933-2743</b>	Owner E Mail address (optional) <a href="mailto:Paigethompson404@gmail.com">Paigethompson404@gmail.com</a>
Agent Name <b>Kirstin Aebie</b>	Agent Address <b>N2277 W. Frontage Road Kaukauna, WI 54130</b>
Agent Phone Number <b>920-462-5724</b>	Agent E Mail address (optional) <b>kirstina@tundraland.com</b>

Variance Information
Municipal Code Section(s) Project Does not Comply <b>Section 23-93(g)(5) – Rear yard setback is twenty-five (25) feet.</b>
Brief Description of Proposed Project <b>Proposed project is the build an attached deck to the rear of the property that would be twelve (12) feet from the rear property line. Section 23-96(g)(5) of the Zoning Ordinance requires a twenty-five (25) foot rear yard setback.</b>

Owner's Signature (Required): DocuSigned by:  
  
D2692A27DEC84B3... Date: 3/24/2022

Recp 3565.0008

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## Questionnaire

In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach additional sheets, if necessary, to provide the information requested. Additional information may be requested as needed.

1. Explain your proposed plans and why you are requesting a variance:

Our proposed plan is to build a 12'x16' deck in the back yard, replacing the existing deck within the same footprint.

Since the existing deck was not a legal structure (permit not pulled), and is built within the setback, we are requesting a variance to replace the deck as a legal, non-conforming structure.

2. Describe how the variance would not have an adverse impact on the surrounding properties:

Since there is already a deck of the same size and shape, the surrounding properties would experience minimal impact by the installation of a new deck.

Furthermore, the new deck would be ensured to be up to code, and will be brand new, enhancing the curb appeal and resale value of the home.

3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

Due to the lot's small size, adhering to setbacks on any side of the property would be difficult.

In addition, a deck built on a different side of the house would not line up with the egress from the house as the back deck does.

4. Describe the hardship that would result if your variance were not granted:

If a variance is not granted, the homeowner would not be able to beautify the space the existing deck occupies, to upgrade the deck, or bring the current deck up to code.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor *all*

Date: May 5, 2022

RE: Variance Application for 1731 N. Edgewood Ave. (31-5-3980-00)

**Description of Proposal**

The applicant proposes to build an attached deck to the rear of the property that would be twelve (12) feet from the rear property line. Section 23-96(g)(5) of the Zoning Ordinance requires a twenty-five (25) foot rear yard setback.

**Impact on the Neighborhood**

In the application, the applicant states that since there is already a deck of the same size and shape at this location, there will be no impact on the neighborhood.

**Unique Condition**

In the application, the applicant states that due to the lot's small size, adhering to setbacks on any side of the property would be difficult.

**Hardship**

In the application, the applicant states that if a variance is not granted, the homeowner would not be able to beautify the space the existing deck occupies., to upgrade the deck or bring the current deck up to code.

**Staff Analysis**

The size of this lot is 9,212 sq. ft. The minimum size lot in the R1B zoning district is 6,000 sq. ft.

This property appears to have a legal nonconforming rear yard setback. The house is approximately twenty (20) feet from the rear property line. A deck was built years ago, without a permit. Any addition to the back of the house would be in the twenty-five (25) foot rear yard setback.

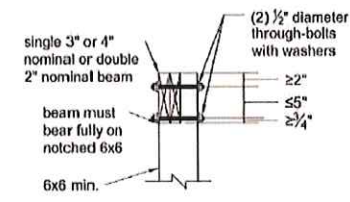
The property is unique because of the legal nonconforming rear yard. Because of this, the owner is not able to build a deck, like other similar properties in the area.



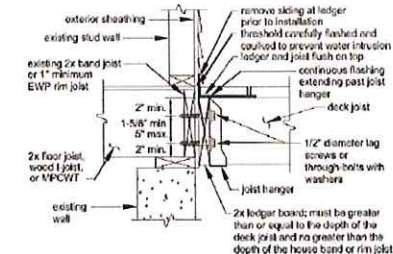
New 12'x16' deck build, using (5) 50/50 diamond piers. Height off grade is 14", KDAT treated southern pine frame (2x10, 16" on center). Includes 1 stair and code compliant railing.

\*\*Build will be within same footprint as existing deck with the exception of an additional 2' on the side (indicated on drawing)

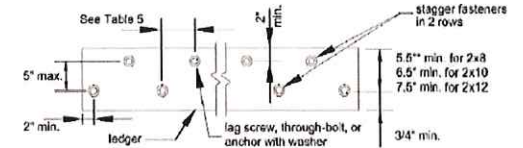
8 7 6 5 4 3 2 1



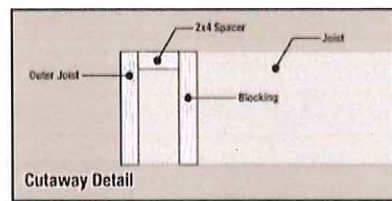
DETAIL 1: POST-TO-BEAM ATTACHMENT REQUIREMENTS



DETAIL 2: LEDGER BOARD TO BAND JOIST OR RIM JOIST



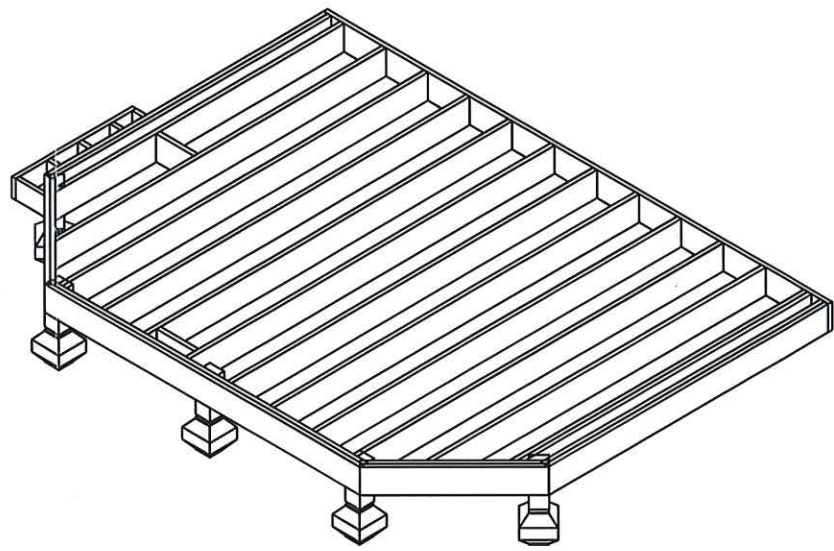
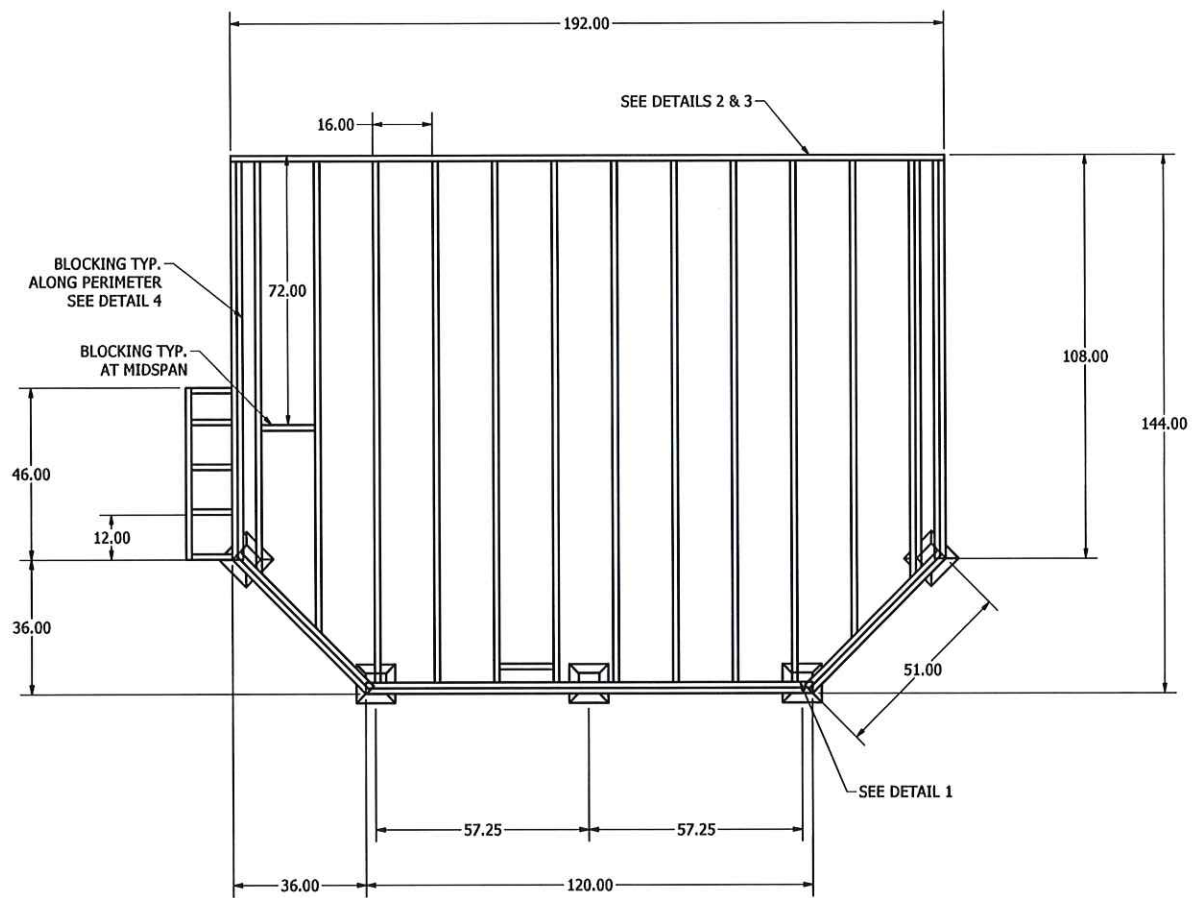
DETAIL 3: LEDGER BOARD FASTENER SPACING AND CLEARANCE



DETAIL 4

REVISION HISTORY				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	A		11/22/2021	
	B	RAIL COUNT ADJUSTED	11/24/2021	

PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
12	5	2X10X16	
13	18	2X10X12	
14	1	2X8X10	
15	3	2X4X16	
16	1	6X6X8	
17	9	POST TO BEAM BOLT ASSEMBLY	
8	5	ABA66Z POST BASE	
9	5	DIAMOND PIER	
18	18	LEDGER SCREWS	
19	2	8\"/>	



MAXIMUM LOAD ON ROUND FOOTING  
2000lb/sqft SOIL BEARING

DIAMETER	CAPACITY
8	698
10	1000
12	1570
14	2137
16	2791
18	3533
20	4361
22	5277
24	6260
26	7370
28	8548
30	9813
32	11104
34	12604
36	14130

Minimum 2000 psf Sands/Gravels (SW, SP, SM, SC, GM, GC)<sup>3</sup>

Model / Rim No. / Length	Bearing Load Capacity	Equivalent Base Area	Cylinder Comparison	Foot Zone	Uplift Load Capacity	Lateral Load Capacity
DP-50/16"	3500#	1.8 sf	18" dia	24"	600#	600#
DP-50/42"	*4000#	2.0 sf	19" dia	30"	*900#	*600#
DP-50/50"	4400#	2.2 sf	20" dia	48"	1200#	800#
DP-75/50"	*5000#	2.8 sf	22" dia	48"	*1400#	*600#
DP-75/63"	6400#	3.2 sf	24" dia	60"	1600#	800#

Equivalency to Traditional Concrete Footings <sup>3</sup>Interpolated from field test values

TABLE 5 Spacing between fasteners (in inches) based on Joist Spans of

Live Load	Ledger Material	Rim Material	Spacing between fasteners (in inches) based on Joist Spans of						
			6' or Less	Up to 8'	Up to 10'	Up to 12'	Up to 14'	Up to 16'	Up to 18'
40 psf	Doug. Fir or S. Pine	2x Lumber	24	18	14	12	10	9	8
		EW Rim	25	19	15	12	10	9	8
		2x Lumber	20	15	12	10	8	7	6
60 psf	Hem Fir	EW Rim	25	19	15	12	10	9	8
	Doug. Fir or S. Pine	2x Lumber	17	13	10	8	7	6	5
		EW Rim	18	13	10	9	7	6	6
	Hem Fir	2x Lumber	14	11	8	7	6	5	4
		EW Rim	18	13	10	9	7	6	6

DRAWN	11/22/2021	GREEN BAY DECKING LLC, 1518 S. BROADWAY ST. GREEN BAY, WI, 54304
CHECKED		
QA		TITLE
MFG		THOMPSON DECK
APPROVED		
	SIZE	DWG NO
	D	TD-100-856 REV B THOMPSON DECK
	SCALE	1 / 25
		SHEET 1 OF 1

8 7 6 5 4 3 2 1