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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 Meeting Date

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 non-refundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) 2700 E John St	Parcel Number 31-4 - 5882-00
Zoning District	Use of Property Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>

Applicant Information	
Owner Name- Isabel Aldrich and Cameron Werner(married)	Owner Address 2700 E John st
Owner Phone Number 920-242-2199	Owner E Mail address (optional) Cameronwerner95@gmail.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information	
Municipal Code Section(s) Project Does not Comply	Section 23-92(g)(4) - 20' front yard setback.
Brief Description of Proposed Project	Build an addition to the existing building that is 12' from the front property line.

Recp 109999090

Owner's Signature (Required): Cameron Werner Date: 03/01/2022

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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:

We are requesting a variance build on an attached 2 car garage to replace the old, deteriorating unattached garage that we currently have. Not only is it old and has fallen into a state of disrepair long before we bought the house (October 2021) it is also almost 50ft away from our house. This creates an unnecessary hardship on us and our 3 children who must walk an excess amount (which in the winter months can be quite hazardous, as well as a hassle), just to get into our house or vehicle/s. The foundation of our current unattached garage is cracked and shifting in multiple places, the insulation shows signs of mold and possible water damage in specific spots, the roof was poorly repaired in 1 spot by a previous owner (which leaks from time to time), and an animal has burrowed through our insulation/siding on the far side. It would cost far more or just as much money to tear down both our current garage and foundation and rebuild in the same spot (which would not fix the issue of location and distance to the house), as it would to simply build an attached garage on the side of our home. Our proposed plan is to build an attached 2 car garage that runs parallel to the sidewalk on Rail Street, while also adding a driveway that connects to our existing driveway that exits onto Rail Street. The reason for this is to prevent our garage from blocking other drivers, as well as pedestrian views as they come to the corner of Rail and John Street. It also prevents traffic issues as we exit our driveway onto Rail St., as our existing driveway is farther away from the corner than if we were to build our garage and driveway facing Rail Street.

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

The variance would not affect any of the surrounding properties as none of my proposed buildings would be anywhere near my neighbors. If anything, it would benefit my neighbor as it would move my garage from being 12 ft from each of our lot lines, to more than 50ft away from their yard/lot line. Thus, giving more breathing room and space between our houses for our kids, and their dogs to play. It would not affect any other properties view and would even help prevent them from having any possible noise complaints if I was to work on a project late at night inside of the proposed attached garage.

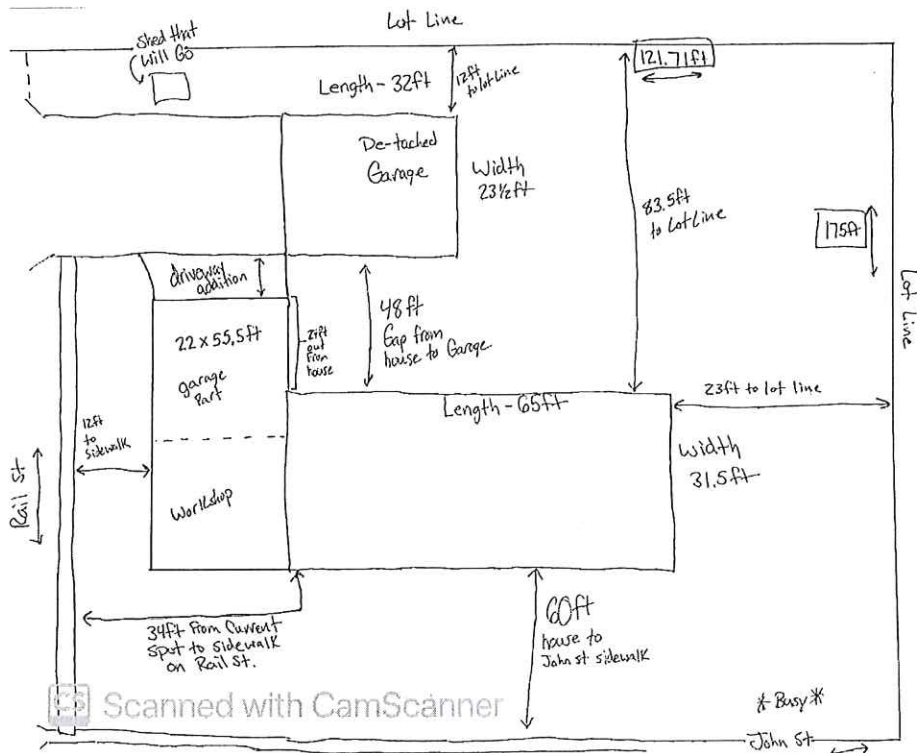
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3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

Being the corner lot, there are numerous special conditions that limit how and where I could place a garage. John Street is a rather busy street depending on the time of day, especially being near Appleton East High School and the corner of John and Calumet Street. At least twice a day traffic is backed up from the lights on John and Calumet, to well passed my house. So, building anything towards John Street is off limits even though I have the room, as it would cause numerous headaches for me and everyone else. I also have one of the biggest lots on the street, so I have a little more for additions than my neighbors who are sandwiched between each other. But I also need to prevent blocking people's views and affecting the traffic flow on each corner. So, being able to build a closer garage that still exits over 100 ft from the corner is ideal. Lastly, I get extremely strong wind sheers and snow drifts off the corner (there is a larger park called Lions Park, as well as an open area, kitty corner to my property) so building this garage would allow me to better protect my house and keep snow drifts down a lot more than it is now.

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

If my variance would not be granted it would cause numerous problems for me going forward. I would need to find some way to either try and salvage my current garage or tear it down and try and build it closer to my house which creates a host of new issues, none of which are cheap or convenient. I would also need to find another way to help cut down the wind and snow drifts I get, which blow the snow all along the side of my house and usually dumps it in-between my house and garage, which is where we must walk 48ft from our house to garage.



Hello Kurt,

Sorry about the delay in getting this done, I filled out as much of the form as I can and have attached pictures of what I want to do and an aerial view of the property for better understanding. I had two revisions of different things I wanted to do, one is a little more ambitious but thought I would give it a shot. Let me know if you have any questions or need any more information.



CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: March 8, 2022

RE: Variance Application for 2700 E. John St. (31-1-5882-00)

Description of Proposal

The applicant proposes to put an addition onto an existing home. The proposed addition would be twelve (12) feet from the front property line on Rail St. Section 23-92(g)(4) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

Impact on the Neighborhood

In the application, the applicant states that the proposed addition would not affect neighboring properties. The applicant also states that the garage would create a noise buffer for the neighbors and benefit the neighborhood.

Unique Condition

In the application, the applicant states that this lot is unique because it is a corner lot, on a busy street (John St.) and snow drifts can be a problem at this location.

Hardship

In the application, the applicant states that if this variance is not granted it would cause numerous problems, such as salvaging the existing detached garage or moving it closer to the house and he would need to find a way do deal with snow drifts.

Staff Analysis

This parcel is 21,209 sq. ft. The minimum size lot in the R1A zoning district is 8,000 sq. ft.

There is adequate room on the property to rebuild the detached garage. There are alternatives available for the applicant to meet the standards of the Zoning Ordinance. Also, the applicant's reasons for a variance stated in the application are based on cost and personal preference, for example, not wanting to walk fifty (50) feet from the house to the garage.

The applicant has not demonstrated that this particular lot is unique. The fact that the lot is on a corner and subject to snow drifts, are not exceptional or extraordinary circumstances.

It appears that the applicant has not met the review criteria for a variance because no undue hardships have been identified and there are clear alternatives to meeting the code standards.