

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: October 10, 2022

RE: Variance Application for 839 E. Minor St. (31-1-0787-00)

Description of Proposal

The applicant proposes to build an attached garage that is on the side lot line. Section 23-94(g)(6) of the Zoning Ordinance requires a five (5) foot side yard setback.

Impact on the Neighborhood

In the application, the applicant states that both properties are in agreement with plans.

Unique Condition

In the application, the applicant states that the shared garage is currently on the lot line.

Hardship

In the application, the applicant states that both parties need a garage.

Staff Analysis

This parcel is 4,556 sq. ft. The minimum size lot in the R1C zoning district is 4,000 sq. ft.

Currently, the owners of 839 E. Minor St and 515 N. Rankin St. share an existing detached garage. The property line goes through the garage.

To date, a plan showing the location and size of the proposed garage has not been submitted with the application. There does not appear to be space on this parcel for an attached garage.

Without more detail, the City cannot recommend approval of this request.

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 Sept 26, 2022 Meeting Date October 17, 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 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) <u>839 E. Minor St</u>	Parcel Number <u>311078700</u> <u>1-0787</u>
Zoning District <u>RIC</u>	Use of Property <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

Applicant Information	
Owner Name <u>Melanie Siegel</u>	Owner Address <u>111 Grove St, Mayville</u>
Owner Phone Number <u>920 205 9613</u>	Owner E Mail address (optional) <u>777cgul@gmail.com</u>
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply <u>ATTACHED STRUCTURE TO HOUSE NEEDS TO BE 5 (FIVE) FEET FROM SIDE LOT LINE</u>
Brief Description of Proposed Project <u>BUILDING AN ATTACHED GARAGE</u>

Owner's Signature (Required): Melanie Siegel Date: 9-6-22

Recp 4039-0016

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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:

At the present time we share a garage on the middle of our lot line. And this garage is in a state of dilapidation

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

Both parties are in agreement of the plans.

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

our ^(shared) garage is currently on the lot line, AND Lot Size.

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

Both parties need a garage.

Address, Place, or Taxkey

839

67.8

74.7

1-0787

1-0788

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