

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor

KWC

Date: June 10, 2020

RE: Variance Application for 1004 W. Kamps St. (31-5-2650-00)

Description of Proposal

The applicant is proposing to build an accessory building that is two (2) feet from the side lot line. Section 23-43(f)(1)(b) of the Zoning Ordinance requires that accessory buildings be at least three (3) feet from the side lot line.

Impact on the Neighborhood

In the application, the applicant states that the change is more accommodating, but not compliant with code.

Unique Condition

In the application, the applicant states that the lot is narrow and does not allow much flexibility for garage location.

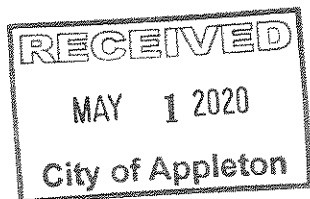
Hardship

In the application, the applicant states that there would be limited space between the house and garage.

Staff Analysis

The size of this lot is 50'x133' or 6,650 sq. ft. The minimum lot size allowed in the R1B zoning district is 6,000 sq. ft and the minimum lot width is 50 ft. This lot is a conforming lot.

The applicant appears to have alternatives to build a compliant garage. The review criteria for a variance has not been met.



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

5-20-20

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)	Parcel Number
1004 W. Kamps Ave.	
Zoning District	Use of Property
	☒ Residential ☐ Commercial

Applicant Information	
Owner Name	Owner Address
Nick Baumgart/Anne Leschke	1004 W. Kamps Ave.
Owner Phone Number	Owner E Mail address (optional)
715-889-4791	nickfros.no@gmail.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply
Brief Description of Proposed Project

Owner's Signature (Required): Nick Baumgart Date: 4/29/2020

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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:

Tear down existing garage which is 16" from lot line. Construct new garage 2' from lot line. New building to be 13'x34'. Request variance from code to allow additional space between house and garage.

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

The change is more accommodating but not in compliance with code.

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

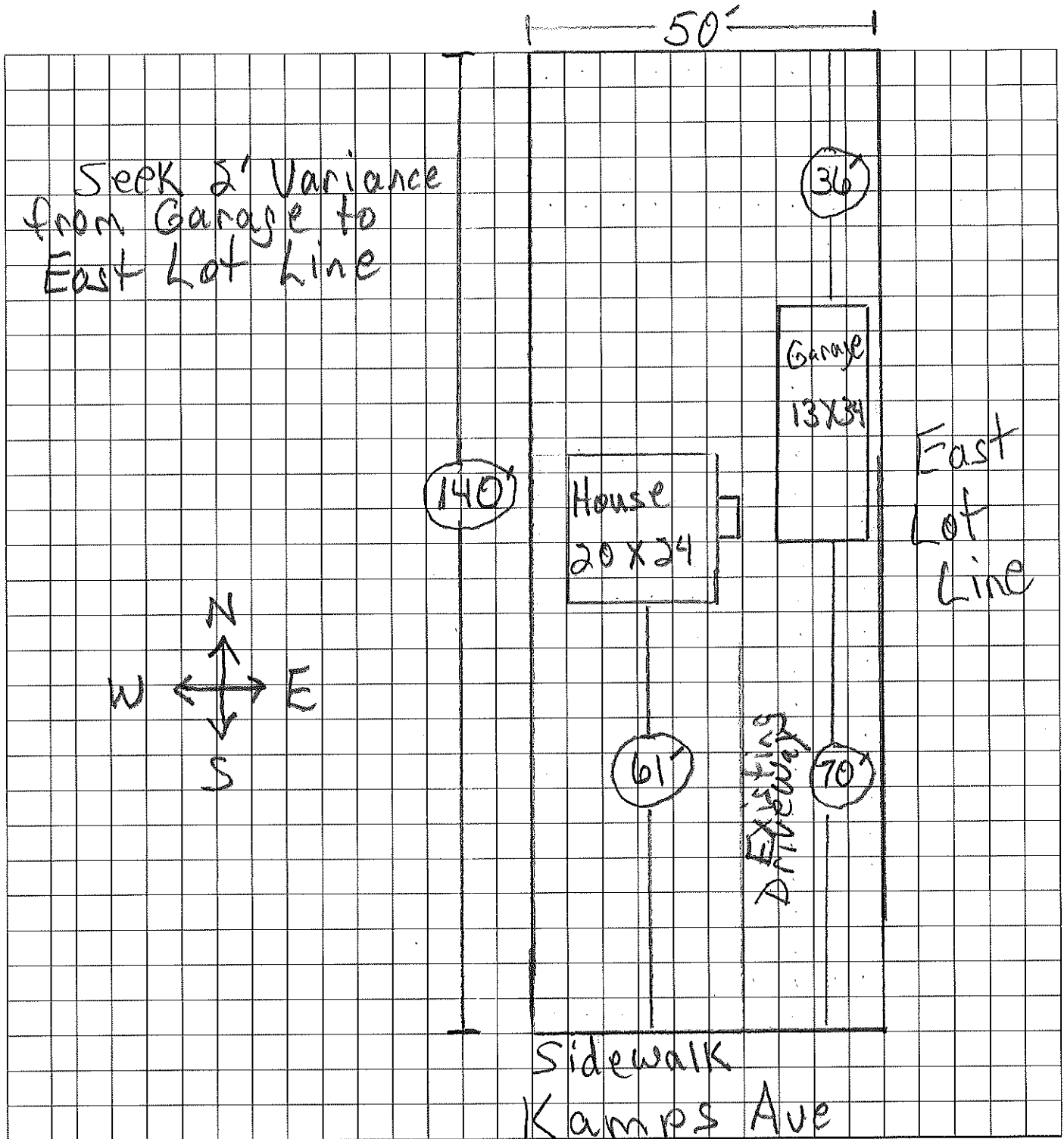
The narrow lot does not allow much flexibility in garage location.

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

There would be limited space between the house and garage.

1. All lines must be drawn with a straightedge. Free hand drawings cannot be accepted
2. All lot lines and all buildings must be shown and dimensioned. Partial plot plans cannot be accepted.
3. Driveway(s) and curb cuts must be shown and labeled "proposed" or "existing".
4. Irregular shaped lots must be drawn to scale.

5 Foot Grid



PLOT PLAN

Project:

New Garage / Demolish Current Garage

Scale: 1" = 20 Ft.

1 Sq. = 5'

Address:

1004 W. Kamps Ave.

Baumgart/Leschke