

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.

Recp 3108-0005

Property Information	
Address of Property (Variance Requested) 312 E FREMONT ST	Parcel Number 314050700
Zoning District R1B	Use of Property <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

Applicant Information	
Owner Name HART M KING ET AL	Owner Address 312 E FREMONT ST APPLETON, WI 54911
Owner Phone Number (920) 450-6881	Owner E Mail address (optional)
Agent Name Tundraland Home Improvements	Agent Address N2277 W 41 Frontage Rd Kaukauna, WI 53140
Agent Phone Number 920.462.5724	Agent E Mail address (optional) KirstinA@Tundraland.com

Variance Information
Municipal Code Section(s) Project Does not Comply Ord 27-21, §1, 7-7-21 23-93(9) (4)
Brief Description of Proposed Project New 8'x21' deck build, using (4) 50/50 diamond piers and (1) 12" sonotube. Height off grade is 23", KDAT treated southern pine frame (2x10, 16" on center). Includes 2 stairs (one inset) and code compliant railing

Owner's Signature (Required):  Date: 1/20/2022
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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:

New 8'x21' deck build, using (4) 50/50 diamond piers and (1) 12" sonotube.
Height off grade is 23", KDAT treated southern pine frame (2x10, 16" on center).
Includes 2 stairs (one inset) and code compliant railing

Requesting a variance due to setback restrictions. Deck is currently 15' from the lot line, and the setback requirement is 20'

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

The installation of a new deck not only will increase the property value of the house, but will beautify it as well.

The deck will not encroach any closer to the side lots than the house already does, and therefore should not have a negative affect on the neighbor's properties.

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

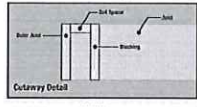
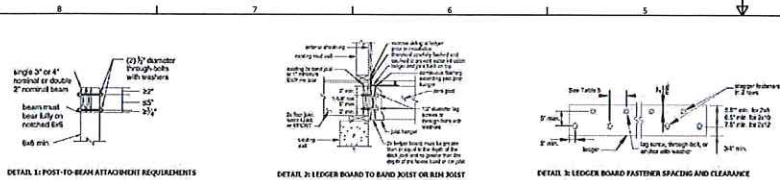
The older house next door has a porch area, providing the homeowner with a street facing area within which to recreate, whereas this home currently has none.

As an older home next to a newly constructed one, this new deck will increase the house's curb appeal, adding to the beautification of the neighborhood.

The new home next door, while visually appealing, appears to be built within the setback. Given that the next door neighbors were allowed the opportunity to build within the setbacks in the name of aesthetics, we feel this homeowner should be afforded the same luxury.

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

The homeowner will miss out on a front gathering space, where they can interface with the community

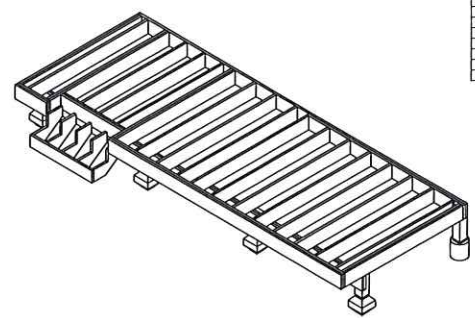
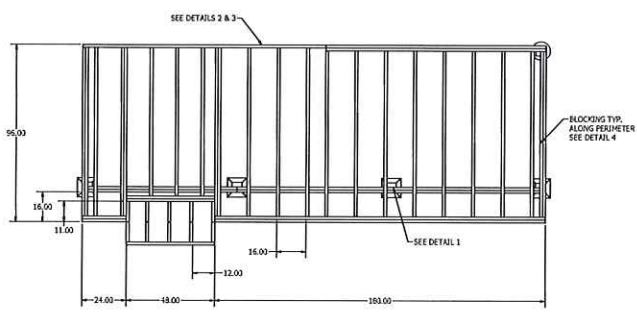


REVISION HISTORY

ZONE	REV	DESCRIPTION	DATE	APPROVED
	A		1/12/2022	

PARTS LIST

ITEM	QTY	PART NUMBER	DESCRIPTION
18	18	2x10-16	
19	2	2x10-12	
20	2	2x10-10	
21	1	2x12-12	
22	1	2x8-10	
23	3	2x10-8	
24	1	6x8-8	
25	5	POST TO BEAM BOLT ASSEMBLY	
14	5	18x6x2 POST BASE	
15	4	DIAMOND PIER	
17	1	SCAFF FILL	
26	24	LEGER SCREWS	
28	1	#4 FLASHING	
27	1	DETAIL 4 DECK TENSION TILES KIT	
29	15	18x10x2 JOIST HANGER	
30	15	#12 PERFORATE TIES	
31	1	JOIST HANGER NAILS BOX	
32	1	2x2-1\"/>	



MAXIMUM LOAD ON ROUND FOOTING

2000psi wet SOIL BEARING

DIAMETER	CAPACITY
8	608
10	900
12	1370
14	2137
16	2791
18	3533
20	4361
22	5277
24	6280
26	7370
28	8548
30	9813
32	11154
34	12604
36	14190

Minimum 2000 psf
Sands/Gravels on SP 301 10' 0\"/>

SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310
SP 301	SP 302	SP 303	SP 304	SP 305	SP 306	SP 307	SP 308	SP 309	SP 310

TABLE 5

Deck Joist Spacing (in inches) for Deck Joist on 4x4 Posts

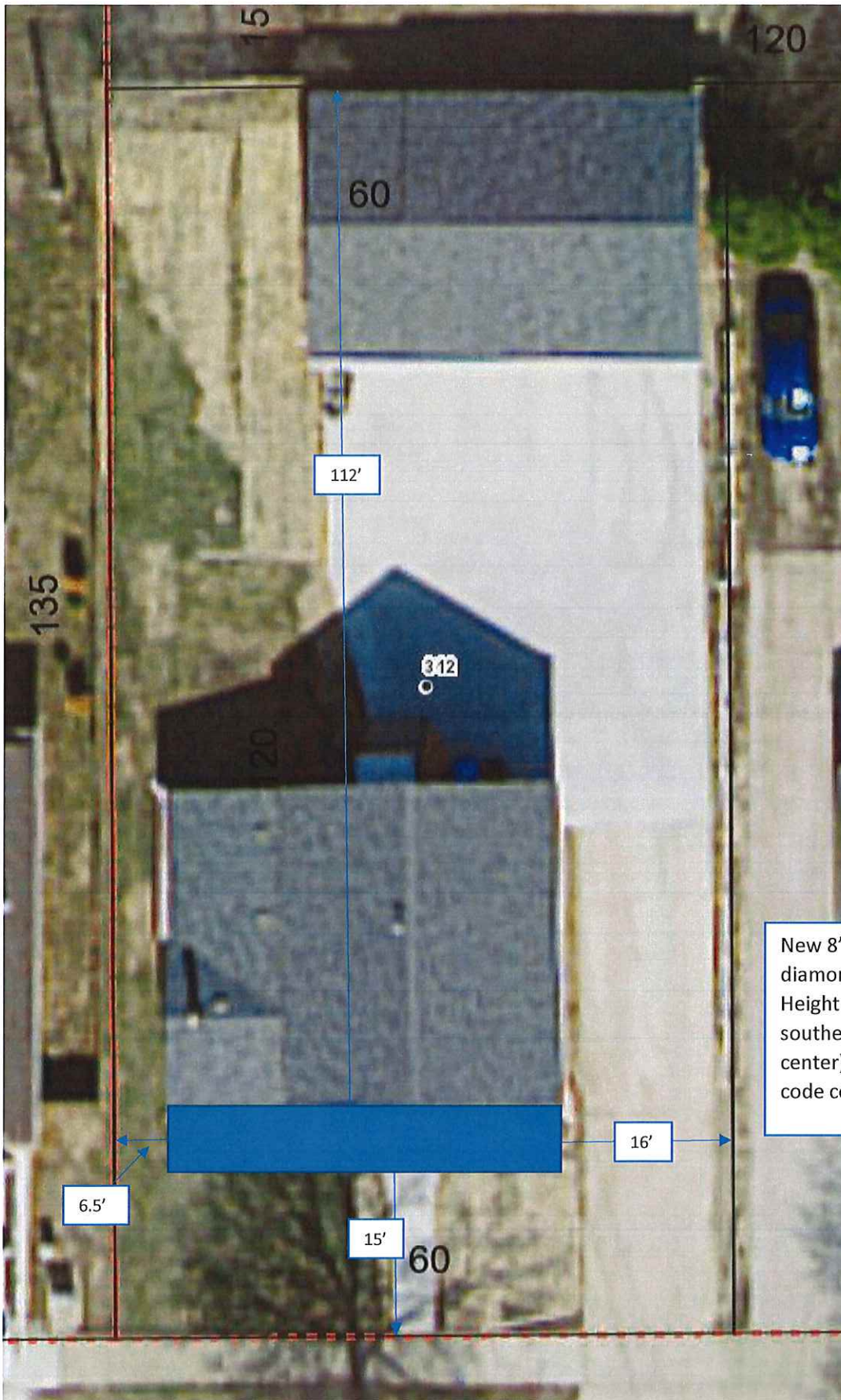
Deck Joist Spacing (in inches)	4x4 Posts	4x6 Posts	6x6 Posts	8x8 Posts	10x10 Posts	12x12 Posts
16	1	1	1	1	1	1
18	1	1	1	1	1	1
20	1	1	1	1	1	1
22	1	1	1	1	1	1
24	1	1	1	1	1	1
26	1	1	1	1	1	1
28	1	1	1	1	1	1
30	1	1	1	1	1	1
32	1	1	1	1	1	1
34	1	1	1	1	1	1
36	1	1	1	1	1	1
38	1	1	1	1	1	1
40	1	1	1	1	1	1
42	1	1	1	1	1	1
44	1	1	1	1	1	1
46	1	1	1	1	1	1
48	1	1	1	1	1	1
50	1	1	1	1	1	1
52	1	1	1	1	1	1
54	1	1	1	1	1	1
56	1	1	1	1	1	1
58	1	1	1	1	1	1
60	1	1	1	1	1	1
62	1	1	1	1	1	1
64	1	1	1	1	1	1
66	1	1	1	1	1	1
68	1	1	1	1	1	1
70	1	1	1	1	1	1
72	1	1	1	1	1	1
74	1	1	1	1	1	1
76	1	1	1	1	1	1
78	1	1	1	1	1	1
80	1	1	1	1	1	1
82	1	1	1	1	1	1
84	1	1	1	1	1	1
86	1	1	1	1	1	1
88	1	1	1	1	1	1
90	1	1	1	1	1	1
92	1	1	1	1	1	1
94	1	1	1	1	1	1
96	1	1	1	1	1	1
98	1	1	1	1	1	1
100	1	1	1	1	1	1

PROJECT: GREEN BAY DECKING LLC, 1510 S. BROADWAY ST., GREEN BAY, WI, 54903

DATE: 1/12/2022

TITLE: KING DECK

SCALE: 1/2\"/>



New 8'x21' deck build, using (4) 50/50 diamond piers and (1) 12" sonotube. Height off grade is 23", KDAT treated southern pine frame (2x10, 16" on center). Includes 2 stairs (one inset) and code compliant railing

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: February 3, 2022

RE: Variance Application for 312 E. Fremont St. (31-4-0507-00)

Description of Proposal

The applicant proposes to build a deck fifteen (15) feet from the front property line. Section 23-93(g)(4) of the Zoning Ordinance requires a twenty (20) feet front yard setback.

Impact on the Neighborhood

In the application, the applicant states that the new deck will increase property values and will not encroach any closer to the side lots than the house already does.

Unique Condition

In the application, the applicant states that the older house next door has a street facing porch area and this home does not. The applicant also states that the house next door appears to be in the setback and this homeowner should be afforded the same luxury.

Hardship

In the application, the applicant states that if the variance is not granted the homeowner will miss out on a front gathering space, where they can interface with the community.

Staff Analysis

This property is 7,200 sq. ft. (60'x 120'). The minimum size lot in the R1B zoning district is 6,000 sq. ft.

Section 23-50(d)(1) of the Zoning Ordinance allows an adjusted front yard setback to be a straight line between the two (2) front corners of the adjacent properties. Applying this standard, the proposed deck would still require a variance.

A front porch/deck is not essential for the use of the property and the owner is causing the hardship by adding the addition. It does not appear the applicant has met the review criteria.