

LM  
6-2-22

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 May 30, 2022 Meeting Date June 20, 2022 7pm

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>1006 N. Linwood Ave</b>	Parcel Number <b>31-5-0072-00</b>
Zoning District <b>R1B</b>	Use of Property X Residential    Commercial

Applicant Information	
Owner Name <b>Glenn Wachowiak</b>	Owner Address <b>1006 N. Linwood Ave Appleton, WI 54914</b>
Owner Phone Number <b>920-851-5905</b>	Owner E Mail address (optional) <a href="mailto:wachowiak@gmail.com">wachowiak@gmail.com</a>
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply <b>Section 23-43(f)(1)(e) prohibits accessory structures in the front yard.</b>
Brief Description of Proposed Project <b>Proposed project is to construct a detached garage, ** feet from the front property line, in front of the existing principal building. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings in the front yard.</b>

Owner's Signature (Required): Glenn Wachowiak Date: 06/01/2022

Recp 115303773

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

## 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:  
Looking for a secure building to secure my F250 Super Duty Diesel. I am looking to put up a 12x25 ft Single stall garage off the badger side street since the other driveway is too small for my Truck
2. Describe how the variance would not have an adverse impact on the surrounding properties:  
I Don't believe this would impact by no means my one neighbor and will only bring more security to my property and add value to the neighbor and my property for my son and I
3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:  
I live on a Non-conforming lot which is uniquely pie shaped with linwood on one side and busy badger on the other side. It currently doesn't have a garage at all and would be nice to have a garage on the property for yard tools and lawn mower and snowblower and all the things needed to operate a home.
4. Describe the hardship that would result if your variance were not granted:  
No storage or secure place to store my vehicle and outdoor maintenance items to maintain my home as this is my only form of transportation and is needed for my work to have a reliable and dependable vehicle and I think having a garage protects my vehicle to the harsh weather we can have and cold winters.





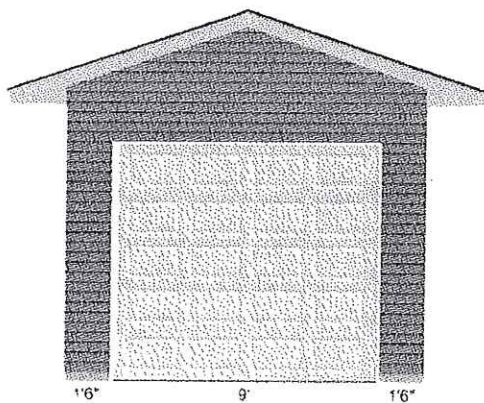
Date: 6/02/2022 - 4:56 PM  
Design ID: 311153968980  
Estimate ID: 6994  
Estimated Price: \$6,569.58

*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

## Dimensions

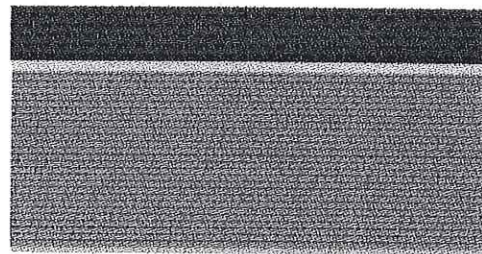
### Wall Configurations

\*Illustration may not depict all options selected.

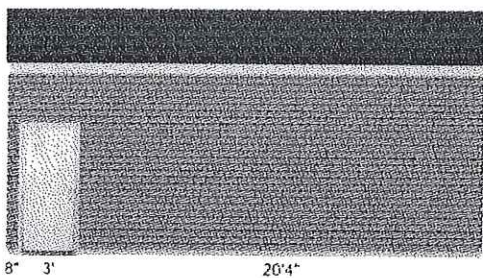


**ENDWALL B**

Ideal Door®: 4-Star 9' x 8' White Select Value Insulated

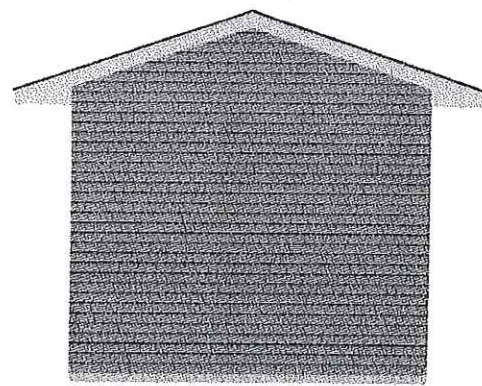


**SIDEWALL D**



**SIDEWALL C**

Mastercraft®: 36"W x 80"H Primed Steel 6-Panel



**ENDWALL A**

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.  
For other design systems search "Design & Buy" on Menards.com

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: June 10, 2022

RE: Variance Application for 1006 N. Linwood Ave. (31-5-0072-00)

**Description of Proposal**

The applicant proposes to construct a detached garage five (5) feet from the property line, in front of the existing principal building. Section 23-43(f)(1)(c) of the Zoning Ordinance prohibits accessory buildings in the front yard.

**Impact on the Neighborhood**

In the application, the applicant stated that this would not impact his one neighbor and it would add value to his property.

**Unique Condition**

In the application, the applicant states that he lives on a nonconforming lot which is uniquely pie shaped with Linwood on one side and Badger Ave on the other side. His house currently does not have a garage, which is needed for yard tools and lawn mower.

**Hardship**

In the application, the applicant states he currently has no storage or secure place to store his vehicle and outdoor maintenance items.

**Staff Analysis**

The size of this lot is 5138 sq. ft. The minimum size lot allowed in the R1B zoning district is 6,000. This property is a nonconforming lot of record.

The lot is a unique triangle shape and is a double frontage lot, that has limited space for any accessory building.

Because of the small size and unique shape of the lot, this request meets the review criteria for a variance.