

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 September 19

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) 416 E HADDONSTONE DR	Parcel Number 31-6-5105-00
Zoning District R1A	Use of Property X Residential Commercial

Applicant Information	
Owner Name AARON SASS	Owner Address 416 E. HADDONSTONE DR APPLETON, WI 54913
Owner Phone Number 920-851-6168	Owner E Mail address (optional) <u>asass@greatnortherncorp.com</u>
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)(2) Maximum lot coverage.
Brief Description of Proposed Project Proposed project is to construct pool and increase lot coverage to 44% of lot. Section 23-92(g)(2) of the Zoning Ordinance limits lot coverage to 40%.

Owner's Signature (Required):  Date: 8-29-22

Recp 3974-0007

8-29-22

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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 would like to put a pool in our backyard, but we are currently at the maximum of greenspace coverage for our property. Please see attached slide deck for proposed plan. Further description would be provided in person at application meeting.

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

The pool would be entirely on our property and would not impact neighboring properties.

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

Easement located behind our yard limits the amount of useable space in our yard

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

We would like our backyard space to be useable for our family. Under current circumstances, due to the easement, the backyard is not functional space for our family. Putting in a pool would allow us to maximize the useable space of the limited yard we have.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: September 21, 2022

RE: Variance Application for 416 E. Haddonstone Dr. (31-4-6203-00)

Description of Proposal

The applicant proposes to install a pool that would increase the lot coverage to 55%. Section 23-92(g)(2) of the Zoning Ordinance limits lot coverage to a maximum of 40% in the R1A Zoning District.

Impact on the Neighborhood

In the application, the applicant states that the pool will be entirely on their property and would not impact neighboring properties.

Unique Condition

In the application, the applicant states that there is an easement located in the yard that limits the amount of useable space in the yard.

Hardship

In the application, the applicant states that if the variance is not granted, their family would not be allowed to maximize the useable space in their yard.

Staff Analysis

This parcel is 12,219 sq. ft. The minimum size parcel in the R1A zoning district is 8,000 sq. ft.

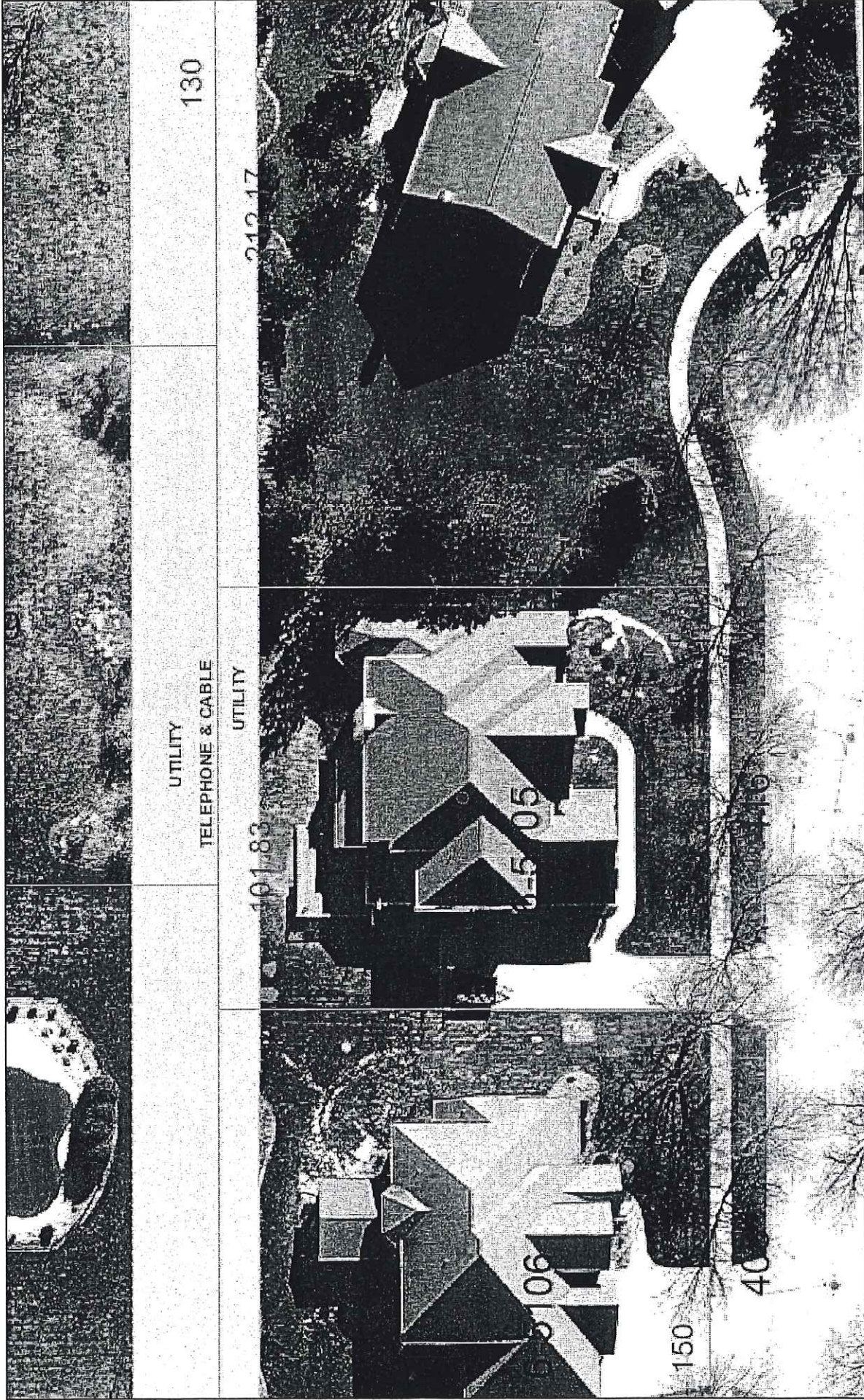
This parcel is not exceedingly small nor uniquely shaped, and the hardship only exists because the owner prefers to have a pool. Section 23-67(g)(4) & (5) of the Zoning Ordinance specify standards for granting variances. Not having space for a pool does not meet the review criteria for a variance because the lot is not unique, a pool is a personal preference and not essential for use of the property.

23-67 (g) Review and determination by Board of Appeals.

- (4) Any variance granted must be due to conditions unique to the property rather than considerations personal to the property owner.
- (5) The variance cannot be granted if the hardship was created by the property owner.

It appears the review criteria for a variance has not been met by the applicant.

ArcGIS Web Map



8/29/2022, 12:00:33 PM

Carrow

416 E. Haddonstone Dr



Request for Variance Outline

- View of original backyard in 1997
- Current day view of back yard
- View of Electrical/underground wire & easement
- Outline of potential pool options
 - Request for additional green space coverage
 - Request for variance off lot line





Hot tub part of
original build in
1997

- 12 x 12 concrete slab under hot tub

Current view with hot tub removed



Reduced impermeable surface area by 144 sq ft.