



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: **July 22, 2019**

Meeting Date: **Oct 21 2019** at 7:00 pm

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) <b>1000 W. Browning St.</b>	Parcel Number <b>31-5-4165-00</b>
Zoning District <b>R1B</b>	Use of Property <b>Residential</b>

Applicant Information	
Owner Name <b>Richard Lloyd</b>	Owner Address <b>1000 W. Browning Appleton, WI 54914</b>
Owner Phone Number <b>733-2210</b>	Owner E Mail address (optional) <a href="mailto:Rklloyd15@gmail.com">Rklloyd15@gmail.com</a>
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
<b>Municipal Code Section(s) Project Does not Comply</b>  <b>Section 23-50(f) Minimum rear yard setback is twelve (12) feet, six (6) inches.</b>
<b>Brief Description of Proposed Project</b> <b>The proposed plan is to build deck to the rear of the property at would be 6 feet from the rear property line. Section 23-50(f) of the Zoning Ordinance requires a minimum rear setback of twelve (12) feet, six (6) inches.</b>

Owner's Signature (Required):

*Richard Lloyd*

Date:

*Sept 6, 2019*

Recp 13702

RICHARD LLOYD

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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:

PLANNING ON BUILDING A 8' X 12' PATIO 16 TO 18 INCHES OFF GROUND TO USE AS A REAR ENTRANCE TO BUILDING. IT WILL REPLACE A SIMILAR SIZED PATIO AND STOOP THAT HAD TO BE REMOVED BECAUSE OF AGE AND DETERIORATION.

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

AREA IS SURROUNDED BY 6' FENCE, ECO FRIENDLY.

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

EXTREMELY SMALL REAR YARD, NEED FOR REAR EXIT.

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

THE WHOLE BACK AREA OF THE YARD IS TOO SMALL (14') TO FIT THE 25' SETBACK THAT IS REQUIRED. BUILDING WOULD NOT HAVE USABLE REAR ENTRANCE.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: October 2, 2019

RE: Variance Application for 1000 W. Browning St. (31-5-4165-00)

**Description of Proposal**

The applicant is proposing to build a deck that would be six (6) feet from the rear property line. Section 23-50(f) of the Zoning Ordinance requires a minimum rear yard setback of twelve (12) feet six (6) inches.

**Impact on the Neighborhood**

In the application, the applicant states that the area is surrounded by a six (6) foot fence.

**Unique Condition**

In the application, the applicant states that they have an extremely small rear yard and they need a rear exit.

**Hardship**

In the application, the applicant states that the whole back rear of the yard is fourteen (14) feet. Too small to fit the twenty five (25) foot setback.

**Staff Analysis**

The size of this lot is 7,622 sq. ft. The minimum allowed size of a lot in the R1B zoning district is 6,000 sq. ft.

Section 23-50(f) of the Zoning Ordinance provides a rear yard setback exemption for corner lots that are less than 100 feet in depth. The rear yard setback of twenty five (25) feet is cut in half. Therefore, the rear yard setback for this property is twelve (12) feet six (6) inches.

Even with this exemption, the applicant has an exceptionally small rear yard of less than twelve (12) feet. Therefore, the applicant is not able to have a rear deck like other properties in the neighborhood, due to the lack of rear yard. Because of this dimensional limitation, the hardship criteria for a variance has been met.

## Building Sketch (Page - 1)

Borrower/Cient Richard K and Kathleen A Lloyd			
Property Address 1000 W Browning Street			
City Appleton	County Outagamie	State WI	Zip Code 54914-2150
Lender Community First Credit Union			

