

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 October 28, 2019 Meeting Date November 18, 2019 7pm and
 Please write legibly
 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) 1135 W. Eighth St	Parcel Number 31-3-1155-00
Zoning District R1C	Use of Property X Residential Commercial
Applicant Information	
Owner Name Rebecca S. Jacobson	Owner Address 1135 W. Eighth St. Appleton, WI 54914
Owner Phone Number 920-205-0003	Owner E Mail address (optional) john Jacobson@aol.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)
Variance Information	
Municipal Code Section(s) Project Does not Comply Section 23-94(g)(2)- Lot Coverage Section 23-43(f)(1)(c)- Accessory building setback	
Brief Description of Proposed Project The proposed building of an accessory building would cause the property to be ***% covered. Section 23-94(g)(2) of the Zoning Ordinance limits lot coverage to 75%. The proposed building is one (1) foot from the side lot line. Section 23-43(f)(1)(c) of the Zoning Ordinance requires a five (5) foot side yard setback for accessory buildings that are not sixty (60) feet back from the front property line.	

Owner's Signature : John T. Jacobson Date: 10-22-2019

Reep 15344

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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:

Wet wood will not burn. Metal cover more esthetic than tarps. No walls
Keep garden tools behind fence wheel borrow, wagons for wood hauling
2. Describe how the variance would not have an adverse effect on the surrounding properties:
Visibility more in compliance with desires of neighbors
3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

Corner lot, need more visible area due to limited amount
1st floor addition due to physical disability, raised assessment \$22,500 on investment
City forced truck parking on hill south side as only option not allowing on the driveway, behind fence line citation
Area surrounded by chain link fence, with perennial vine growth,
gate to be added as discussed previously
Not accessible visually to sidewalk
We have a commercial truck, licensed and insured as such for business, storing off site is cost prohibitive, multiple trips, fuel, to load tools or materials for jobs.
Home owner since 1988 NOT a landlord or renter
4. Describe the hardship that would result if your variance were not granted:

Tarps are a lot of work, expense, do not stay in place unless weighted down.
Truck stays on hill to allow wood to store in garage.
Trailer stays in driveway
Harder to remove snow in winter, moving truck into road during day of interferes with snow removal vehicles from city.
Ice dams at curbs 50' and 150' from snow if vehicles in road

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: November 8, 2019

RE: Variance Application for 1135 W. Eighth St. (31-3-1155-00)

Description of Proposal

The applicant is proposing to build a building that would increase the lot coverage to 78%. Section 23-94(g)(2) of the Zoning Ordinance limits lot coverage to 75%.

The proposed building will be one (1) foot from the side lot line. Section 23-43(f)(1)(b) of the Zoning Ordinance requires a five (5) foot side yard setback for accessory buildings that are not sixty (60) feet back from the front property line.

Impact on the Neighborhood

In the application, the applicant states “Visibility more in compliance with desires of neighbors”.

Unique Condition

In the application, the applicant states that this is a “corner lot, need more visible area due to limited amount” and “not accessible visually to sidewalk” and “we have a commercial truck, licensed and issued as such for business, storing off site is cost prohibitive, multiple trips, fuel, to load tools or material for jobs.”

Hardship

In the application, the applicant states that “tarps are a lot of work, expense, does not stay in place unless weighted down.” The applicant also states that moving the truck causes snow removal problems.

Staff Analysis

This property is 46' x 150' (6,900 sq. ft.). The minimum size property allowed in the R1C zoning district is 4,000 sq. ft.

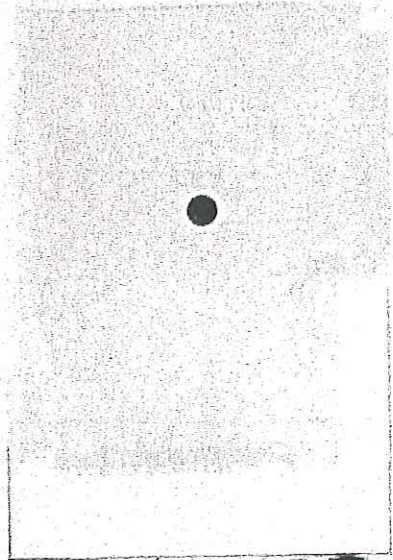
To date, the applicant has not provided a map of the proposed building and has not specify the percentage of lot coverage that would result from the building construction. The owner was informed that this must be provided multiple times.

Staff recommends denial of variance application because the hardship is self-created, the project will unreasonably diminish or impair property values within the surrounding area, per Section 23-67(e)(4) of the Zoning Ordinance and no legitimate hardship was stated in the application.

1133

1135 W. 8th

46



150

3-1155

Fence

No Side Walk

John T Jacobson
1135 W. 8th St
Appleton WI 54914

46' x 150 = 6,900 sq Ft Lot

24' x 43' 1092 Garage

45' x 25' 1,125 House

12' x 23' 1,276 Wood Cover
2,473

6,900

5,175 = 75%

1,725

6,900

- 2,473 2,790

4,427

1.5 2

4 4

30" x x 8"

John T Jacobson
 1135 W. 8th St
 Appleton WI 54914

46' x 150 = 6,900 sq ft Lot

24' x 43' 1092 Garage

45' x 25' 1,125 House

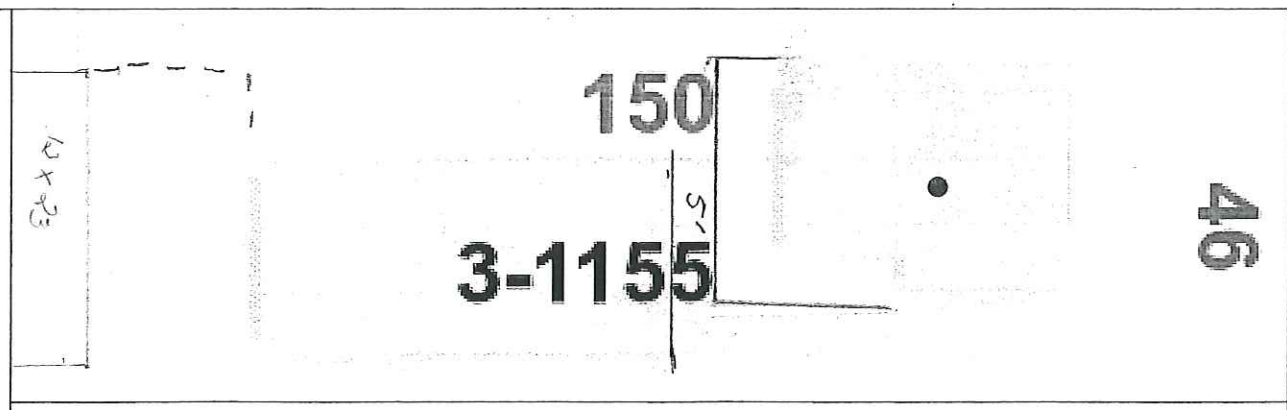
12' x 23' 276 Wood Cover
 2,473

6900
 5,175 = 75%
 1725

6900
- 2473 2,790
 4,427

7.5 2
 ✓ 4

30" x x 8"



5...
 1135