

Return to: Department of Community
and Economic Development
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

City of Appleton Application for Variance

Application Deadline April 29, 2024 Meeting Date May 20, 2024 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 \$350.00 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) 98 ESTHERBROOK CT	Parcel Number 31-4-1585-00
Zoning District R1B	Use of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
Applicant Information	
Owner Name CHARLES TULLBERG	Owner Address 98 ESTHERBROOK CT APPLETON, WI 54915
Owner Phone Number 920-202-2201	Owner E Mail address (optional) chuck@mach4motors.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)
Variance Information	
Section 23-43(f)(1)(e) Accessory buildings are prohibited from the front yard.	
Brief Description of Proposed Project Construction of a garage replacing two existing structures on the same footprint ²⁵ ** from the front property line in the front yard. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings from the front yard.	

Recp 66450002

Owner's Signature (Required):  Date: 4/3/2024

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 rest 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 currently have two garages in the same footprint that are in need of replacing. Rather than two smaller garages we will build one, again with the same footprint. The placement on the property is necessary as all other sides are in a ravine. The only available space on the property for accessory buildings is technically in front of the house. This is the area originally used for a garage when the house was built in 1964 and where the second garage was built sometime in the late 1990s.

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

The area proposed currently has two garages which have been there for more than 30 to 60 years. Since the house is at the end of a cul de sac, it does not impede the neighbors in any way. The shape of the lot and being at the end of the cul de sac does not put anything in view of any neighbor's home or really even the street.

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

The house on our property sits on a point surrounded by ravine. The only buildable area available is the area currently used for structures – which technically sits in front of the house. The placement is really off to the side as the existing structures do not block the front of the house at all.

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

If we were not able to replace the existing and failing structures we would not have any accessory buildings on our lot to store our vehicles or outdoor items such as lawn mowers, snow blowers, shovels, rakes, children's toys etc.. This would be a hardship for us to live on the property and would surely decrease the property value.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: May 3, 2024

RE: Variance Application for 98 Esterbrook Ct. (31-4-1585-00)

Description of Proposal

The applicant proposes to construct an accessory building that is twenty-five (25) feet from the front property line, which is closer to the front property line than the principal building. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits detached accessory buildings in the front yard.

Impact on the Neighborhood

In the application, the applicant states that the location of the proposed garage currently has two (2) garages that have been there for over thirty (30) years. The applicant also states that the house is at the end of a cul de sac, and a garage in this location does not impede the neighbors in any way.

Unique Condition

In the application, the applicant states that the house sits near a ravine and the only buildable area available for the new garage is the proposed location.

Hardship

In the application, the applicant states that if they were not able to replace the existing and failing structures, they would not have any accessory buildings on the lot to store vehicles, or outdoor items.

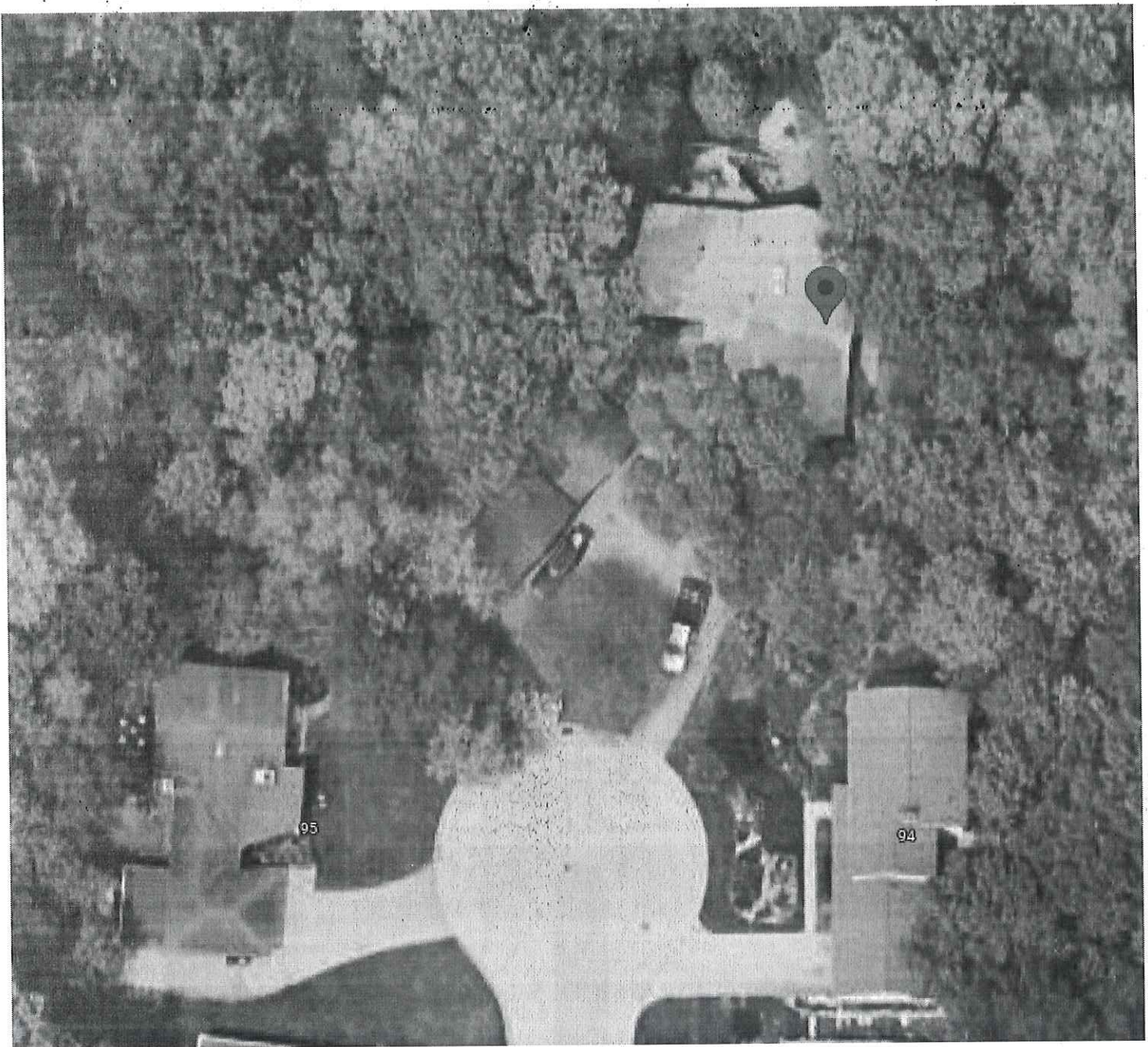
Staff Analysis

This parcel is 63,769 sq. ft. The minimum size lot in the R1B zoning district is 6,000 sq ft.

The northeast and northwest portions of this lot slope approximately thirty (30) feet into a ravine. Therefore, the rear yard of this property is not buildable.

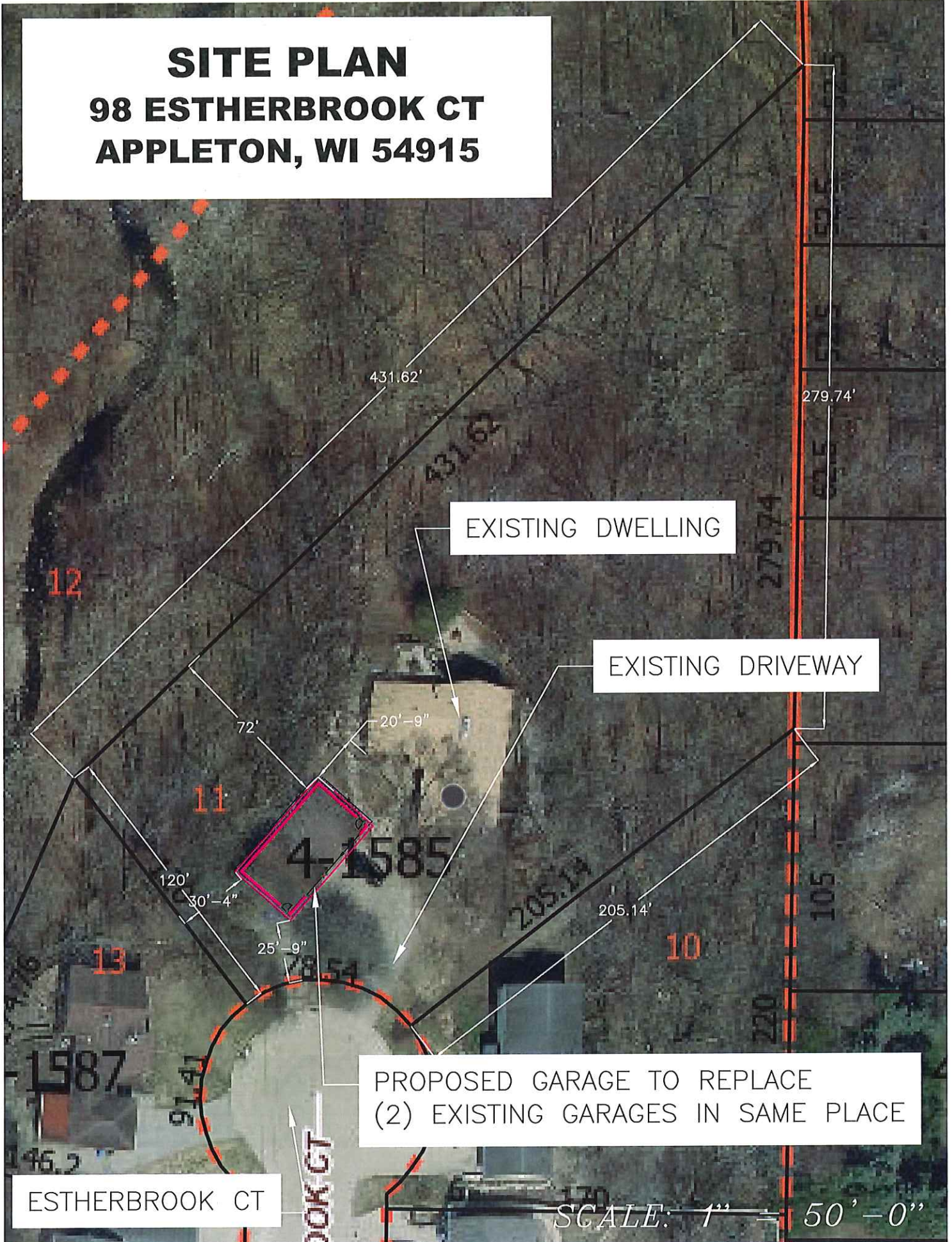
Section 23-67(f)(1) of the Zoning Ordinance states that one of the unique physical limitations of a lot that qualifies for a hardship is topography.

Because of the unique topography of a large portion of this property, the applicant meets the review criteria for a variance.



SITE PLAN

98 ESTHERBROOK CT
APPLETON, WI 54915



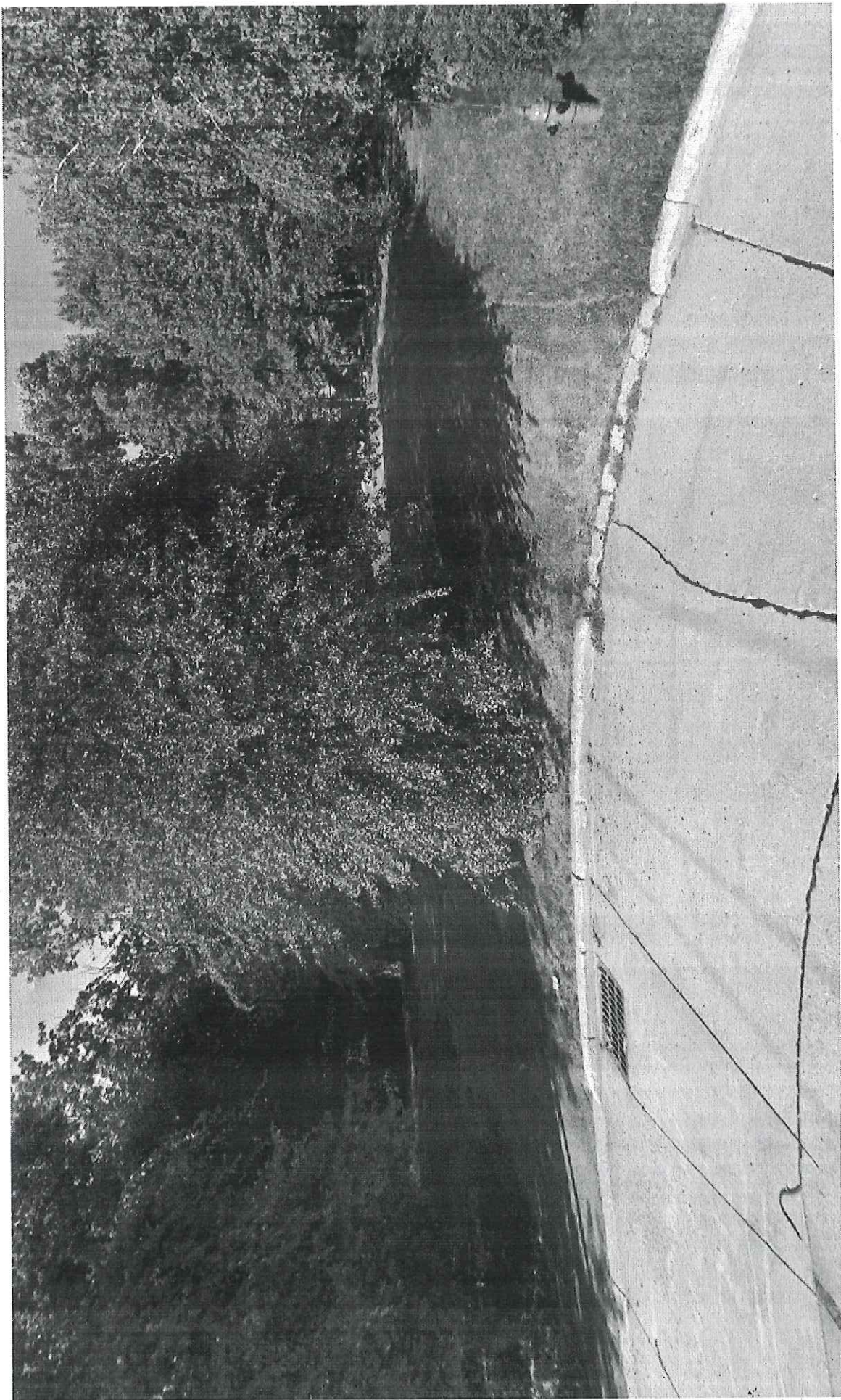
EXISTING DWELLING

EXISTING DRIVEWAY

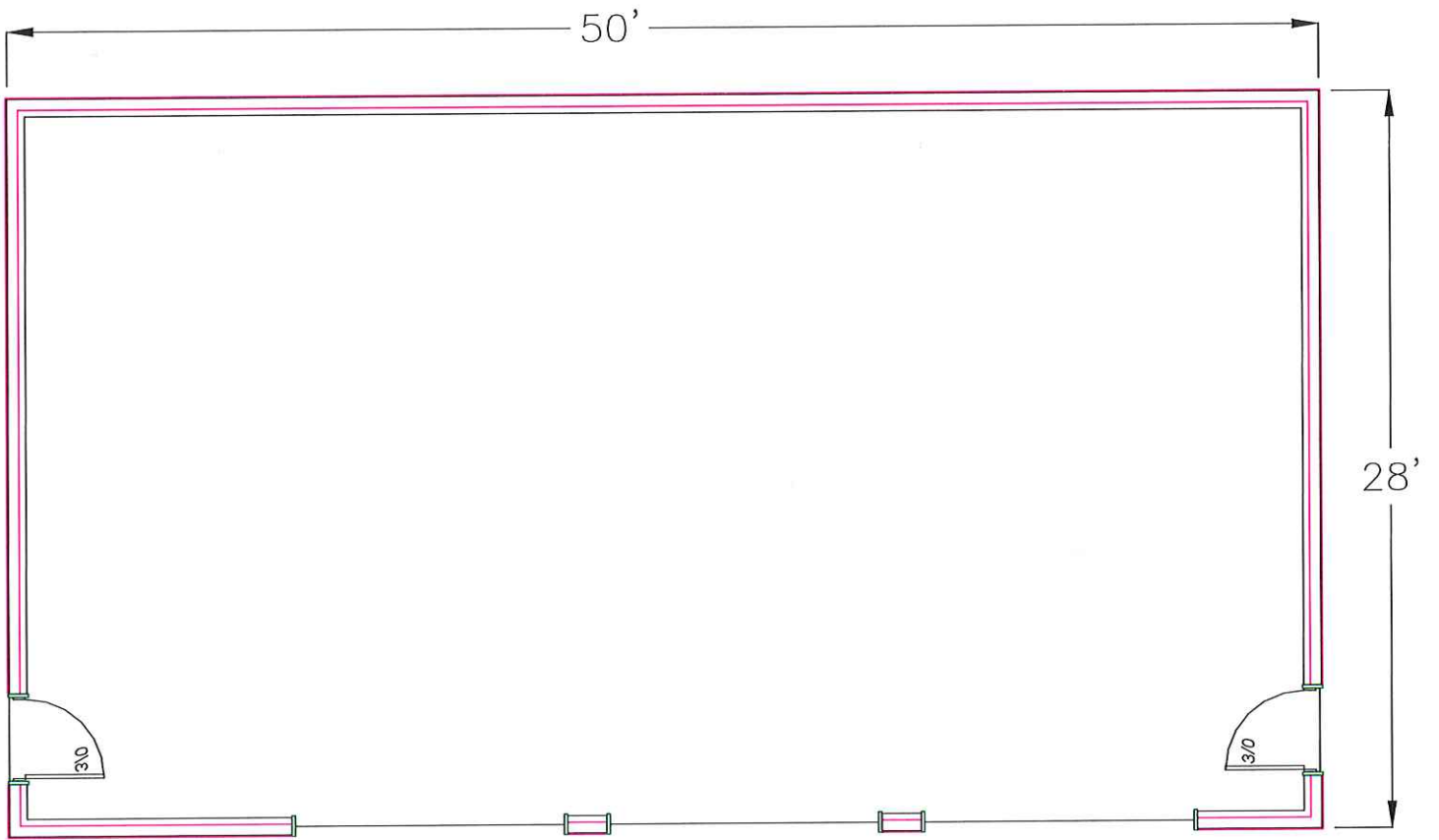
PROPOSED GARAGE TO REPLACE
(2) EXISTING GARAGES IN SAME PLACE

ESTHERBROOK CT

SCALE: 1" = 50'-0"

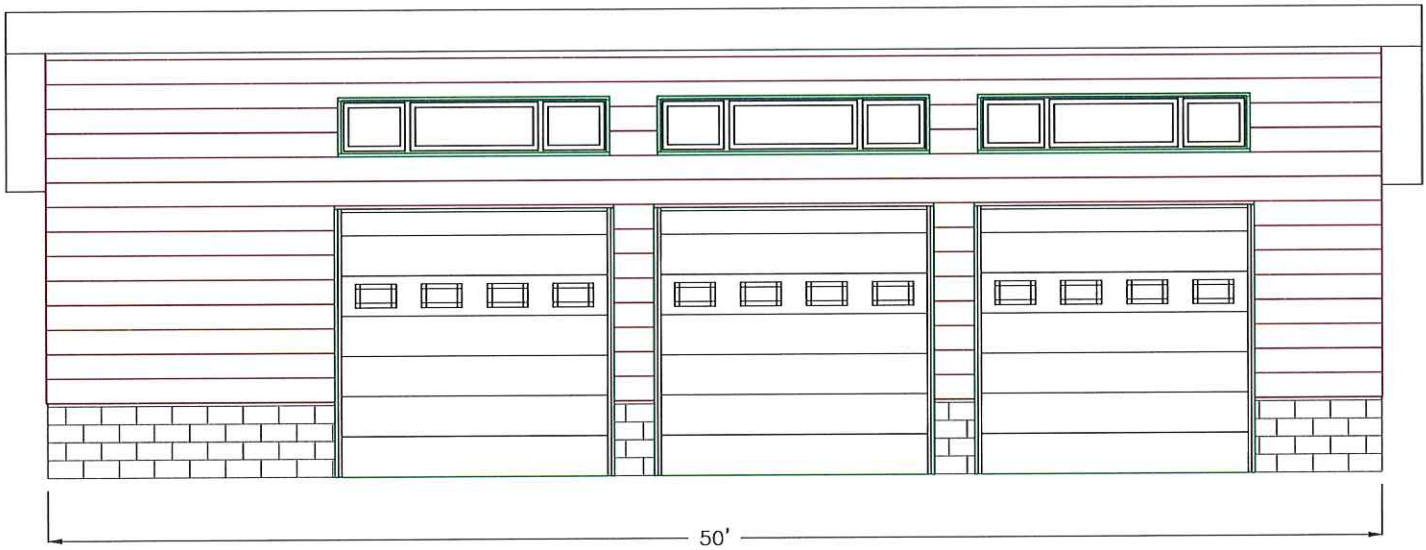


FLOOR PLAN



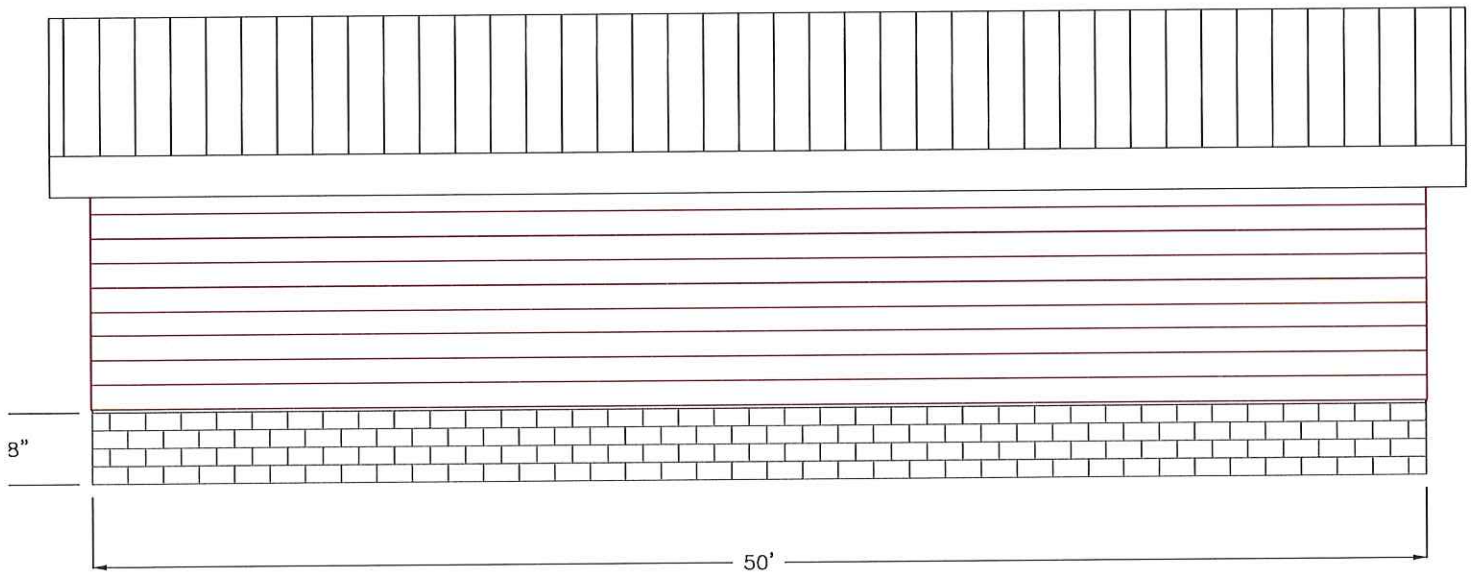
SCALE: $3/16'' = 1'-0''$

FRONT ELEVATION



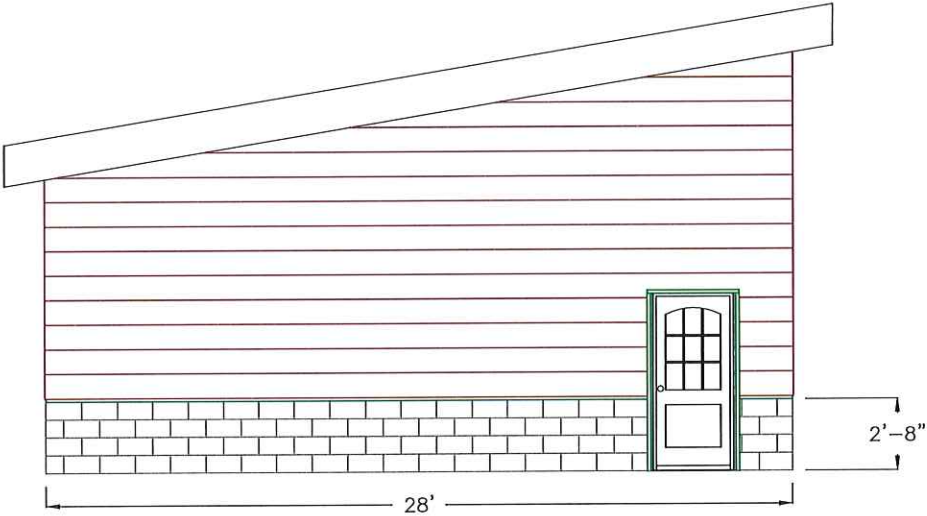
SCALE: 3/16" = 1'-0"

BACK ELEVATION



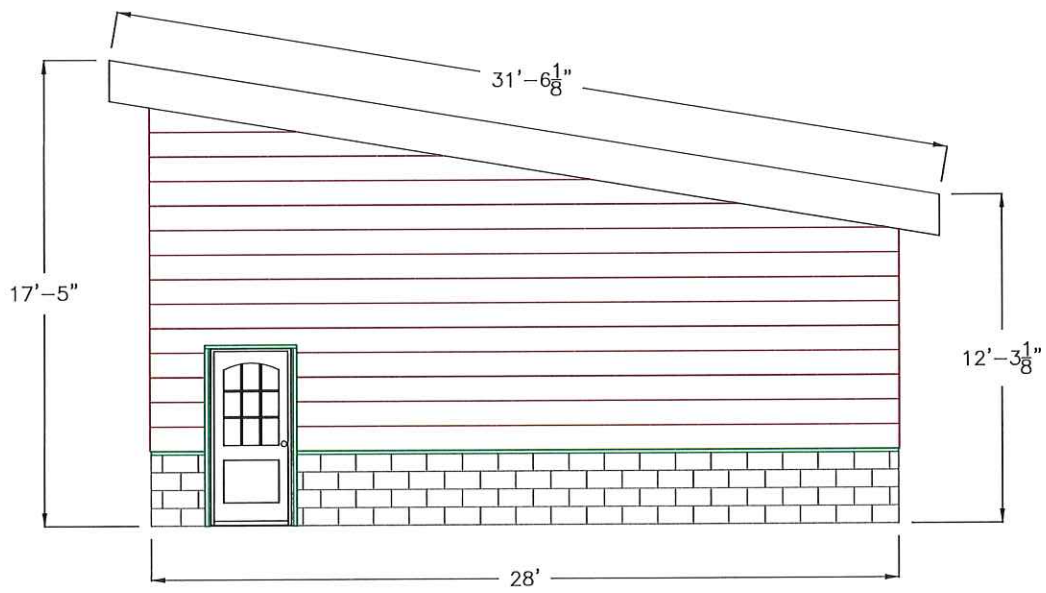
SCALE: 3/16" = 1'-0"

LEFT ELEVATION



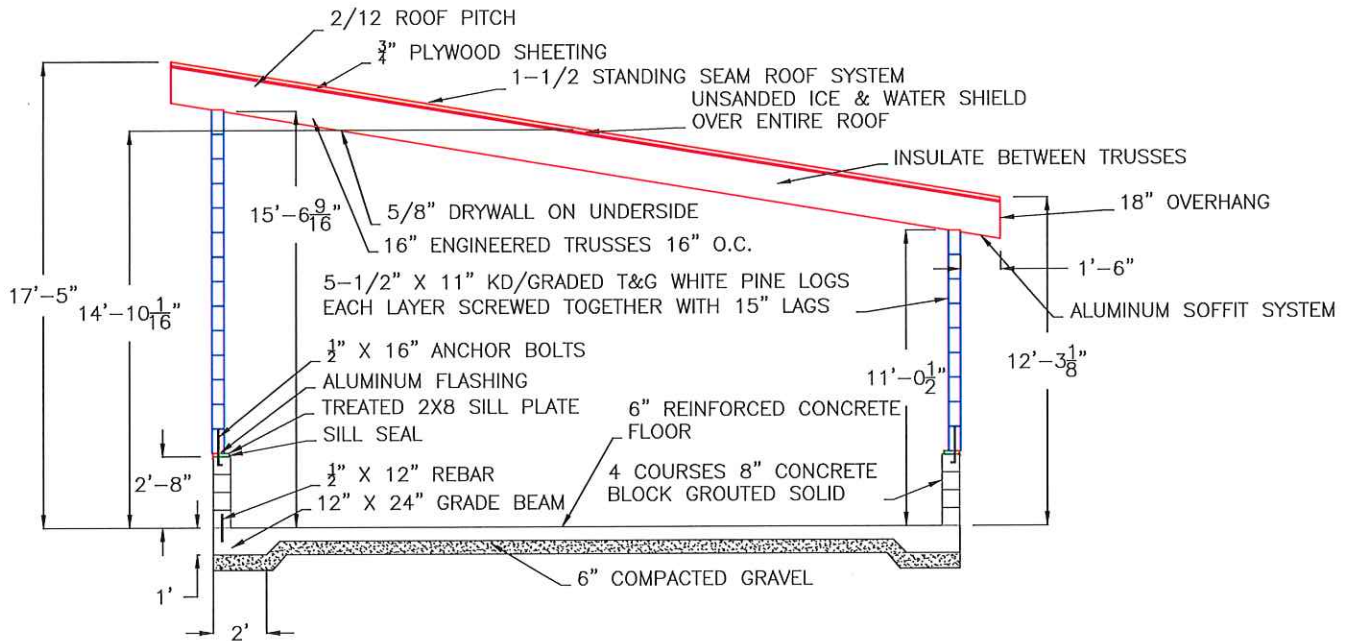
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION



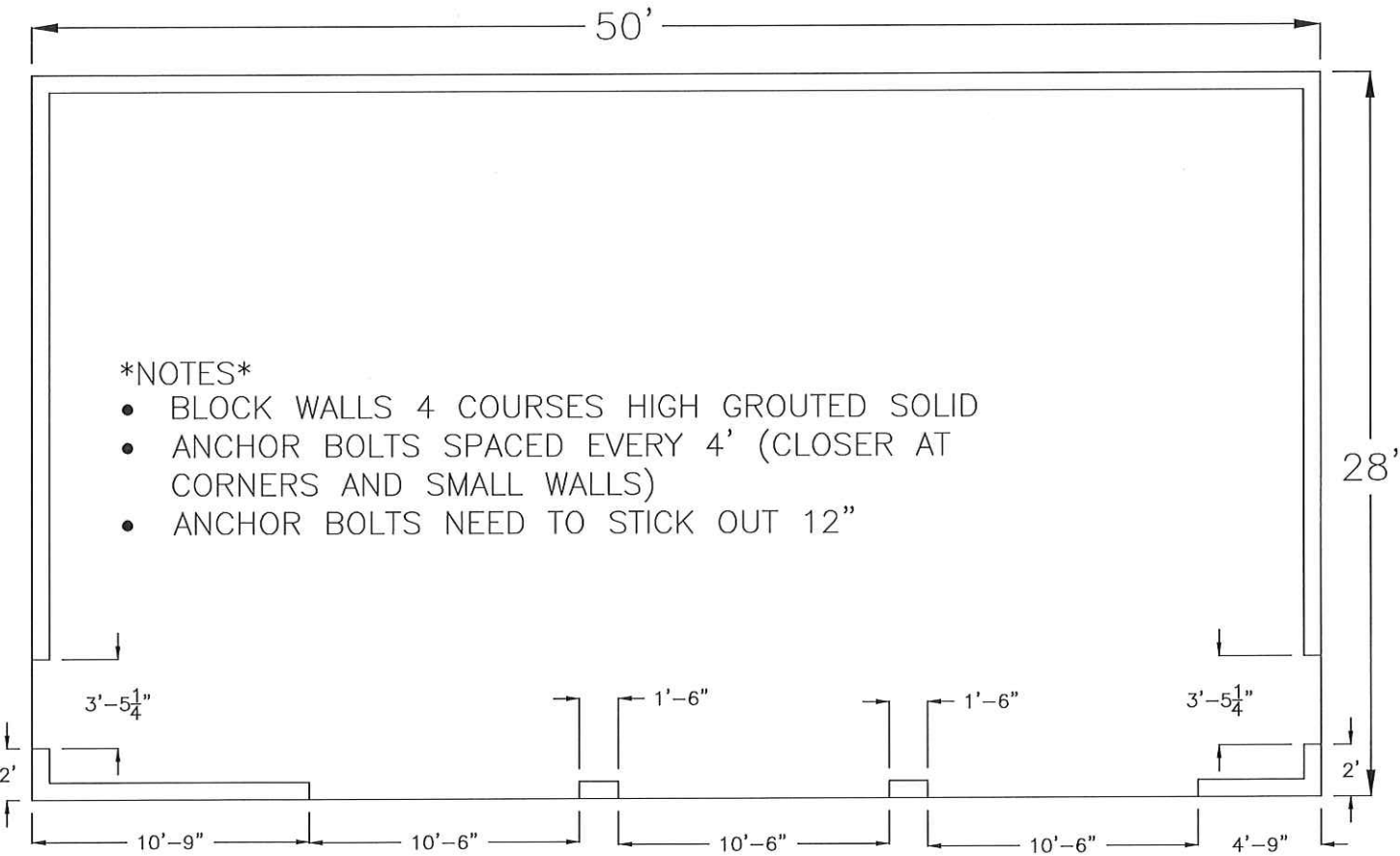
SCALE: $\frac{3}{16}'' = 1'-0''$

CROSS SECTION



SCALE: 3/16" = 1'-0"

CONCRETE BLOCK LAYOUT



SCALE: 3/16" = 1'-0"