



CITY OF APPLETON

MEMORANDUM

Date: October 29, 2025
To: Board of Zoning Appeals
From: Kurt W. Craanen, Inspections Supervisor
Subject: Variance Request- 1740 N. Clark St. (31-6-1447-00)

Description of Proposal

The applicant proposes to install a driveway extension eight (8) feet into the front yard. Section 23-43(f)(3)(g) of the Zoning Ordinance limits driveway extensions to four (4) feet into the front yard.

Impact on the Neighborhood

In the application, the applicant states that the new paved parking area will meet all construction standards and will not hinder drainage, visibility or traffic flow. The applicant also states that the proposed parking area will blend naturally with the existing driveway and maintain the residential character of the neighborhood.

Unique Condition

In the application, the applicant states that this property is a duplex, but the parking is limited and there are only two (2) vehicles in the parking areas. The applicant also states that additional parking spaces are necessary for the safe and functional use of the property.

Hardship

In the application, the applicant states that because this property is duplex, four (4) off street parking spaces are required and the lack of parking spaces on this property creates a safety concern because if vehicles are blocked in they cannot be moved in case of an emergency. The applicant states that denying the variance would leave no safe of functional option for required parking, creating an ongoing hardship inconsistent with the property's intended two-family use.

Staff Analysis

This parcel is 4,500 sq. ft. The minimum size lot allowed in the R2 zoning district is 7,000 sq. ft. This parcel's width is 45 feet. The minimum lot width in the R2 zoning district is 70 feet. This property is a nonconforming lot of record.

The property does have parking spaces for four (4) vehicles and room to expand in the rear yard. The driveway is long and there are parking spaces near the garage.

The property is code compliant in it's current condition. The applicant's hardship is based on the inconvenience of moving cars around. This is common with many households and is not a legitimate hardship.

RECOMMENDATION

Staff recommends denial of the variance request to allow a parking extension eight (8) feet into the front yard because the hardship criteria has not been met.

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

October 27, 2025

Meeting Date

November 17, 2025, 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) 1740 N. Clark St 1740 ½ N. Clark St	Parcel Number 31-6-1447-00
Zoning District R1B	Use of Property X Residential ☐ Commercial
Applicant Information	
Owner Name Jacob & Courtney Deitte	Owner Address 1740 N Clark St, Appleton, WI 54911
Owner Phone Number Jacob: (920) 960-0258 Courtney: (715) 567-1966	Owner E Mail address (optional) Jacob: deitte333@gmail.com Courtney: Courtney.deitte@gmail.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)
Variance Information	
Section 23-43(f)(3)(g)	
Brief Description of Proposed Project We propose to remove the existing gravel parking area and install an approved constructed surface extending a few feet beyond the permitted perimeter not at a tapered angle. The intent is to provide one safe, unobstructed off-street parking space in front of the duplex. The existing driveway is only wide enough for one car and leads to a two-car garage thus creating a "packed parking" issue since the Municipal Code Section 23-172 requires a minimum of two off-street spaces per dwelling unit for a two-family duplex. Without the requested front-yard parking pad, the property cannot provide safe and reasonable parking for both units. This creates an unnecessary hardship tied to the lot's layout rather than personal preference as overnight street parking is not permitted.	

Owner's Signature (Required):



Date:

10/27/25

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 plan to remove the existing gravel parking area and replace it with a properly permitted surface that extends only a few feet beyond the currently allowed width. The purpose of this improvement is to provide one safe, unobstructed off-street parking space in front of our home. The existing driveway is only wide enough for one car and leads to a two-car garage thus creating a "packed parking" issue since the Municipal Code Section 23-172 requires a minimum of two off-street spaces per dwelling unit for a two-family duplex. Overnight street parking is not allowed. This small extension would provide a safe, code-compliant solution that allows residents to exit the property at any time without obstruction.

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

Once the existing gravel is removed and replaced with permitted materials, the parking pad will meet all construction standards and will not hinder drainage, visibility, or traffic flow. As first-time homeowners, we were unaware that gravel was not an approved surface or that a permit was required, but we are committed to correcting that and ensuring the space fully complies with city requirements. The parking area blends naturally with the existing driveway and maintains the residential character of the neighborhood. Neighbors have expressed support for the improvement and have commented that it looks neat and well maintained, with no negative impact on surrounding properties.

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

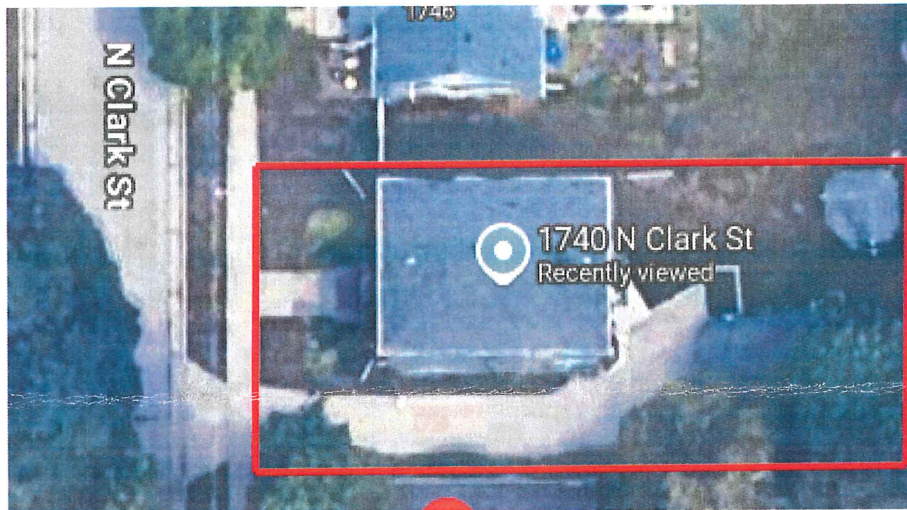
Our property is a true two-family home (duplex), with separate living quarters for each household. Unlike single-family homes in the area, each unit has or will have its own occupants and vehicles. Because of the duplex layout and limited space, the property will regularly require parking for at least four vehicles, yet only two can fit safely on the property with out the issue of "packed parking". These combined factors create unique limitations not shared by nearby single-family homes, making the additional parking space necessary for safe and functional use of the property.

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

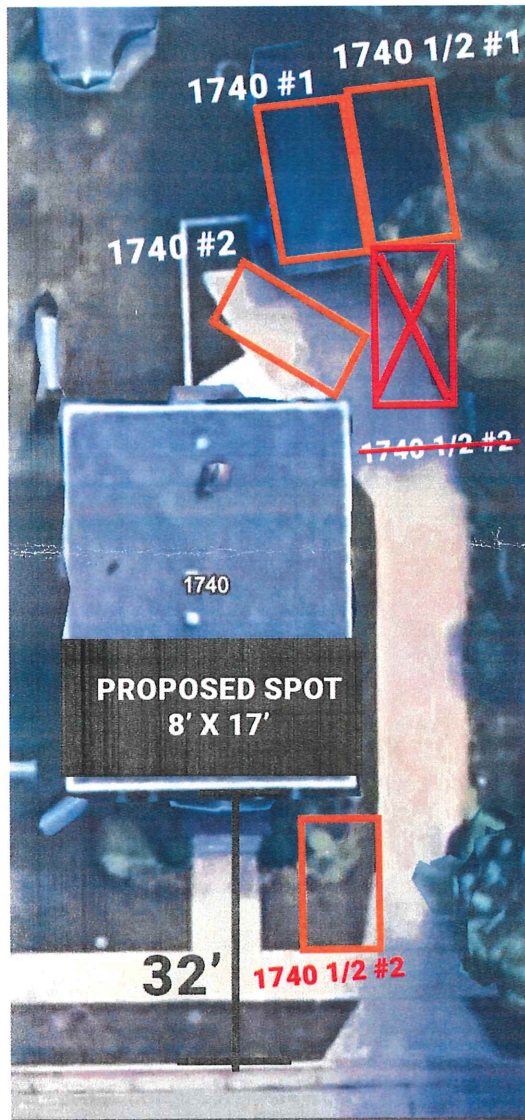
Our property is a two-family home (duplex) that will soon have separate households occupying each unit. Once both units are rented, we are required to provide two off-road parking spots per unit. Because overnight street parking is prohibited, the lack of sufficient off-street parking creates a safety concern — if one vehicle blocks another, residents would be unable to exit quickly in an emergency. Denying the variance would leave no safe or functional option for required parking once both units are occupied, creating an ongoing hardship inconsistent with the property's intended two-family use.

Deitte Site Plan (1740 N Clark St)

Lot Lines:



Parking Layout



Measurements & Dimensions:

