



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Board of Zoning Appeals

Monday, June 17, 2024

7:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
4. Approval of minutes from previous meeting

[24-0809](#) Minutes from May 20, 2024

Attachments: [Minutes from May 20, 2024.pdf](#)

5. Public Hearing/Appealances

6. Action Items

[24-0590](#) **924 N. Leminwah St (31-1-1058-00)** The applicant proposes to construct an attached garage addition to the principal building that would be three (3) feet from the side lot line. Section 23-93(g)(6) of the Zoning Ordinance requires a six (6) foot side yard setback.

Attachments: [924 N. Leminwah St.pdf](#)

Legislative History

5/20/24 Board of Zoning Appeals held
Held until June 17th

[24-0810](#) **924 N. Leminwah St. (31-1-1058-00)** The applicant proposes to construct an attached garage addition to the principal building that would be one and one half (1.5) feet from the side lot line. Section 23-93(g)(6) of the Zoning Ordinance requires a six (6) foot side yard setback.

Attachments: [924 N. Leminwah St..pdf](#)

[24-0811](#) **1006 N. Linwood Dr. (31-5-0072-00)** The applicant proposes to construct a detached garage five (5) feet from the front property line on Badger Ave. and Linwood Dr. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings in the front yard.

Attachments: [1006 N. Linwood Dr.pdf](#)

[24-0814](#) **1006 N. Linwood Dr. (31-5-0072-00)** The applicant proposes to construct a detached garage five (5) feet from the front property line on Badger Ave. and Linwood Dr. Section 23-93(g)(4) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

Attachments: [1006 N. Linwood Dr.pdf](#)

[24-0812](#) Election of Chair

[24-0813](#) Election of Vice Chair

7. Information Items

8. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final Board of Zoning Appeals

Monday, May 20, 2024

7:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by McCann at 7:30 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - McCann, Engstrom, Sperl, Loosen and Babbitts

Excused: 1 - Cain

4. Approval of minutes from previous meeting

[24-0449](#)

Minutes from December 18, 2023

Attachments: [Meeting Minutes 12-18-23 Revised.pdf](#)

Engstrom moved, seconded by Loosen, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - McCann, Engstrom, Sperl, Loosen and Babbitts

Excused: 1 - Cain

5. **Public Hearing/Appearances**

Oliver Zornow

6. **Action Items**

[24-0450](#)

98 Estherbrook Ct. (31-4-1585-00) 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.

Attachments: [98 Estherbrook Ct.pdf](#)

**Engstrom moved, seconded by Sperl, that the Report Action Item be approved.
Roll Call. Motion carried by the following vote:**

Aye: 5 - McCann, Engstrom, Sperl, Loosen and Babbitts

Excused: 1 - Cain

[24-0590](#)

924 N. Leminwah St (31-1-1058-00) The applicant proposes to construct an attached garage addition to the principal building that would be three (3) feet from the side lot line. Section 23-93(g)(6) of the Zoning Ordinance requires a six (6) foot side yard setback.

Attachments: [924 N. Leminwah St.pdf](#)

Held until June 17th

This Report Action Item was held

[24-0591](#)

10 E. College Ave. (31-2-0290-01) The applicant proposes to install wall signs with a cumulative size of five hundred and eighty-one (581) sq. ft. Section 23-523(c)(1)(a) of the zoning ordinance limits the size of wall signs to 35% of each wall or three hundred and fifty (350) sq. ft.

Attachments: [10 E. College Ave.pdf](#)

**Sperl moved, seconded by Engstrom, that the Report Action Item be approved.
Roll Call. Motion carried by the following vote:**

Aye: 5 - McCann, Engstrom, Sperl, Loosen and Babbitts

Excused: 1 - Cain

7. Information Items

8. Adjournment

A motion was made by Sperl, seconded by Loosen, that this meeting be adjourned at 7:26. The motion carried by the following vote:

Aye: 5 - McCann, Engstrom, Sperl, Loosen and Babbitts

Excused: 1 - Cain

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: Meeting Date: 5/20/24

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 \$325.00 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)	Parcel Number
924 N. Leminwah St. Appleton, WI 54911	311-05800
Zoning District	Use of Property
3rd Assembly District	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name	Owner Address
Erin O'Connell	924 N. Leminwah St. Appleton, WI 54911
Owner Phone Number	Owner E Mail address (optional)
(920) 540-4944	eeoc76@gmail.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply
23-93(9)(6).
Brief Description of Proposed Project
Attached garage 3 feet from North lot line.

Rep 154993633

Owner's Signature (Required): Erin O'Connell Date: 4/23/24

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:

*Build an attached 2 stall garage.
It will only fit on the lot if 3 feet from North lot line.*

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

The structure will not be on or exceeding their lot lines.

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

Decrease six foot required space between attached garage and lot line to three feet.

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

My patients may not survive a life threatening diagnosis that could have been prevented if I had arrived to the hospital sooner and didn't have to dry off.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: May 7, 2024

RE: Variance Application for 924 N. Leminwah (31-1-1058-00)

Description of Proposal

The applicant proposes to construct an attached garage addition to the principal building that would be three (3) feet from the side lot line. Section 23-93(g)(6) of the Zoning Ordinance requires a six (6) foot side yard setback.

Impact on the Neighborhood

In the application, the applicant states: “The structure will not be on or exceeding their lot lines.”

Unique Condition

In the application, the applicant states “Decrease six (6) foot required space between attached garage and lot line to three (3) feet. “

Hardship

In the application, the applicant states that her patients may not survive a life-threatening diagnosis that she could prevent, all due to the fact that she may be exposed to snow or rain while walking outside to her detached garage.

Staff Analysis

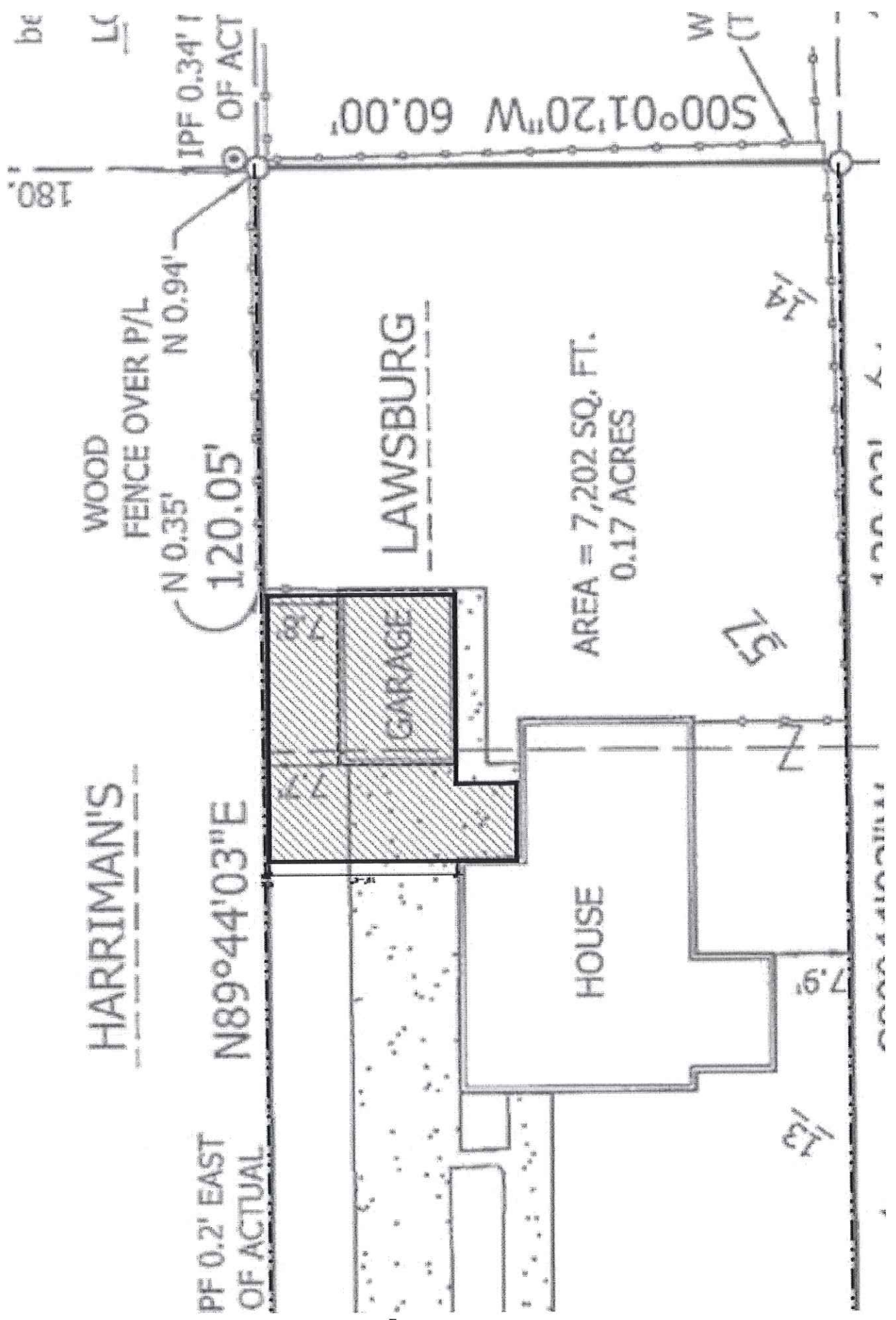
The size of this property is 7,200 sq. ft. (60’x120’). The minimum size of a property in the R1B zoning district is 6,000 sq. ft.

Variances should be granted based on the dimensional limitations of the lot or unique characteristics of the lot (Section 23-67(f)(1) of the Zoning Ordinance).

The hardship stated by the applicant is based on needs of the current occupant, who has a job that requires her to get to work quickly. The circumstances of an applicant are not a factor in deciding variances,¹ per *Snyder v Waukesha County Zoning Bd. Of Adjustment*, 74 Wis. 2d 468, 478-79, 247 N. W.2d 98.

Staff recommends denial of this request because this proposed addition would remain, after the current applicant sells the house in the future. Also, the review criteria in the Zoning Ordinance, as well as cited case law, requires that a hardship relating to the unique physical limitations of the property be identified. Variances should not be granted based on the preferences of the current occupant.

¹ Zoning Board Handbook, Center for Land Use Education, 2nd Edition 2006



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 May 27 '24 Meeting Date June 17 '24

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 \$325.00 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) <u>(Appleton, 54911) 924 N Leminwah St</u>	Parcel Number <u>311105800</u>
Zoning District <u>3rd Assembly District * R1B</u>	Use of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name <u>Erin O'Connell</u>	Owner Address <u>924 N. Leminwah St. Appleton, WI 54911</u>
Owner Phone Number <u>(920) 540-4944</u>	Owner E Mail address (optional) <u>eeoc76@gmail.com</u>
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply <u>Section 23-93(g) (6) Minimum</u>
Brief Description of Proposed Project <u>Build Attached garage - Request 1.5 foot Variance (lot line)</u>

*In addition to the 4 feet x 120 feet being purchased from my neighbor North.
 Owner's Signature (Required): Erin O'Connell Date: May 31 '24

1877

1878

00820112
 00820113

00820114
 00820115

00820116

00820117

00820118
 00820119

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:

The plan is to build an attach garage.
Why? This will decrease the time it takes for me to get to patients with life threatening conditions.

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

The only neighbor this will affect is Adam, my neighbor north of me. He is helping me by selling some of his land to help my situation. (His dad had the same medical profession as I have, and understands.)

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

I am requesting to have a 4.5^{foot} space between the attached garage and lot line instead of 6 foot space.

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

A patient may suffer a life-threatening condition or even die. Every second can count. The plan is to get to the hospital asap when my beeper goes off. This means grabbing my scrubs and driving, without having to get wet and brush snow off my vehicle in the middle of the night.

It is a pleasure to have you at the top of the list. I hope you will be able to help me in some way.

The only member of the club who is not a member of the club is the one who is not a member of the club. I hope you will be able to help me in some way.

I am sure that you will be able to help me in some way. I hope you will be able to help me in some way.

I hope you will be able to help me in some way. I hope you will be able to help me in some way.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor

Date: June 4, 2024

RE: Variance Application for 924 N. Leminwah (31-1-1058-00)

Description of Proposal

The applicant proposes to construct an attached garage addition to the principal building that would be four and one half (4.5) feet from the side lot line. Section 23-93(g)(6) of the Zoning Ordinance requires a six (6) foot side yard setback.

Impact on the Neighborhood

In the application, the applicant states that the only neighbor this will impact is the neighbor to the north, who has agreed to sell a portion her land for this project.

Unique Condition

In the application, the applicant states: "I am requesting to have a four and one half (4.5) foot space between the attached garage and lot line instead of six (6) feet of space."

Hardship

In the application, the applicant states that she works in the medical profession and a patient may suffer a life-threatening condition or even die. The applicant also states that she does not want to brush off snow from her car when she needs to get to the hospital quickly.

Staff Analysis

The size of this property is 7,200 sq. ft. (60'x120'). The minimum size of a property in the R1B zoning district is 6,000 sq. ft.

The applicant currently has a two hundred (200) sq. ft. garage and has the option to build a new, code compliant, detached garage in the rear yard of this property.

Variances should be granted based on the dimensional limitations of the lot or unique characteristics of the lot (Section 23-67(f)(1) of the Zoning Ordinance).

The hardship stated by the applicant is based on needs of the current occupant, who has a job that requires her to get to work quickly. The circumstances of an applicant are not a factor in deciding variances,¹ per *Snyder v Waukesha County Zoning Bd. Of Adjustment*, 74 Wis. 2d 468, 478-79, 247 N. W.2d 98.

¹ Zoning Board Handbook, Center for Land Use Education, 2nd Edition 2006

Staff recommends denial of this request because this proposed addition would remain, after the current applicant sells the house in the future. Also, the review criteria in the Zoning Ordinance, as well as cited case law, requires that a hardship relating to the unique physical limitations of the property be identified. Variances should not be granted based on the preferences of the current occupant.

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 May 27th, 2024 Meeting Date June 17th, 2024

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)	Parcel Number
<u>1006 N. Linwood Ave</u>	<u>315-07200</u>
Zoning District	Use of Property
	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name	Owner Address
<u>Glenn A Wachowiak</u>	<u>1006 N. Linwood Ave Appleton</u>
Owner Phone Number	Owner E Mail address (optional)
<u>920 851-5905</u>	
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply
<u>23-43 (f)(1)(e), 23-93 (g)(4)</u>
Brief Description of Proposed Project
<u>Variance to build single car garage with curb cutout + Apron to pull into garage off Linwood and variance to put curb cutout within 100 ft of corner.</u>

Owner's Signature (Required): Glenn A Wachowiak Date: 5/20/24

Rec'd 156837482

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

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:

Looking to get variance on Building a single car Garage on my non-conforming lot with Entry off Linwood Ave

VS Badger. Also looking for variance on getting a curb cut-out with Apron for entrance off Linwood to get into new single car Garage. Also need variance for curb cut/Apron as it will be within 100 ft from corner

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

The new Driveway would have No impact on Neighborhood or surrounding properties. There is currently a Driveway on this corner of my lot already with entry onto Badger and so looking to just move entry to Linwood for safety reasons and moving placement of Garage angled towards Linwood Ave.

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

my home is on a corner and my lot is a non-conforming lot so therefore space is limited and not able to meet the cities setbacks due to lot.

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

Its very difficult with Traffic Being on Badger to pull in and especially out onto Badger with holding traffic up and pedestrians walking on Badger so am I not only risking an accident with constant Traffic but also many close calls with Pedestrians.

Side Note!!

Also looking for variance on carport over Linwood Existing Driveway just to shelter snow + rain from car with open sides

- And slanted Fiberglass roof towards Neighbors house so snow + rain drains off over flower Bed Garden on the side of my property. So not sure if this is a variance or not but is least on importance level.

-- Must be filled out by applicant --

PLEASE COMPLETE THE FOLLOWING. MISSING ITEMS MAY CAUSE DELAY

New
 Addition
 Remodel
 Detached Garage
 Detached Storage Shed
 Other

Job Site Address 1006 N. Linwood Ave Property ID# _____
 Property Owner Glenn Wachowiak
 Genl. Contractor _____ State DC# _____ State DCO# _____
 Electrical Contractor _____ No Electrical Work Proposed
 Applicant Glenn Wachowiak Applicant's Address 1006 N. Linwood Ave
 City Appleton State WI Zip 54914 Day Ph (920) 851-5105 Cell _____ Fax _____

CHECK LOT FRONTAGE CONDITION:

S t r e e t	Left Corner (a)	Interior (b)	Right Corner (c)	S t r e e t	Alley, Trail or other Right-of-Way			S t r e e t	Through Lot (g)
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Corner with Alley (d)	Interior with Alley (e)	Corner with Alley (f)		
	Street				Street			Street <u>Kadon</u>	

ENTER THE HEIGHT AND STYLE OF YOUR BUILDING

Half the dimension from top plate to ridge

Height = ft.

Gable
 Mansard
 Shed

ANSWER THESE QUESTIONS:

- Yes No Will this building be used for any commercial or home occupation purpose?
- Yes No Will you need a new or additional curb cut?
- Yes No Will this building or addition have more than one story?
- Yes No Will water or sanitary sewer be provided to this building?
- Yes No Will this building be used for dwelling purposes?
- Yes No Will an existing building be removed to make room for the proposed building?
- Yes No Will the proposed building or addition be moved from another site?
- Yes No Will the proposed building be constructed as a pole building?
- Yes No Will the proposed building have a foundation other than a concrete slab?

SIGN IF TRUE:

The information above is complete and accurate to the best of my knowledge. I am the owner of subject property or I am legally authorized to apply for a permit on the owner's behalf.

Glenn Wachowiak 4/27/2024
 Signature of Applicant Date

Date: 4/29/2024 12:21 PM
Design Name: Garage Design
Design ID: 303052775983
Estimate ID: 61957
Estimated Price: \$6,609.23

*Price is estimated price. Final pricing may go up or down. Tax, local and delivery not included.

Design & Buy™ GARAGE

How to retail and purchase your design at home:

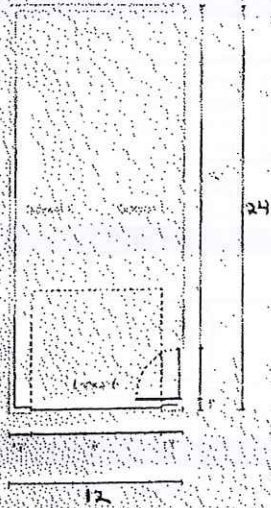


1. On Menards.com, enter 'Design & Buy' in the search bar.
2. Select the Garage Design.
3. Retail your design by entering Design ID: 303052775983.
4. Follow the purchase purchasing instructions.

How to purchase your design at the store:

1. Enter Design ID: 303052775983 in the Design Center Register.
2. Follow the purchase purchasing instructions.

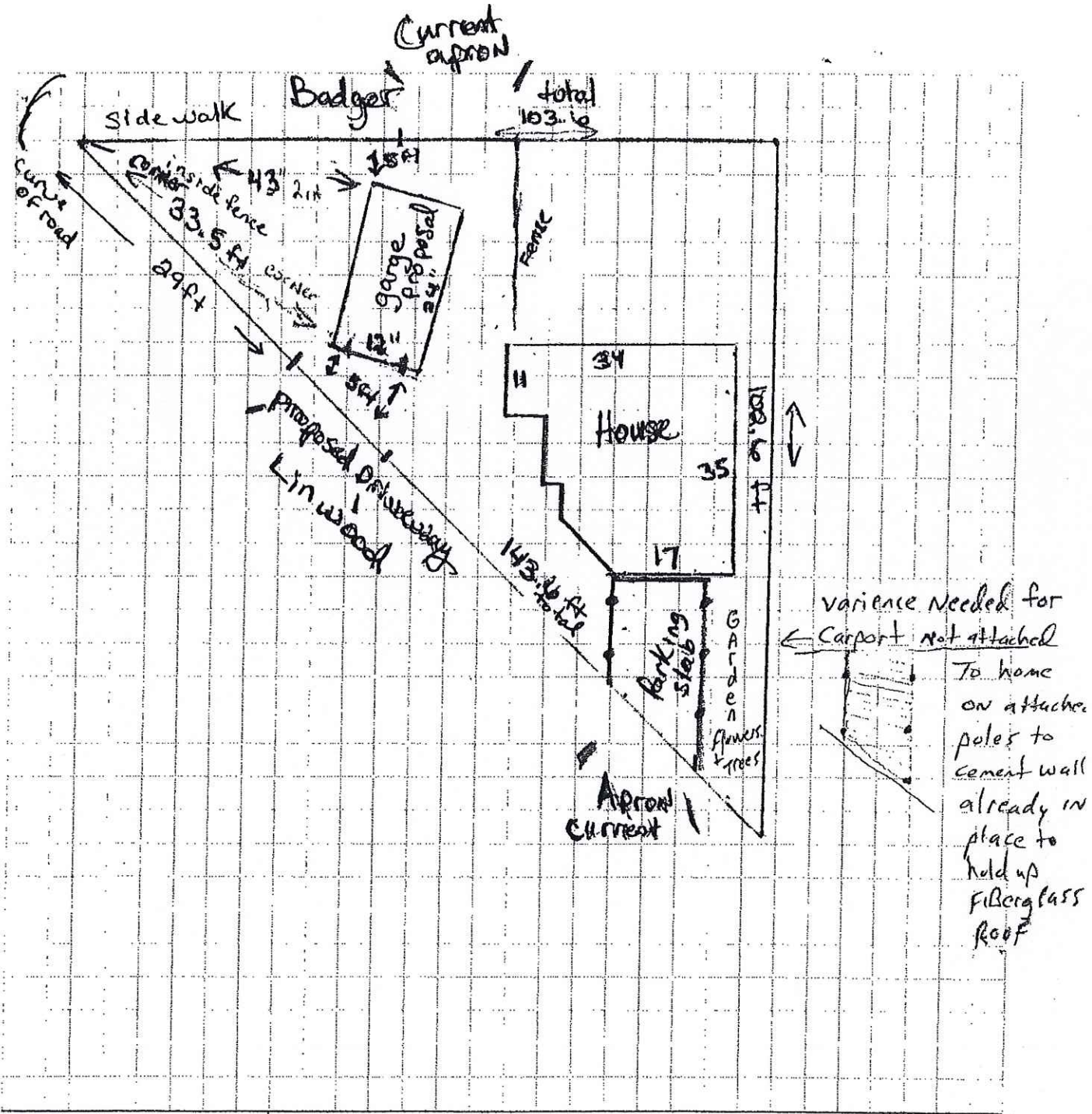
Garage Image



For other design systems search 'Design & Buy' on Menards.com

1. All lines must be drawn with a straightedge. Free hand drawings cannot be accepted
2. All lot lines and all buildings must be shown and dimensioned. Partial plot plans cannot be accepted.
3. Driveway(s) and curb cuts must be shown and labeled "proposed" or "existing".
4. Irregular shaped lots must be drawn to scale.

5 Foot Grid



PLOT PLAN	Project: Single car garage with apron on Linwood
Scale: 1" = 5 Ft.	Address: 1006 N Linwood Ave

Date: 4/29/2024 - 12:21 PM
Design Name: Garage Design
Design ID: 303052775988
Estimate ID: 51957
Estimated Price: \$6,609.23

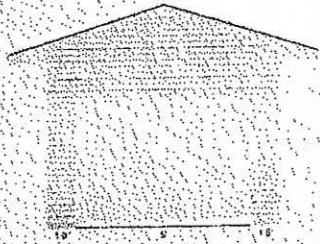
*Today's estimated price. Future pricing may go up or down. Tax, labor and delivery not included.

DESIGNS
Design & Buy™
GARAGE

Dimensions

Wall Configurations

*Some items are unavailable. Similar garage accents are not displayed.



ENDWALL B

5x7 White Rivado Panel 1/ Set Torsion Spring



SIDEWALL D

Materials: 4 3/8" x 60" Panels 5/6 Panel



SIDEWALL C



ENDWALL A

For other design systems search "Design & Buy" on Menards.com

4/29/2024 12:21 PM
 Design Name: Garage Design
 Design ID: 303052775983
 Estimate ID: 51957
 Estimated Price: \$6,609.23

Today's estimated price. Future pricing may go up or down. Tax, license and delivery not included.

DESIGN & BUY
Design & Buy™
 GARAGE

Materials

Building Type

Building Location Zip Code: 54914
 Building Type: Gable

Building Info

Building Width: 12
 Building Length: 24'
 Building Height: 9
 Wall Framing Stud: 2 x 4
 Roof Framing: Truss Construction
 Truss Type: Common (24" on center spacing)
 Roof Pitch: 4/12 Pitch
 Eave Overhang: 24
 Gable Overhang: 24
 Curb: Poured Curb
 Curb Height: 4"
 Foundation Type: Poured
 Garage Building Plan: Yes I need a Garage building plan

Wall Info

Siding Material Types: Vinyl
 Vinyl Siding: ABCO™ Cedar Creek™ Double 4, Color: White
 Vinyl Corner Trim Color: White
 Accent Material Type: None
 Wainscot Material Type: None
 Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
 House Wrap: Kimberly-Clark BLOCK-IT® 6'x75' House Wrap
 Gable Vents: Novik® 12' x 12' Square Gable Vent, QTY: 2

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
 Roofing Material Type: Architectural Shingle
 Owens Corning® TriDefination® Duration® Limited Lifetime
 Warranty Architectural Shingles (32 sq. ft.) Color: Estate Gra.
 Architectural Roofing: Owens Corning® ProArmor® Synthetic Roofing Underlayment 42' x 286' (1,000 sq. ft.)
 Roof Underlayment: Owens Corning® WeatherLock® GC Granulated Self-Sealing Ice and
 Water Barrier 3' x 66.7'(200sq ft)
 Ice and Water Barrier: Textured Aluminum Fascia
 Fascia Material Type: 6' x 12' Aluminum Rustic Fascia, Color: White
 Soffit Material Type: Aluminum Soffit
 Soffit: 16' x 12' Aluminum Vented Soffit, Color: White
 Gutter Material Type: None
 Ridge Vent: None
 Roof Vents: None

Openings

Service Door: Mastercraft® 36W x 80H Primed Steel 6-Panel

12/29/2024 12:21 PM
Design Name: Garage Design
Design ID: 38305775983
Estimate ID: 51957
Estimated Price: \$6,609.23

Design & Buy GARAGE

Model's estimated price. Actual pricing may vary from this quote. Our quote includes the following:

Overhead Door

Additional Information
Overhead Door Trim Type
Vinyl Trim Color

6x7 White Ralped Panel EZ Set Torsion Spring
MASV EZ Set Torsion Spring
Vinyl
White

Additional Options

Ceiling Insulation
Wall Insulation
Ceiling Finish
Wall Finish
Mounting Blocks
Hydronic Radiant Heat
Anchor bolt
Framing Fasteners
Sheathing Fasteners
Roofing/Shingle Fasteners
Truss Fastener
Overhead Opening Hardware

None
None
None
None
No
No
Grip Fast # 1-2 x 10 HDG Anchor Bolt w/ Nut & Washer
Grip Fast # 3/16 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb Box
Grip Fast # 3/16 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb Box
Grip Fast # 1/4 16D Galvalume Cold Roofing Nail - 10 lb Carton
Framing Master's Choice (OC) 2 1/2 x 4 Hex Drive Black Zinc Head
Truss Screws - 60 Count
Yes

4/29/2024 - 12:21 PM

Design Name: Garage Design

Design ID: 303052775983

Estimate ID: 51957

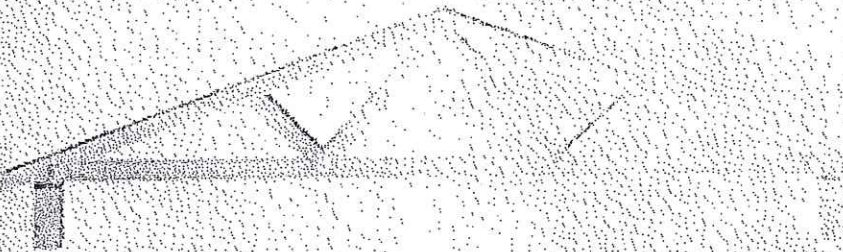
Estimated Price: \$6,609.23

Menards' estimated price. Future pricing may vary. Tax, labor, and delivery not included.

Design & Buy GARAGE

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the 20 scope plan, steel design and layout should be verified.
- Trusses should not be cut or modified with the exception of framing the truss ends to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



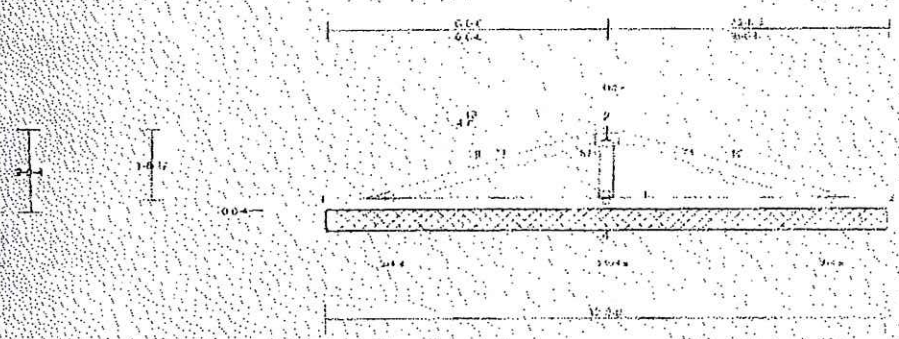
Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

3/29/2024 - 12:21 PM
 Design Name: Garage Design
 Design ID: 303052775983
 Estimate ID: 51957
 Estimated Price: \$6,609.23
 Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

Design & Buy™
 GARAGE

Qty	Units	Unit Price	Qty	Unit Price	Material Description
QTRSUB016229	TIDE	COMMON	2	1	



Material	Grade	Spacing	Code	Defl	Notes	Plates	Grp
SCU	30L	Pop Riv DCL	FC	1/2"	Vertical	1/2"	1/4"
SCU	30L	Pop Riv DCL	FC	1/2"	Vertical	1/2"	1/4"
SCU	30L	Pop Riv DCL	FC	1/2"	Vertical	1/2"	1/4"

LUMBER
 TOP CHORD 2x4 SPF No. 2
 BOT CHORD 2x4 SPF No. 2
 OTHERS 2x4 SPF No. 2

BRACING
 TOP CHORD
 BOT CHORD

REACTIONS
 1185-16229 (top) 0.1-121 0.950000 (bot) 0.1-121
 448813700 (top) 0.5-121
 Max Load 11.00 (L.C. 14) 2x4 (L.C. 12) 4x4 (L.C. 3)
 Max Load 2x4 (L.C. 12) 2x6 (L.C. 14) 4x4 (L.C. 3)

FORCES
 1185-16229 (top) 0.1-121 0.950000 (bot) 0.1-121 0.950000
 448813700 (top) 0.5-121 0.950000 (bot) 0.5-121 0.950000

JOINT STRESS INDEX
 1.0 0.76 0.8 0.43 0.4 0.75 and 0.43

NOTES
 1) Lumber and steel fasteners listed are intended for use only.
 2) Where shown, use CDL-4 steel blocking per Table C-1. See D. End-use MPFHS (100-100) section and C.C. Section 3.2.2.4. Labeled MR and MPF approved and verified per applicable C.C. for members and fasteners. MPFHS for reactions shown. Lumber DCL is all grade per L.C. 1. No other fasteners or steel fasteners are shown. For steel blocking, use Table C-1. See Table C-1.1 for applicable connections.
 3) CDL-4 steel blocking per Table C-1.1. Lumber DCL is all grade per L.C. 1.1. Pop Riv DCL is all grade per L.C. 1.1. See Table C-1.1 for applicable connections.
 4) Fasten design shown has been verified to meet the design.
 5) Unlabeled steel blocking shall be installed per Table C-1.1. See Table C-1.1 for applicable connections.
 6) Cable anchors shall be installed per Table C-1.1. See Table C-1.1 for applicable connections.
 7) Cable shall be spaced at 2.0-3.0 in.
 8) Top flange bolt shall be installed per Table C-1.1. See Table C-1.1 for applicable connections.
 9) Cable shall be installed per Table C-1.1. See Table C-1.1 for applicable connections.
 10) Cable shall be installed per Table C-1.1. See Table C-1.1 for applicable connections.
 11) Provide additional connections per Table C-1.1 for blocking steel blocking per Table C-1.1. See Table C-1.1 for applicable connections.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor

Date: June 4, 2024

RE: Variance Application for 1006 N. Linwood Dr. (31-5-0072-00)

Description of Proposal

The applicant proposes to construct a detached garage five (5) feet from the front property line on Badger Ave. and Linwood Dr. and also a carport on the front property line along Linwood Dr. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings in the front yard. Section 23-93(g)(4) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

Impact on the Neighborhood

In the application, the applicant states that there is currently a driveway on the corner of his lot already with entry onto Badger Ave. The applicant states that he would like to move entry to Linwood Dr. for safety reasons.

Unique Condition

In the application, the applicant states that his home is on a corner and his lot is nonconforming lot, so space is limited, and he is not able to meet the setback requirements.

Hardship

In the application, the applicant states that it is very difficult to pull in and out of his current driveway. The applicant this he is risking an accident with traffic and pedestrians.

Staff Analysis

This parcel is 5,138 sq. ft. The minimum lot area permitted in the R1B zoning district is 6,000 sq. ft. So, this parcel is a nonconforming lot of record.

Staff does not recommend this variance request be granted because the hardship is self-created. The property has functioned with the current configuration for decades. Also, the owner has a code compliant alternative with the existing condition of the property.

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 May 27th, 2024 Meeting Date June 17th, 2024

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)	Parcel Number
<u>1006 N. Linwood Ave</u>	<u>315-07200</u>
Zoning District	Use of Property
	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name	Owner Address
<u>Glenn A Wachowiak</u>	<u>1006 N. Linwood Ave Appleton</u>
Owner Phone Number	Owner E Mail address (optional)
<u>920 851-5905</u>	
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply
<u>23-43 (f)(1)(e), 23-93 (g)(4)</u>
Brief Description of Proposed Project
<u>Variance to build single car garage with curb cutout + Apron to pull into garage off Linwood and variance to put curb cutout within 100 ft of corner.</u>

Owner's Signature (Required): Glenn A Wachowiak Date: 5/20/24

Rec'd 156837482

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

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:

Looking to get variance on Building a single car Garage on my non-conforming lot with Entry off Linwood Ave

VS Badger. Also looking for variance on getting a curb cut-out with Apron for entrance off Linwood to get into new single car Garage. Also need variance for curb cut/Apron as it will be within 100 ft from corner

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

The new Driveway would have No impact on Neighborhood or surrounding properties. There is currently a Driveway on this corner of my lot already with entry onto Badger and so looking to just move entry to Linwood for safety reasons and moving placement of Garage angled towards Linwood Ave.

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

My home is on a corner and my lot is a non-conforming lot so therefore space is limited and not able to meet the cities setbacks due to lot.

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

Its very difficult with Traffic Being on Badger to pull in and especially out onto Badger with holding traffic up and pedestrians walking on Badger so am I not only risking an accident with constant Traffic but also many close calls with Pedestrians.

Side Note!!

Also looking for variance on carport over Linwood Existing Driveway just to shelter snow + rain from car with open sides

- And slanted Fiberglass roof towards Neighbors house so snow + rain drains off over flower Bed Garden on the side of my property. So not sure if this is a variance or not but is least on importance level.

-- Must be filled out by applicant --

PLEASE COMPLETE THE FOLLOWING. MISSING ITEMS MAY CAUSE DELAY

New Addition Remodel Detached Garage Detached Storage Shed Other

Job Site Address 1006 N. Linwood Ave Property ID# _____
Property Owner Glenn Wachowiak
Genl. Contractor _____ State DC# _____ State DCO# _____
Electrical Contractor _____ No Electrical Work Proposed
Applicant Glenn Wachowiak Applicant's Address 1006 N. Linwood Ave
City Appleton State WI Zip 54914 Day Ph (920) 851-5105 Cell _____ Fax _____

CHECK LOT FRONTAGE CONDITION:

Street	Left Corner (a)	Interior (b)	Right Corner (c)	Street	Alley, Trail or other Right-of-Way			Street	Through Lot
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Corner with Alley (d)	Interior with Alley (e)	Corner with Alley (f)		

ENTER THE HEIGHT AND STYLE OF YOUR BUILDING

Half the dimension from top plate to ridge

Height = _____ ft.

Gable Mansard Shed

ANSWER THESE QUESTIONS:

- Yes No Will this building be used for any commercial or home occupation purpose?
- Yes No Will you need a new or additional curb cut?
- Yes No Will this building or addition have more than one story?
- Yes No Will water or sanitary sewer be provided to this building?
- Yes No Will this building be used for dwelling purposes?
- Yes No Will an existing building be removed to make room for the proposed building?
- Yes No Will the proposed building or addition be moved from another site?
- Yes No Will the proposed building be constructed as a pole building?
- Yes No Will the proposed building have a foundation other than a concrete slab?

SIGN IF TRUE:

The information above is complete and accurate to the best of my knowledge. I am the owner of subject property or I am legally authorized to apply for a permit on the owner's behalf.

Glenn Wachowiak 4/27/2024
Signature of Applicant Date

Date: 4/29/2024 12:21 PM
Design Name: Garage Design
Design ID: 303052775983
Estimate ID: 61957
Estimated Price: \$6,609.23

*Price is estimated price. Final pricing may go up or down. Tax, local and delivery not included.

Design & Buy™ GARAGE

How to retail and purchase your design at home:

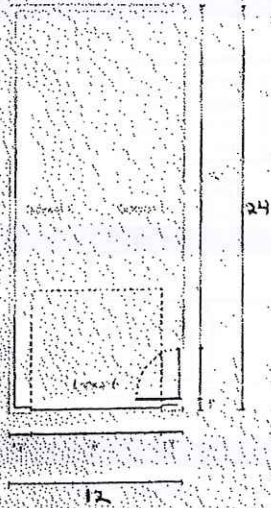


1. On Menards.com, enter 'Design & Buy' in the search bar.
2. Select the Garage Design.
3. Retail your design by entering Design ID: 303052775983.
4. Follow the on-screen purchasing instructions.

How to purchase your design at the store:

1. Enter Design ID: 303052775983 in the Design Center Register.
2. Follow the on-screen purchasing instructions.

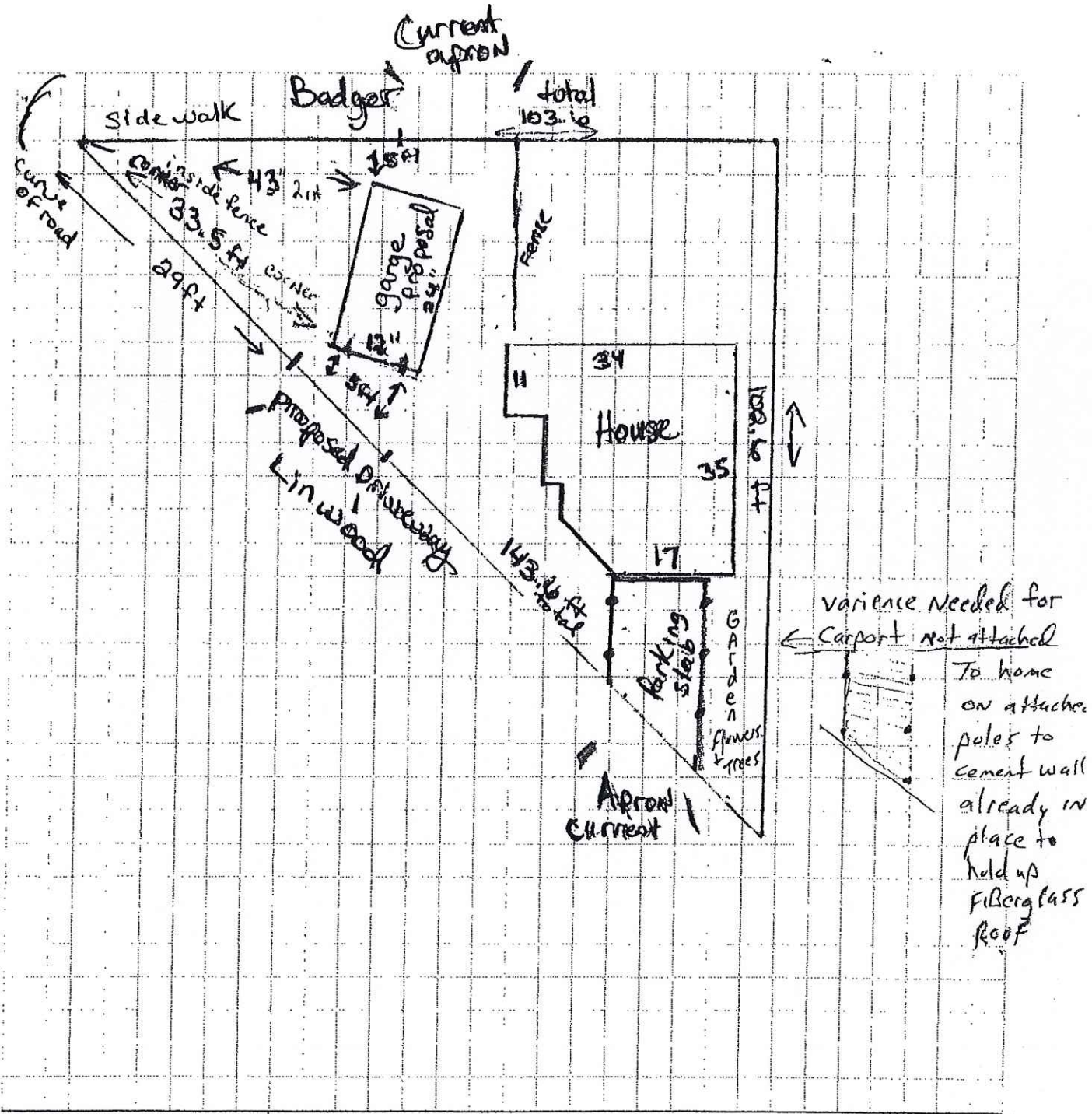
Garage Image



For other design systems search 'Design & Buy' on Menards.com

1. All lines must be drawn with a straightedge. Free hand drawings cannot be accepted
2. All lot lines and all buildings must be shown and dimensioned. Partial plot plans cannot be accepted.
3. Driveway(s) and curb cuts must be shown and labeled "proposed" or "existing".
4. Irregular shaped lots must be drawn to scale.

5 Foot Grid



PLOT PLAN	Project: Single car garage with apron on Linwood
Scale: 1" = 5 Ft.	Address: 1006 N Linwood Ave

Date: 4/29/2024 - 12:21 PM
Design Name: Garage Design
Design ID: 303052775988
Estimate ID: 51957
Estimated Price: \$6,609.23

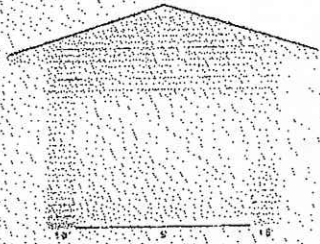
*Today's estimated price. Future pricing may go up or down. Tax, labor and delivery not included.

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GARAGE

Dimensions

Wall Configurations

*Some items are unavailable. See the garage account, are not displayed if selected.



ENDWALL B

5x7 White Rivado Panel 1/ Set Torsion Spring



SIDEWALL D

Materials: 4 3/8" x 60" Panels 500' 5" x 10'



SIDEWALL C



ENDWALL A

For other design systems search "Design & Buy" on Menards.com

4/29/2024 12:21 PM
Design Name: Garage Design
Design ID: 303052775983
Estimate ID: 51957
Estimated Price: \$6,609.23

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DESIGN & BUY
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GARAGE

Materials

Building Type

Building Location Zip Code: 54914
Building Type: Gable

Building Info

Building Width: 12
Building Length: 24'
Building Height: 9
Wall Framing Stud: 2 x 4
Roof Framing: Truss Construction
Truss Type: Common (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: 24
Gable Overhang: 24
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Garage Building Plan: Yes I need a Garage building plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABCOTM Cedar CreekTM Double 4, Color: White
Vinyl Corner Trim Color: White
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap: Kimberly-Clark BLOCK-IT[®] 6'x75' House Wrap
Gable Vents: Novik[®] 12' x 12' Square Gable Vent, QTY: 2

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type: Architectural Shingle
Architectural Roofing: Owens Corning[®] TriDefination[®] Duration[®] Limited Lifetime
Roof Underlayment: Warranty Architectural Shingles (32 sq. ft.) Color: Estate Gra.
Ice and Water Barrier: Owens Corning[®] ProArmor[®] Synthetic Roofing Underlayment 42' x 286' (1,000 sq. ft.)
Fascia Material Type: Owens Corning[®] WeatherLock[®] G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq ft)
Soffit Material Type: Textured Aluminum Fascia
Soffit: 6' x 12' Aluminum Rustic Fascia, Color: White
Gutter Material Type: Aluminum Soffit
Ridge Vent: 16' x 12' Aluminum Vented Soffit, Color: White
Roof Vents: None
None
None

Openings

Service Door: Mastercraft[®] 36W x 80H Primed Steel 6-Panel

12/29/2024 12:21 PM
 Design Name: Garage Design
 Design ID: 38305775983
 Estimate ID: 51957
 Estimated Price: \$6,609.23

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Industry standard garage features including floor joist and/or beam, 2x6 knee brace, and delivery not included.

Overhead Door

Additional Information
 Overhead Door Trim Type
 Vinyl Trim Color

8x7 White Ralped Panel EZ Set Torsion Spring
 MASV EZ Set Torsion Spring
 Vinyl
 White

Additional Options

Ceiling Insulation
 Wall Insulation
 Ceiling Finish
 Wall Finish
 Mounting Blocks
 Hydronic Radiant Heat
 Anchor Bolt
 Framing Fasteners
 Sheathing Fasteners
 Roofing/Shingle Fasteners
 Truss Fastener
 Overhead Opening Hardware

None
 None
 None
 None
 No
 No
 Grip Fast # 1-2 x 10 HDG Anchor Bolt w/ Nut & Washer
 Grip Fast # 3/4 x 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb Box
 Grip Fast # 3/4 x 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb Box
 Grip Fast # 1-1/2 x 12 HDG Galvalume Cor Roofing Nail - 1.0 lb Carton
 Truss Master™ Truss ORF 1-1/2 x 12 HDG Black Truss Head
 Truss Screws - 60 Count
 Yes

4/29/2024 - 12:21 PM

Design Name: Garage Design

Design ID: 303052775983

Estimate ID: 51957

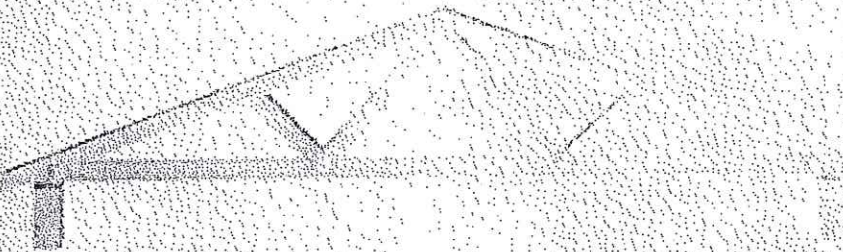
Estimated Price: \$6,609.23

Menards' estimated price. Future pricing may vary. Tax, labor, and delivery not included.

Design & Buy GARAGE

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the 20 scope plan, steel design and layout should be verified.
- Trusses should not be cut or modified with the exception of framing the truss ends to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Menards Building Checklist Planning

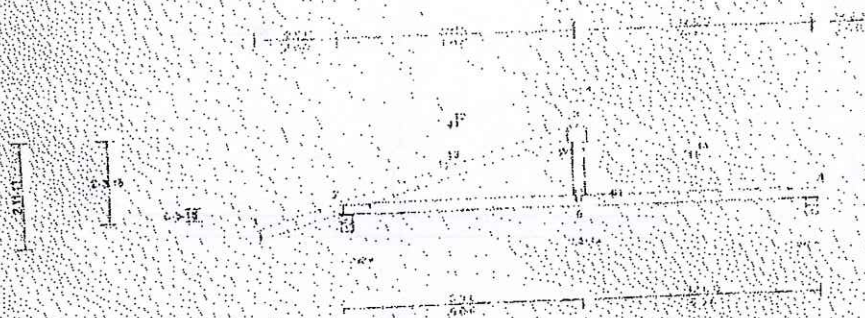
- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
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- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

1/9/2024 12:21 PM
 Name: Garage Design
 Job ID: 303052775983
 Estimate ID: 51957
 Estimated Price: \$6,609.23

Design & Buy
 GARAGE

Job	Truss	Truss Type	Qty	Unit	Material
QTREC0823301	C11012	COMMON	1		

Material: Hemlock No. 2 Larch No. 1
 Allow. Stress: 2,400 Lb. Per Sq. In. (Tension Parallel to Grain)
 Allow. Stress: 1,500 Lb. Per Sq. In. (Tension Perpendicular to Grain)
 Allow. Stress: 1,500 Lb. Per Sq. In. (Compression Parallel to Grain)
 Allow. Stress: 1,500 Lb. Per Sq. In. (Compression Perpendicular to Grain)



Scale: 1/4" = 1'-0"

Node	Offset (X, Y)	EA	EB	EC	ED	EF	EA	EB	EC	ED	EF	PLATED	GROUP
1	0, 0	2.00	CS	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		
2	12, 10	2.00	CS	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		
3	0, 10	2.00	CS	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		
4	12, 0	2.00	CS	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		

BRACING
 10'-0" x 10'-0" x 1/2"
 10'-0" x 10'-0" x 1/2"

REACTIONS
 Max. Reaction: 2,400 Lb.
 Max. Moment: 24,000 Lb.-ft.
FORCES
 TOP CHORD: 2,400 Lb. (Tension)
 POST: 2,400 Lb. (Compression)
 BRACE: 2,400 Lb. (Tension)

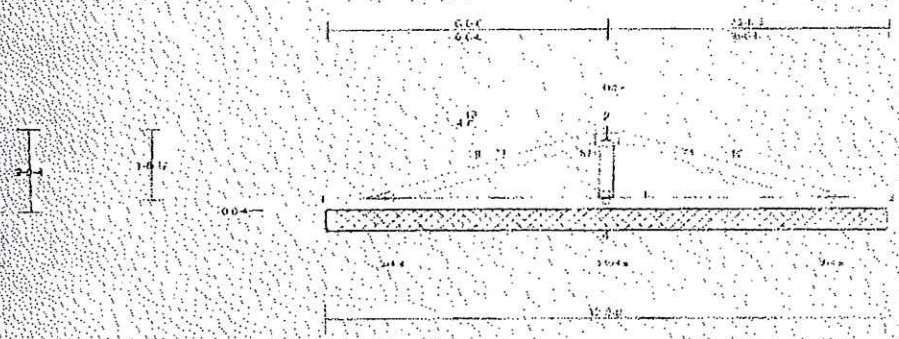
JOINT STRESS INDEX
 0.00, 0.00, 0.00, 0.00, 0.00, 0.00

NOTES
 1) Unbraced and the bracing force have been considered for the design.
 2) The design has been checked for stability and deflection.
 3) The design has been checked for lateral bracing.
 4) The design has been checked for connection design.
 5) The design has been checked for material properties.
 6) The design has been checked for load combinations.
 7) The design has been checked for wind loads.
 8) The design has been checked for seismic loads.
 9) The design has been checked for snow loads.
 10) The design has been checked for ice loads.

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Design & Buy™
 GARAGE

Qty	Units	Unit Price	Qty	Price	Material Description
QTRSUB016229	TIDE	COMMON	2	1	



Loading	Spacing	CSI	DEFL	PLATES	GRIP
TCU1 (IMP)	7'-0" U	TC	Vertical	1/2"	1/2"
TCU2 (IMP)	7'-0" U	TC	Vertical	1/2"	1/2"
TCU3 (IMP)	7'-0" U	TC	Vertical	1/2"	1/2"
TCU4 (IMP)	7'-0" U	TC	Vertical	1/2"	1/2"
TCU5 (IMP)	7'-0" U	TC	Vertical	1/2"	1/2"

LUMBER
 TOP CHORD 2x4 SPF No. 2
 BOT CHORD 2x4 SPF No. 2
 OTHERS 2x4 SPF No. 2

BRACING
 TOP CHORD
 BOT CHORD

REACTIONS
 Max Pond 77.15 (C 8)
 Max Wind 14.03 (C 14) 2x4 (C 12) 2x4 (C 10) 2x4 (C 8)
 Max Live 3x146 (C 12) 2x162 (C 14) 2x207 (C 16)

FORCES
 TOP CHORD 140.1 Max. Compression 140.1 Min. Tension 79.09
 BOT CHORD 140.1 Max. Compression 140.1 Min. Tension 79.09

JOINT STRESS INDEX
 1) 0.76 2) 0.43 3) 0.75 and 4) 0.43

NOTES
 1) Lumber and steel fasteners shall be installed per the drawings.
 2) Where shown, use CDL-4 Splice Blocks per the drawings. Do not use B, E, or F splice blocks.
 3) All fasteners shall be installed per the drawings.
 4) All lumber shall be installed per the drawings.
 5) All steel shall be installed per the drawings.
 6) All connections shall be installed per the drawings.
 7) All bracing shall be installed per the drawings.
 8) All plates shall be installed per the drawings.
 9) All bolts shall be installed per the drawings.
 10) All nuts shall be installed per the drawings.
 11) All washers shall be installed per the drawings.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor

Date: June 4, 2024

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