

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

February 26, 2018

Meeting Date

March 19, 2018 at 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 \$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)<br><b>710 W. Winnebago St</b>  | Parcel Number<br><b>31- 5-0457-00</b>                                 |
| Zoning District<br><b>R1B</b>   | Use of Property<br><b>Residential</b>                                 |
| Applicant Information   |   |
| Owner Name<br><b>VERNON ROMENESKO</b>   | Owner Address<br><b>715 W WISCONSIN AVE<br/>APPLETON WI 54914</b>     |
| Owner Phone Number<br><b>7337538</b>  | Owner E Mail address (optional)                                       |
| Agent Name<br><b>David Hebert</b>   | Agent Address<br><b>1110 W. Wisconsin Ave.<br/>Appleton, WI 54914</b> |
| Agent Phone Number<br><b>920-734-8373</b>   | Agent E Mail address (optional)<br><b>dave@hebertassoc.com</b>        |
| Variance Information  |   |
| Municipal Code Section(s) Project Does not Comply<br><b>Section 23-93(g)(1)- Minimum lot size in the R1B zoning district is 6,000 sq. ft.<br/>Proposing new lot size of 3,347 sq. ft.<br/>Section 23-93(g)(2) _ Maximum lot coverage in the R1B zoning district is fifty (50)%. Proposed lot coverage is 61%.</b>   |   |
| Brief Description of Proposed Project<br><b>A lot line adjustment is required to rectify the fact that the existing lot line passes through the building at 815 N. Richmond St. After the proposed lot line adjustment, the lot will be 3347 sq. ft. The minimum size of a lot in the R1B zoning district is 6,000 sq. ft. The lot coverage of the new lot will be 61%. Section 23-93(g)(2) of the Zoning Ordinance is fifty (50)% maximum.</b> |   |

Owner's Signature (Required):

Vernon H. Romenesko Date: 2/19/2018

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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:

*Per attached plot of Survey.*

2. Describe how the variance would not have an adverse effect on the surrounding properties: *Free + Clear from each other*

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

*Encroaching*

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

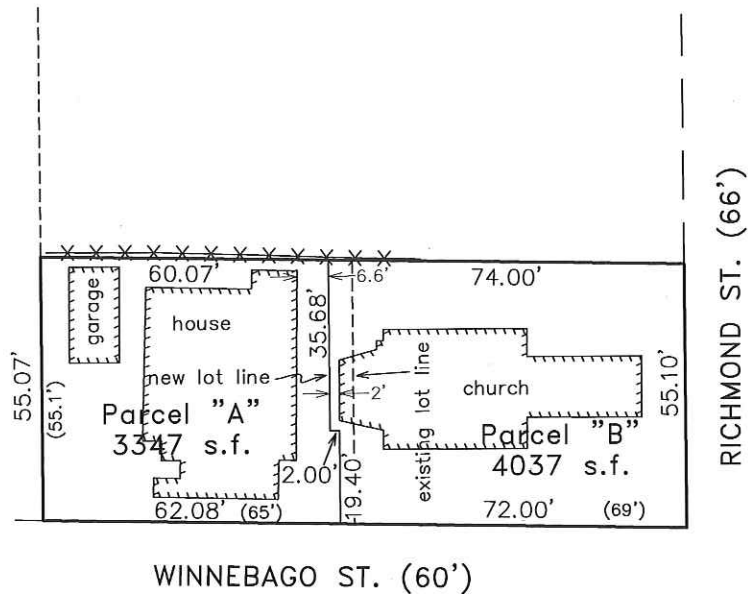
*there are two existing parcels, the Church currently encroaches onto the House property, the House property is not salable until the Church is not encroaching onto it.*

# Plat of Survey

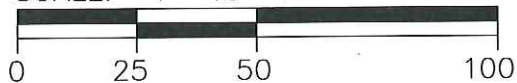
Lot 13, Block 1, Hyde and Harriman's Addition  
to the City of Appleton according to the  
recorded Assessor's Map of said City,  
Outagamie County, Wisconsin



North is referenced to the Wisconsin  
County Coordinate System, Outagamie  
County (NAD 1983/91 datum)



SCALE: 1"=40'



**Hebert Associates, Inc.**  
**Land Surveying**

1110 W. Wisconsin Ave. 920-734-8373  
Appleton, WI 54914 Fax: 920-734-3968

FOR:

Romenesko Realty  
715 W. Wisconsin Ave.  
Appleton, WI 54914

DATE:

DRAFTED BY:

SCALE:

DRAWING NUMBER:

17101A01