



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) 815 N. Richmond St.	Parcel Number 31- 5-0456-00
Zoning District R1B	Use of Property Church
Applicant Information	
Owner Name VERNON ROMENESKO	Owner Address 715 W WISCONSIN AVE APPLETON WI 54914
Owner Phone Number 7337538	Owner E Mail address (optional)
Agent Name David Hebert	Agent Address 1110 W. Wisconsin Ave. Appleton, WI 54914
Agent Phone Number 920-734-8373	Agent E Mail address (optional) dave@hebertassoc.com
Variance Information	
Municipal Code Section(s) Project Does not Comply Section 23-93(g)(1) - Minimum lot size in the R1B zoning district is 6,000 sq. ft. Proposing new lot size of 4,037 sq. ft. Section 23-93(g)(5) - Minimum rear yard setback is twenty five (25) feet. Proposed rear yard setback is 2 ft.	
Brief Description of Proposed Project 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 4,037 sq. ft. The minimum size of a lot in the R1B zoning district is 6,000 sq. ft. The new rear yard setback will be two (2) ft. Section 23-93(g)(5) of the Zoning Ordinance requires a minimum twenty five (25) foot rear yard setback.	

Owner's Signature (Required): *Vernon H. Romensko* Date: *2/26/2018*

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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 Saway.

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:

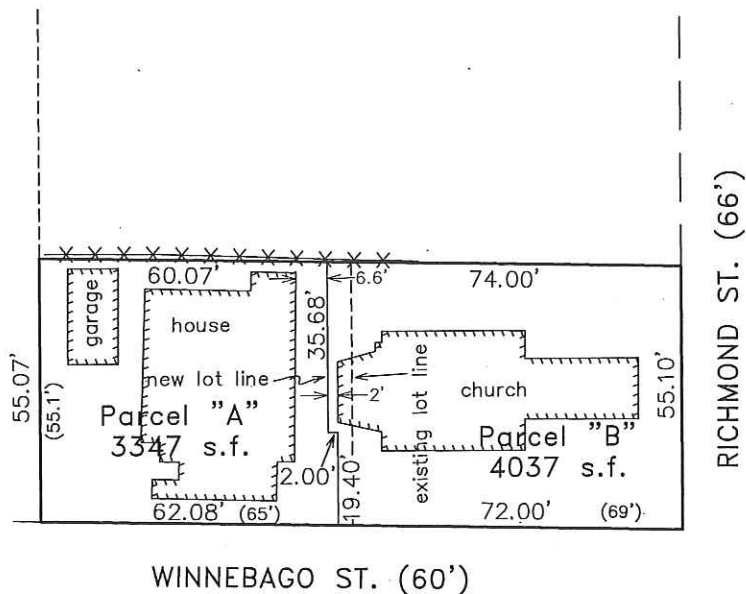
there are two existing parcels, the Church currently encroaches onto the House property, the House property is not sellable until the Church is not Encroaching onto it.

Plat of Survey

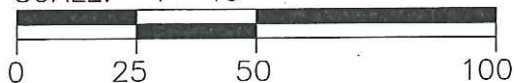
Lot 13, Block 1, Hyde and Harriman's Addition
to the City of Appleton according to the
recorded Assessor's Map of said City,
Outagamie County, Wisconsin



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