

City of Columbus
BOARD OF ZONING APPEALS
APPLICATION FOR PUBLIC HEARING

PETITION: I, James Durney **HEREBY PETITION THE CITY OF COLUMBUS BOARD OF ZONING APPEALS TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR:**

☒ A VARIANCE FROM THE COLUMBUS ZONING ORDINANCE (CHAPTER 114)

Requesting a reduction in the side /

☐ A VARIANCE FROM THE COLUMBUS FLOOD PLAIN ORDINANCE (CHAPTER 46)

Setback from 8' to 3' and setback between house and garage from 10' to 2'

☐ AN APPEAL OF THE ZONING ADMINISTRATOR'S DETERMINATION

APPLICANT (MAY OR MAY NOT BE PROPERTY OWNER—SEE BELOW):	PERSON'S NAME: <u>James Durney</u>
	FIRM'S NAME:
	MAILING ADDRESS: <u>734 S. Lewis St.</u>
	CITY/STATE/ZIP: <u>Columbus Wis 53925</u>
	DAYTIME TELEPHONE: <u>920 382-6057</u>
	EMAIL ADDRESS:
PROPERTY OWNER CONTACT INFORMATION IF DIFFERENT FROM APPLICANT (PLEASE INCLUDE OWNER'S SIGNATURE ON THIS FORM):	
LEGAL DESCRIPTION OF SUBJECT PROPERTY OR PARCEL NUMBER(S):	<u>11211472</u> <u>734 S. Lewis St.</u>
SUBJECT PROPERTY	

STREET ADDRESS OR STREET BOUNDARIES OF SUBJECT PROPERTY (WHERE NOT YET ADDRESSED):	734 S. Lewis St.
PRESENT ZONING: PRESENT FLOOD PLAIN DESIGNATION:	Residential N.A.
VARIANCE REQUEST: WHAT SECTION(S) OF THE ZONING CODE ARE YOU SPECIFICALLY ASKING TO BE VARIED, BY HOW MUCH, AND WHY? ENTER "N/A" IF NOT APPLICABLE.	A 30'x30' foundation Setback Reductions for new garage - side setback from 8' to 3' - house setback from 10' to 2'

PLEASE STATE HOW YOUR REQUEST MEETS THE FOLLOWING STANDARDS, WHICH MUST ALL BE MET FOR THE BOARD OF APPEALS TO GRANT A VARIANCE: (Please attach another document if you more space or write see attached for each section and attach answers.)

How would compliance with the strict letter of the zoning or flood plain ordinance unreasonably prevent the owner from using the property for a permitted purpose or render conformity with such restrictions unnecessarily burdensome? It is not sufficient that a variance applicant show that the regulation(s) prevents or burdens his or her planned activity. You must show by competent evidence that the regulation unreasonably prevents or unnecessarily burdens the proposed activity.

I have the lot but I don't have the money to do that.

I would like to use my old foundation if I could,

How would compliance with the strict letter of the ordinance create unnecessary hardship due to a unique property condition, meaning a special physical feature or limitation of the property that is not generally shared by nearby land or property within the same zoning district or flood plain area? If a variance applicant fails to prove the existence of a unique property condition and a connection between the condition and the hardship, even if the hardship is great, a variance may not be granted. The purpose of the variance may not be based exclusively on financial concerns relating to the property.

I have money to put up garage but that's about it.

The people next door to me don't care if I'm 3' away. It been like that for 40 some years.

How would the requested variance be consistent with the public interest?

How does the variance not impact flooding in the community?

1. Does the development cause an increase in the regional flood elevation?
2. Is the lot less than one-half acre?
3. Does the development impact public safety and nuisances?
4. Does the development increase flood insurance for the community?

N/A

Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered. (attached alternative and label it if needed).

Can't do any other way

Describe alternatives you considered that require a lesser variance and reason you rejected them. If you rejected them, provide the reasons you rejected them. (attached alternative and label it if needed).

There would not be a garage then.
I don't have the money to do that, or
change anything.

5103

467

468

469

470

471.01

471

472

466

465

464

462

294

293

301

300

297

Washington St

South Lewis St

ROW

Total: 3.36 ft

Total: 80.32 ft

80.32 ft

Green

50

2 FT
between
garage
+
House

Variance Request for reduction of side setback from 8 feet to 3 feet

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.



105 N Dickason Blvd
Columbus, WI 53925
920-623-5900

Print Date: 7/25/2025



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/29/2025
DURNEY, JAMES
Doc ID: 21075020250529112718

Cleary/Owner Project Contract - Erected

Client Information

Building Specification For:

DURNEY, JAMES
734 S. LEWIS STR.
COLUMBUS, WISCONSIN 53925
Cell Phone: (920) 382-6057
Email: durnsjayco2007@gmail.com

Building Site Location:

Location: N/A
Tenant: N/A
734 S. LEWIS STR.
COLUMBUS, WISCONSIN 53925
County: COLUMBIA

Cleary Contact Information

JEREMY HISH
CLEARY BUILDING CORP.
190 PAOLI ST.
VERONA, WISCONSIN 53593
Phone Number: (608) 845-9700
Phone Number: (800) 373-5550
Email: verona@clearybuilding.com

Building Design Criteria

THIS BUILDING IS DESIGNED FOR AGRICULTURAL USE ONLY

Building Snow Load Design: 30 psf Ground Snow Load

Intended Use: Garage

100' Mark Verification form # C-030 becomes part of this contract.

Is a building permit or other approval (HOA, Etc.) required for this project? No

Will a pull off charge be required for this building? No - No action required

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.

Building Structure

Building Name: Building 1

Protector Laminate – WxLxH: 30' 0" x 30' 0" x 10' 4" (See "Interior Clearances and Exterior Heights" Section)

Width: 30' 0"

Length: 3 Bays at 10' o.c. (Note: See drawing for any custom bay sizes)

Eave Height: 10' 4"

9' 0" Interior (Truss) Clearance from the Concrete Floor (See "Interior Clearances and Exterior Heights" Section)

Roof System: Truss (Standard Lower Chord)

Default Ceiling Design: Not Designed to Support a Ceiling

Roof Pitch: 3/12

Purlins: 2"x4" Continuous 2' 0" inch on center

Additional Accessories

Purlin Blocking: Both Endwalls are purlin blocked



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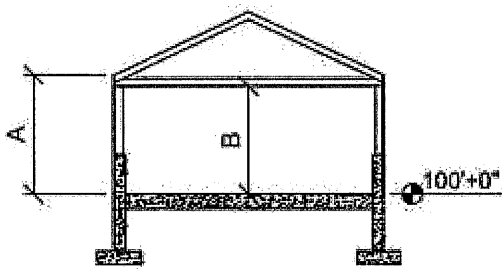
Roofline Wind Bracing

Foundation

Type: On Concrete Wall (DrySet Brackets): Set at 1' 0" from 100' Mark

Concrete Floor: Yes - Supplied by Purchaser

Interior Clearances and Exterior Heights



Standard Lower Chord Truss (SLC)

Interior Clearances:

"B"=Clearance from finished floor to bottom of truss:

9' 0"

(Trusses not designed to support a ceiling)

Exterior Heights:

"A" = Actual Eave Height:

10' 4"

Roof Peak Height:

14' 1"

Roof Pitch:

3/12

Roof Finish and Accessories for Building 1

Exterior Finishes

Roof: Standard Steel Panel

Ventilation

Roof

Ridge Cap(s):

30' 0" of Standard Ridge Cap. Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).

Accessories

Roof

Condensation Control for Building 1: None

Weathervane: Cleary weathervane not included with building

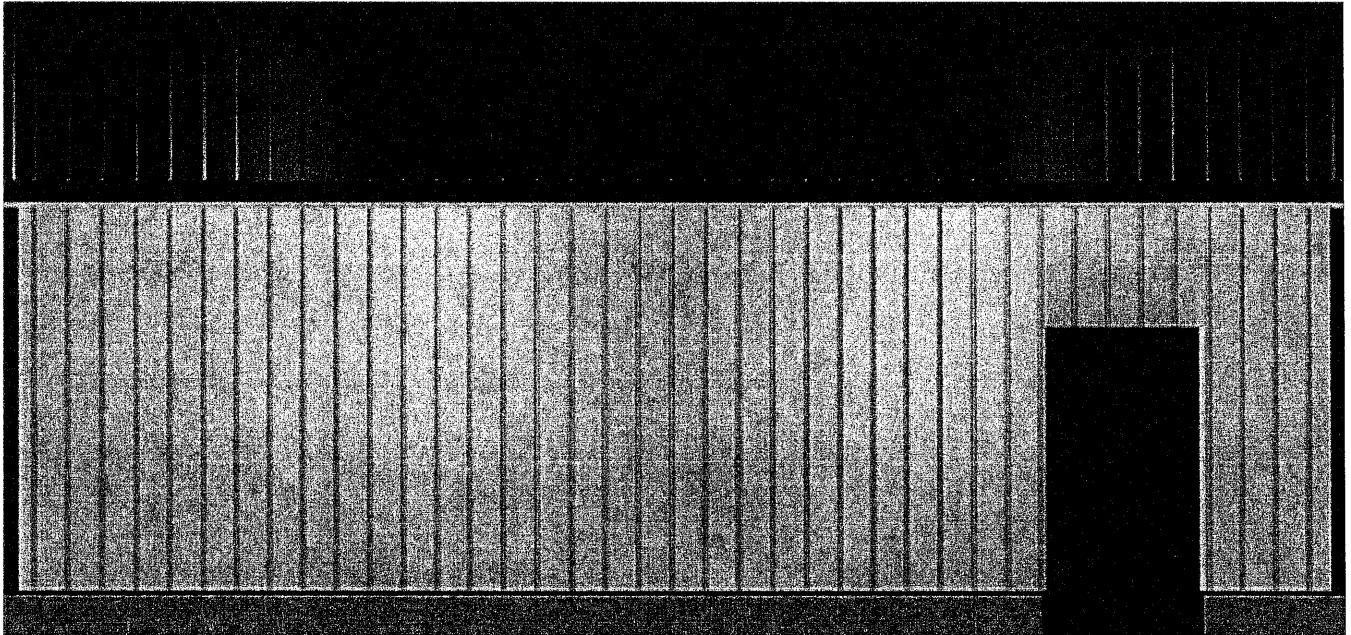
Elevations for Building 1



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West Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

Side Wall 1 on Building 1

Siding: Standard Steel Panel

House Wrap: None

Wainscot: None

Eave Filler Strips: None

Treated Plank Filler Strips: None

Ventilation

Side Wall 1 on Building 1

Overhang: 12" Aluminum soffit (Sidewall) with vented soffit

Bird Screening for the interior to prevent birds from nesting in overhang.

Accessories

Side Wall 1 on Building 1

Walk Door(s):

Standard, Steel Jamb 3 1/2" 3'-0"x6'-8"

Distance from left edge of wall to left edge: 23' 6"

Distance from 100'+0" mark to bottom of door plus: 0"

Anchor: ANCHOR KIT (WOOD)

Closer: No Closer

Dead Bolt: No Deadbolt

Door Chain: No Chain

Embossment: No Embossment



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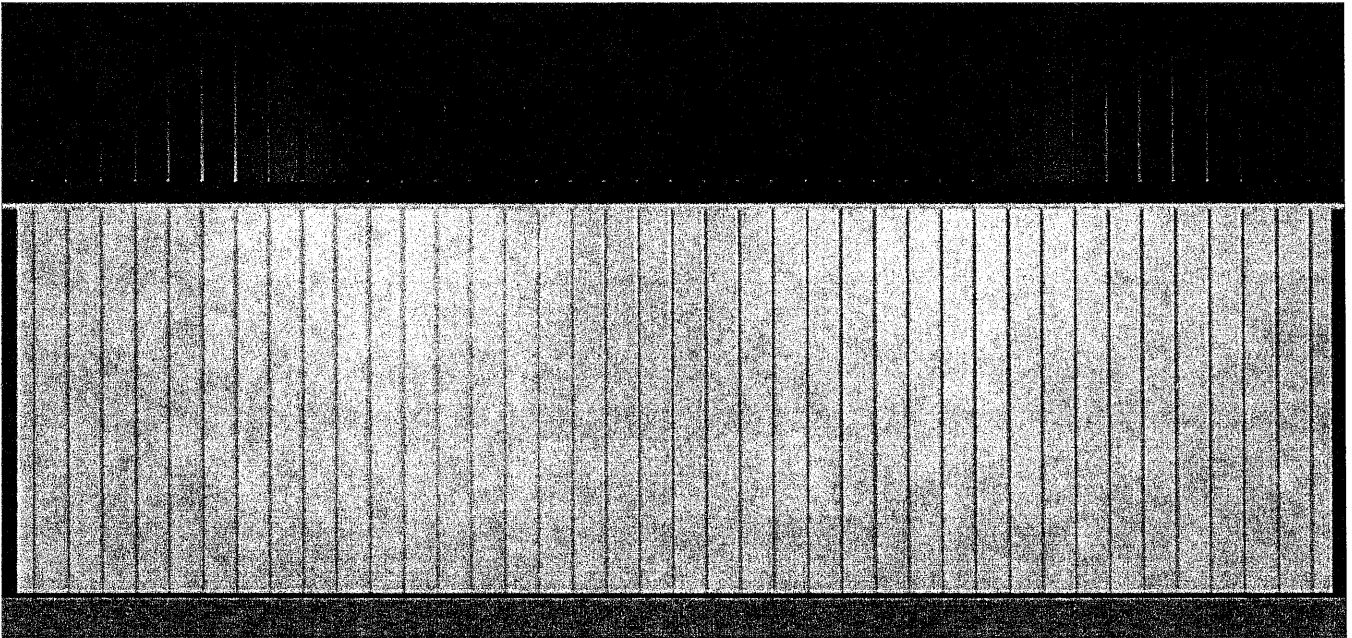
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Frame: 2x6
Hinge: 4" 304 STAINLESS STEEL FIXED PIN
Jamb: 3 1/2" Jamb
Kick Plate: No Kick Plate
Latch Guard: No Latch Guard
Latch: None
Lockset: Knob/Knob
Panic Hardware: No Panic Hardware
Skin: Blank
Swing: Left Hand Swing In Single Door
Window: None
Keyed Alike. Group 1

Interior Finishes / Insulation

Side Wall 1 on Building 1
Condensation Control: None
Insulation: None




East Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

Side Wall 2 on Building 1
Siding: Standard Steel Panel
House Wrap: None
Wainscot: None
Eave Filler Strips: None

C-500
v12/10

built with pride before the  *is applied®*



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Treated Plank Filler Strips: None

Ventilation

Side Wall 2 on Building 1

Overhang: 12" Aluminum soffit (Sidewall) with vented soffit

Bird Screening for the interior to prevent birds from nesting in overhang.

Accessories

Side Wall 2 on Building 1

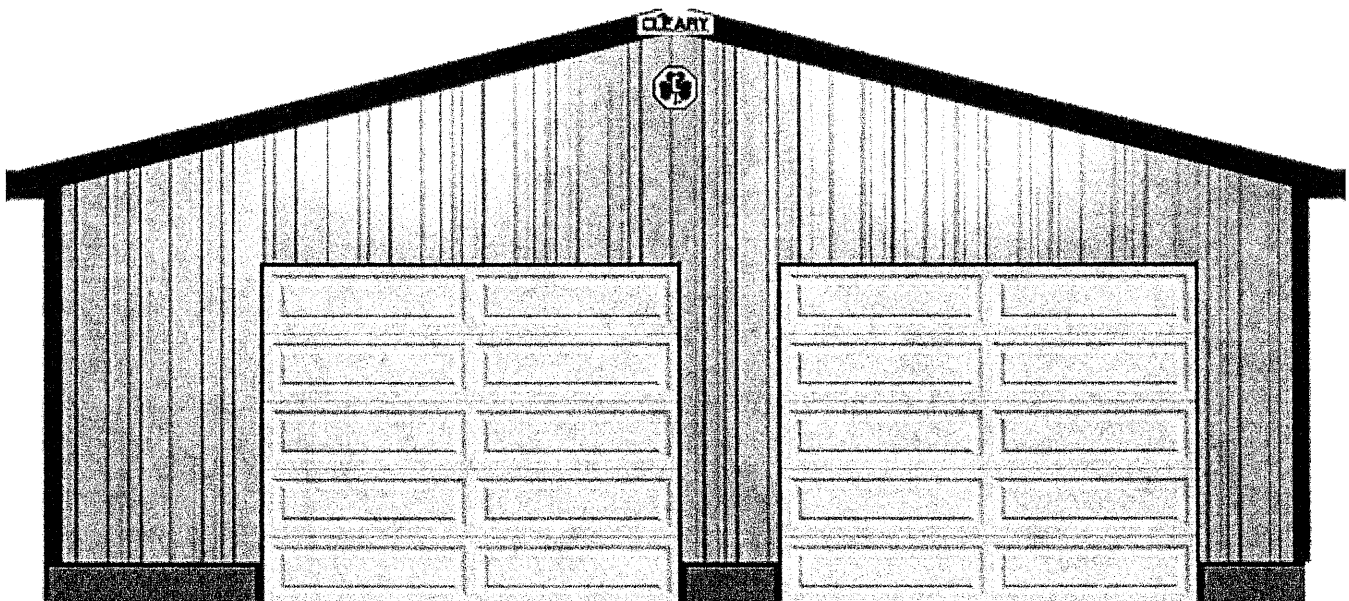
None

Interior Finishes / Insulation

Side Wall 2 on Building 1

Condensation Control: None

Insulation: None



South End Wall 1 on Building 1

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Exterior Finishes

End Wall 1 on Building 1

Siding: Standard Steel Panel

House Wrap: None

Wainscot: None

Gable Filler Strips: Gable filler strips not included.

Treated Plank Filler Strips: None

Ventilation

End Wall 1 on Building 1

Overhang: None

Cleary/Owner Project Contract - Erected

Accessories

End Wall 1 on Building 1

Overhead Frame Out(s):

10' 0" Width x 8' 0" Height

Headroom Available: 1' 0"

Additional Header material required: None

Distance from left edge of wall to left edge: 5' 1 1/4"

Distance from 100'+0" mark to bottom of the overhead frame out plus: 0"

Inside edge of overhead frame out to be trimmed with door edge.

OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS OR CLOPAY BUILDING PRODUCTS SECTION.

10' 0" Width x 8' 0" Height

Headroom Available: 1' 0"

Additional Header material required: None

Distance from left edge of wall to left edge: 17' 5 1/4"

Distance from 100'+0" mark to bottom of the overhead frame out plus: 0"

Inside edge of overhead frame out to be trimmed with door edge.

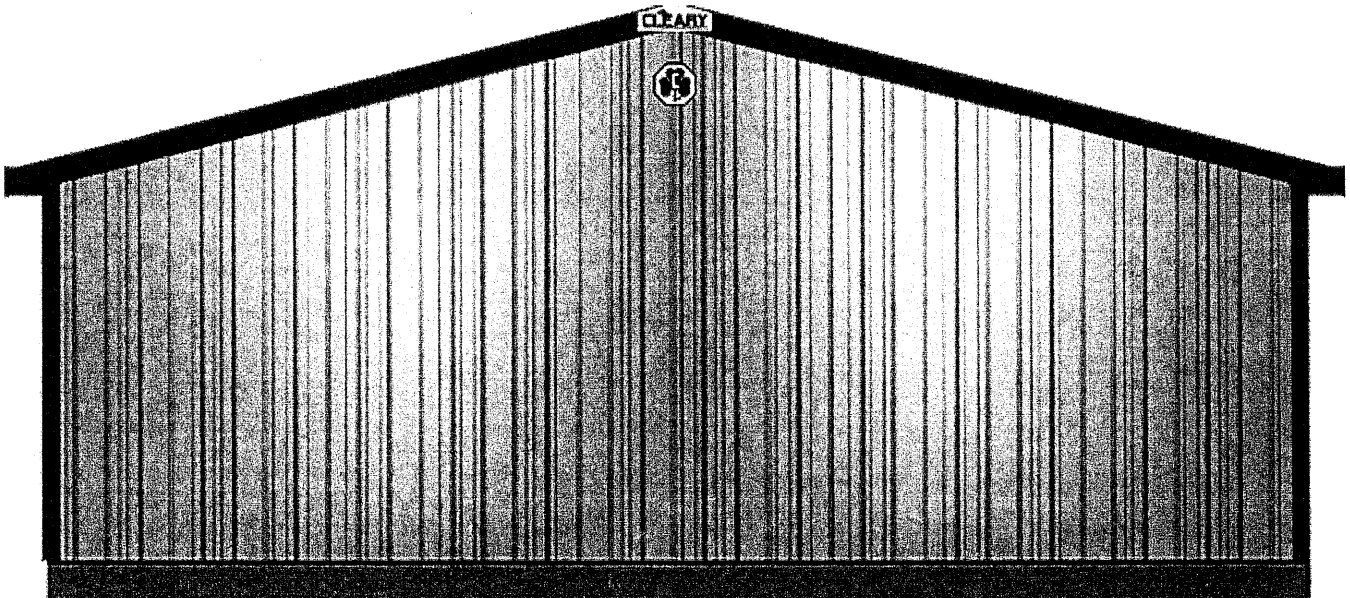
OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS OR CLOPAY BUILDING PRODUCTS SECTION.

Interior Finishes / Insulation

End Wall 1 on Building 1

Condensation Control: None

Insulation: None



North End Wall 2 on Building 1

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Exterior Finishes

End Wall 2 on Building 1
Siding: Standard Steel Panel
House Wrap: None
Wainscot: None
Gable Filler Strips: Gable filler strips not included.
Treated Plank Filler Strips: None

Ventilation

End Wall 2 on Building 1
Overhang: None

Accessories

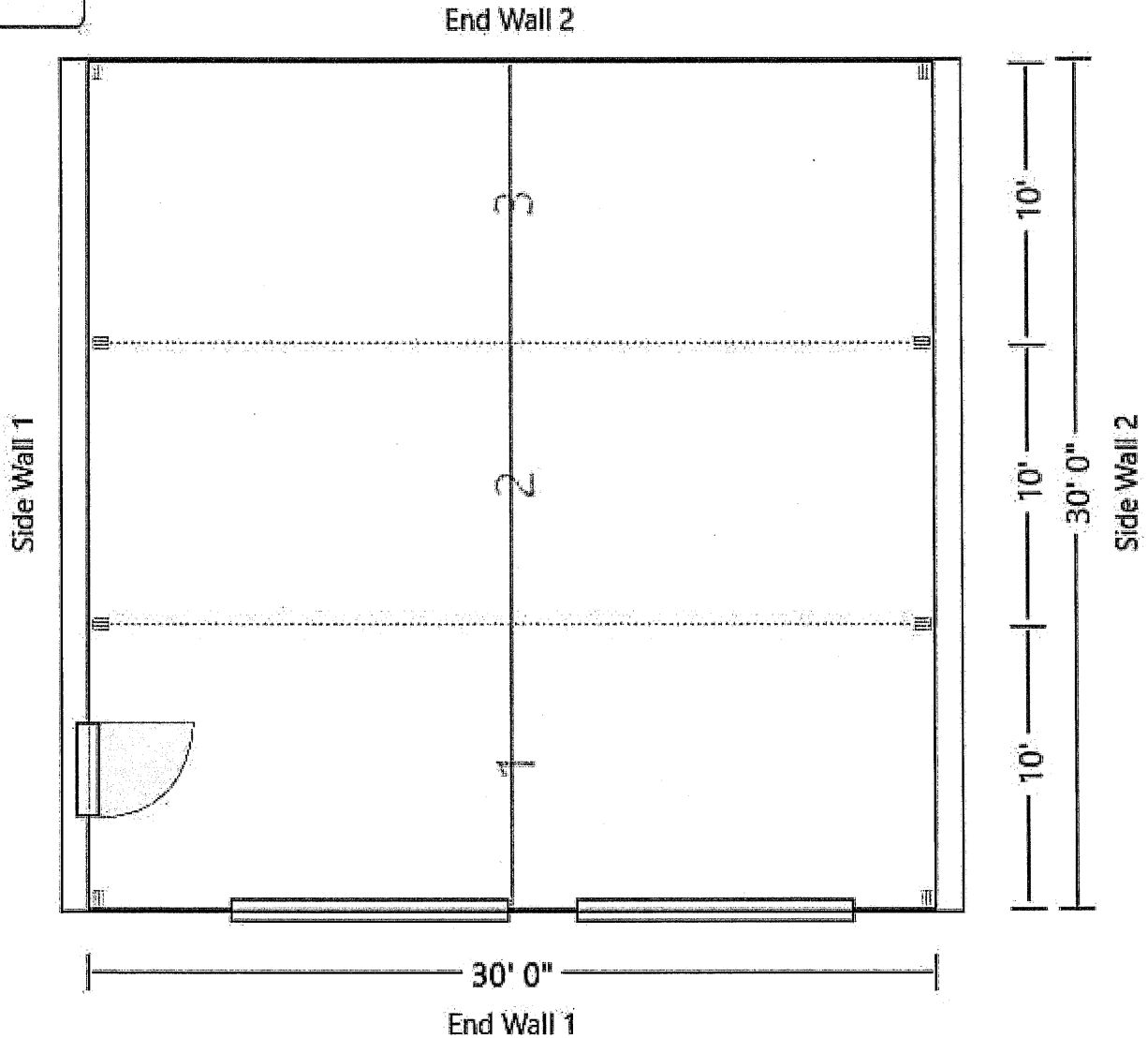
End Wall 2 on Building 1
None

Interior Finishes / Insulation

End Wall 2 on Building 1
Condensation Control: None
Insulation: None

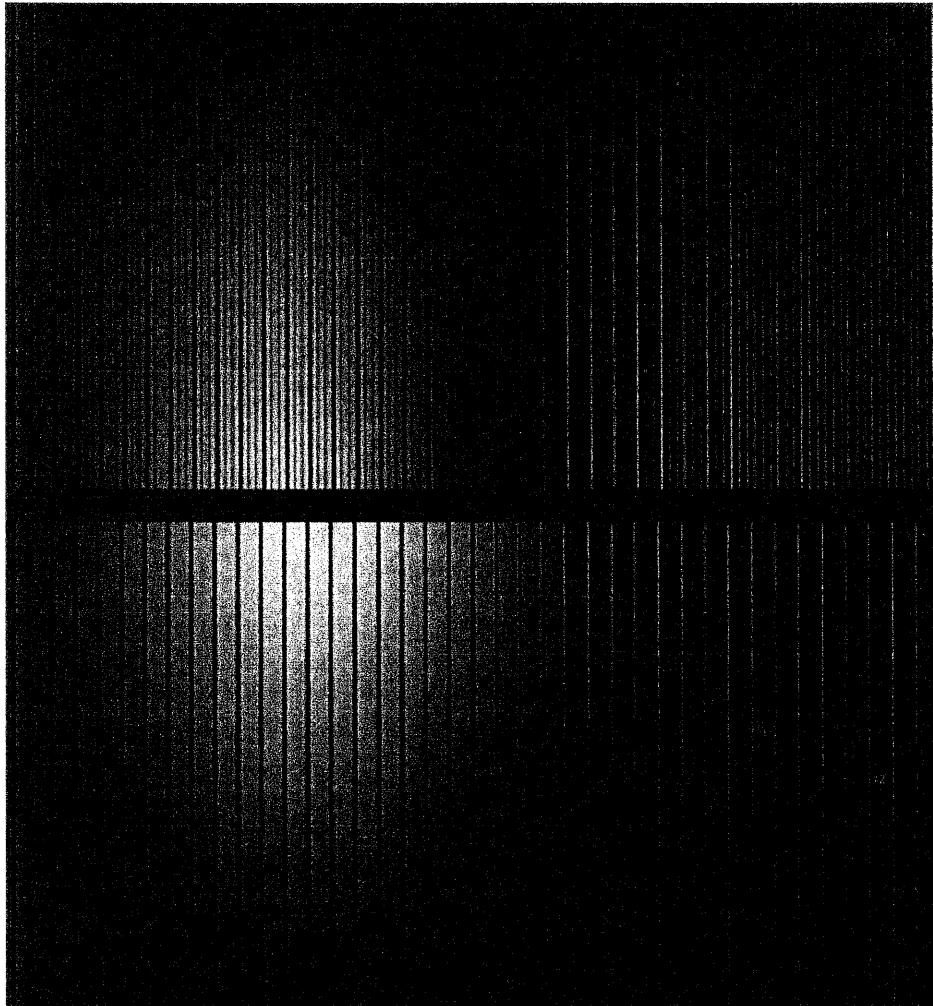
Cleary/Owner Project Contract - Erected

Floor Plan



Cleary/Owner Project Contract - Erected

Aerial View



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Project Colors

Building - Exterior

Siding

Standard Steel Panel: Hickory Moss
Corner Trim: Sierra
Bottom Trim: Sierra

Roof

Standard Steel Panel: Sierra

Trim

Gable: Sierra
Eave/Fascia: Sierra
Ridge Cap: Sierra
Trim Color Unless Otherwise Specified: Sierra

Overhangs

Soffit: Sierra
WallToSoffitTrim: Hickory Moss
CeilingEnclosureTrim: Sierra

Overhead Frameout

J-Trim: Sierra
InsideTrim: Sierra

Walk Doors

J-Trim: Sierra
Custom Door Color: Sierra

Subcontractors

Clopay Garage Doors

CLOPAY BUILDING PRODUCTS: Clopay 4050/4053: Standard White

Project Color Chip Review

All applicable Wall Steel, Roof Steel, Walk Door, Overhead Door, and Trim colors have been reviewed using steel color chips.

Purchaser Initials



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Payment Terms

Amount	Type	Percent	Description
\$5,603	Down Payment	20%	Upon the signing of the contract with CLEARY BUILDING CORP.
\$14,008	Delivery Payment	50%	Payment due upon first load of building materials. In the event that multiple loads of materials are required, due to the size of the building, the remaining materials will be shipped to the site as needed while the building is under construction
\$8,405	Final Payment	30%	Paid upon Completion and such payment to be delivered to the crew foreman of CLEARY BUILDING CORP.
\$28,016	Total Amount	100%	

TERMS OF PAYMENT: (1) If Contract Amount is \$50,000.00 or less, the terms of payment shall be as provided in the payment terms section above. (2) If Contract Amount is over \$50,000.00, the terms of payment shall be pursuant to the Bank Reference Form which is made a part of this Contract.

If the Purchaser fails to make a payment when due, Purchaser agrees to pay Cleary, upon demand, a delinquency charge equal to the lesser of three-quarter percent (.75%), or the highest rate allowed by law, of the delinquent amount per fifteen (15) days, from the date the delinquent amount is due, until the date it is paid.

Purchaser agrees not to send Seller payments marked "paid in full", "without recourse", or similar language. If Purchaser sends such a payment, Seller may accept it without losing any of Seller's rights under this Contract, and Purchaser will remain obligated to pay any further amount owed to Seller.

Temporary Services

Purchaser will provide electric power during construction.

Seller will provide sanitary facilities.

Seller to pile scrap for Purchaser use or disposal.

JD
Purchaser Initials

Clopay Building Products

Door Model: 4053 LONG 27 Gauge Raised Panel Door Insulated 6.5R 3 Layer Steel Back Polystyrene Insulated
4053 - 27 Gauge Raised Panel Door Insulated 6.5R 3 Layer Steel Back Polystyrene Insulated
1-3/8" thick, 27 gauge elegant raised panel construction, R-value 6.5, Sandwich construction with polystyrene core (Steel front and back), tongue-and-groove joint design
Door Color: Standard White
Door Size: 10' 0"x8' 0"
Wind Design: W1
Windows: None
Operator: Residential Operator: Trolley (Draw Bar) Openers
Model 8365
1/2 HP AC Chain Drive Wi-Fi Garage Door Opener
o Residential Operators and Photo Eyes (only if operator specified above): Clopay will run the LOW VOLTAGE wiring only for the operator, photo eyes, and wall control. The operator is a plug-in (110 Volt) and the



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Cleary/Owner Project Contract - Erected

electrical outlet must be installed prior to installation to test the operator. Each door comes with 2 remotes and one inside push button for the wall.

Track: Low Headroom Rear Mount Springs (11" headroom required)

Track Size: 2"

Keyless Entry Included With 8365W Opener

Door specification notes (Residential doors):

- 2" track for all the doors
- Weather seal and punch angle included for all doors with the exception of roll-up doors
- All doors will be ordered with an inside slide lock. All residential doors will have a handle on the inside of the door.

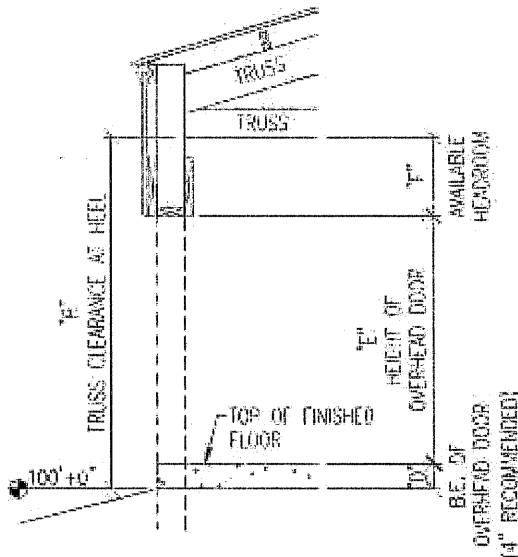
o Operators and Photo Eyes (only if operator specified above): Clopay will run the LOW VOLTAGE wiring only for the operator, photo eyes, and wall control. The residential operator is a plug-in (110 Volt) and the electrical outlet must be installed prior to installation to test the operator. The high-voltage wiring into the Commercial motor needs to be completed by a licensed electrician and is not part of this contract. Each door comes with 2 remotes and one inside push button for the wall.

Overhead Door Disclaimer: Warranty: The overhead door subcontractor shall provide a warranty for a minimum of one year on materials and workmanship. Contact information shall be left on the door, for the purchaser to contact the subcontractor directly if any warranty issues are experienced.

The color of the overhead doors may not be a perfect match to other components on your building, we recommend verifying colors with steel color chips.

Cleary/Owner Project Contract - Erected

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 0"**

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **8' 0"**

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **1' 0"**

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$

Clopay Building Products

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1-3/8" thick, 27 gauge elegant raised panel construction, R-value 6.5, Sandwich construction with polystyrene core (Steel front and back), tongue-and-groove joint design

Door Color: Standard White

Door Size: 10' 0"x8' 0"

Wind Design: W1

Windows: None

Operator: Residential Operator: Trolley (Draw Bar) Openers

Model 8365

½ HP AC Chain Drive Wi-Fi Garage Door Opener

o Residential Operators and Photo Eyes (only if operator specified above): Clopay will run the LOW VOLTAGE wiring only for the operator, photo eyes, and wall control. The operator is a plug-in (110 Volt) and the electrical outlet must be installed prior to installation to test the operator. Each door comes with 2 remotes and one inside push button for the wall.

Track: Low Headroom Rear Mount Springs (11" headroom required)

Track Size: 2"

Cleary/Owner Project Contract - Erected

Door specification notes (Residential doors):

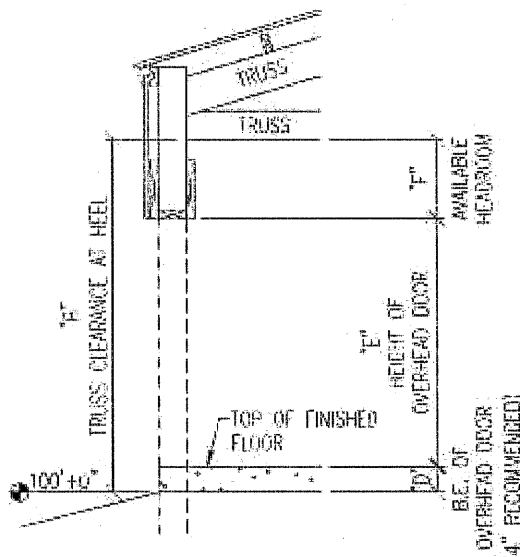
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Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$

IMPORTANT: LIEN NOTICE

City of Columbus
105 N. Dickason Blvd.
Columbus WI 53925

920-623-5900

Receipt No: 7.000006218

Aug 8, 2025

DURNEY, JAMES

Previous Balance:	.00
GF - LICENSES & PERMITS - ZONING - 734 S LEWIS	500.00
ST - GARAGE SETBACK	
100-434420-000 REZONING, VARIANCES, OTHER APP	
<hr/>	
Total:	500.00
<hr/>	
CHECK	500.00
Check No: 5138	
Payor: DURNEY, JAMES	
Total Applied:	500.00
<hr/>	
Change Tendered:	.00
<hr/>	

08/08/2025 8:26 AM