

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 616 GEORGIA AVE

Parcel #: 303310

Owner's Name: BEACHGRASS FAMILY TRUST

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 09/07/2023

MEETING DATE: 09/20/2023

BACKGROUND / ANALYSIS

Owner would like to construct a 16 ft x 26 ft (416 sq ft) home addition that does not meet side yard setback requirements.

Ordinance #: Sec 105-234(b)(3)d -- Total of both sides, lot lines to house/attached garage: Single-family: 15 feet.

Requesting: 13.5 ft

Allowed: 15 ft


Ordinance #: Sec 105-818(a)(1)a -- A nonconforming principal residential building may be enlarged, maintained, repaired or structurally altered; provided, however, that no such enlargement, maintenance, repair, or structural alteration shall either create any additional non-conformity or increase the degree of the existing nonconformity of all or any part of such building

Requesting: To increase building nonconformity

Allowed: Not Allowed

ATTACHMENTS:

Application, pictures, and drawing

| | | |
|---|---|--------------------------------------|
|  | CITY OF SHEBOYGAN VARIANCE APPLICATION | Fee: _____ Review Date: _____ |
|---|---|--------------------------------------|

Read all instructions before completing. If additional space is needed, attach additional pages.

| SECTION 1: Applicant/ Permittee Information | | | |
|--|--------------------------|---------------------------------|--------------------------|
| Name (Ind., Org. or Entity) <i>Beachgrass Family Trust of 2023</i> | | | |
| Mailing Address <i>616 Georgia Ave</i> | City <i>Sheboygan</i> | State <i>WI</i> | ZIP Code <i>53081</i> |
| Email Address | | Phone Number (incl. area code) | |
| Applicants interest in property: <i>Owner</i> | | | |
| SECTION 2: Property Information | | | |
| Property Address <i>Same as above</i> | City | State | Zip |
| Type of Building: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential | | | |
| Request for: <input type="checkbox"/> New Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Nonconforming Use <input type="checkbox"/> Other | | | |
| SECTION 3: If the Request is for a Nonconforming Use | | | |
| Your intended use: <i>N/A</i> | | | |
| Date last occupied as a nonconforming use: | | | |
| By Whom: | | Previous Use: | |
| SECTION 4: Requested Variance | | | |
| On a separate letter to the Board, describe the requested variance and include what unnecessary hardship or difficulty is caused by following the regulations or requirements of the ordinance. See the attached "The Three Tests for a Variance" and be prepared to argue how you pass the THREE TESTS FOR A VARIANCE. | | | |
| SECTION 5: Certification and Permission | | | |
| Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws. | | | |
| Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage. | | | |
| Name of Owner/Authorized Representative (please print) <i>Beachgrass Family Trust of 2023</i> | Title | Phone Number | |
| Signature of Applicant | | Date Signed <i>8-25-2023</i> | |

Complete application is to be filed with the Building Inspection Department, 828 Center Avenue, Suite 208. Variances to zoning ordinances are considered by the City of Sheboygan Zoning Board of Appeals monthly on the third Wednesday at 3 p.m. at a public hearing. To be placed on the agenda of Zoning Board of Appeals, application must be received no later than 4:30 p.m. on the third Wednesday of the month prior to the scheduled public hearing. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

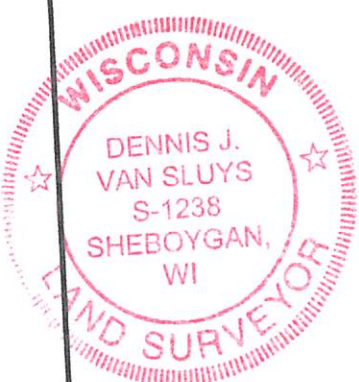
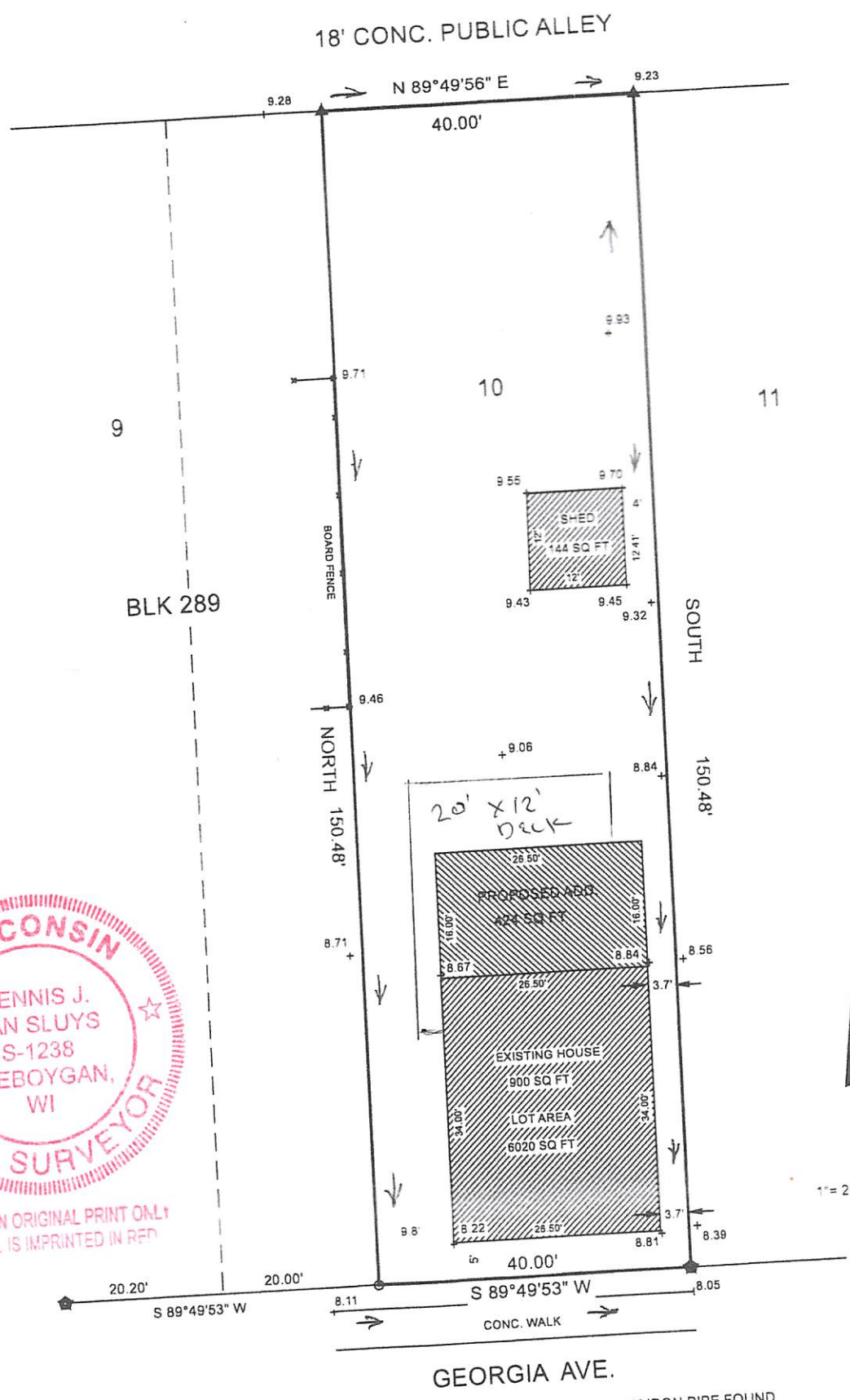
Variance request:

The house purchased is <1000 sq ft with one bedroom.

We are requesting additional space on property for additional bedroom space. The look/feel of the property will be the same, with no harm to public interest.

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

616 GEORGIA AVENUE
 PARCEL 59281303310
 BEING THE EAST 40 FEET OF LOT 10 OF BLOCK 289
 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN,
 SHEBOYGAN COUNTY, WISCONSIN.



IF AN ORIGINAL PRINT ONLY
 THIS SEAL IS IMPRINTED IN RED

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

- ☆ = 1" IRON PIPE FOUND
- = 1" IRON PIPE SET
- ▲ = ROD SET AT EDGE OF ALLEY

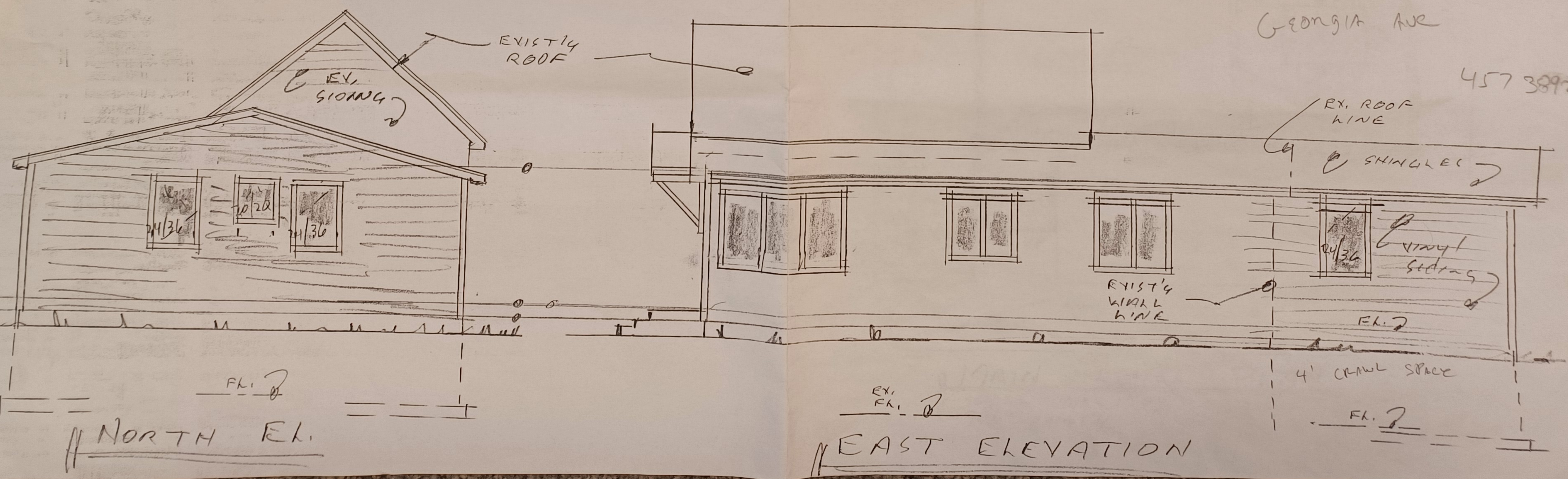
HANLON DESIGN LLC
 DESIGNER
 JIM HANLON
 ELKHART LAKE, WI.
 920-876-2021



WEST EL.

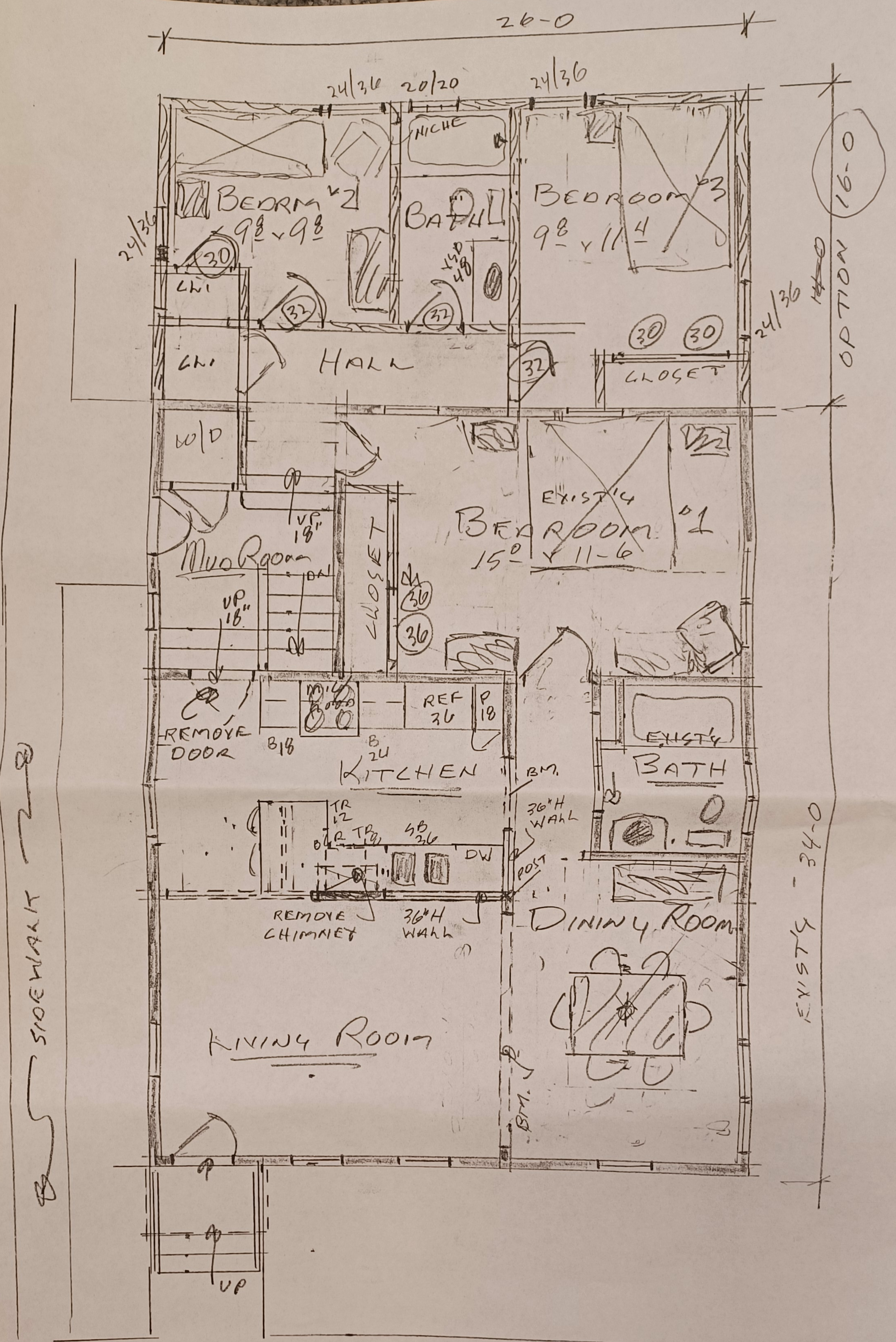
SOUTH ELEVATION

616
 GEORGIA AVE
 457 3892



NORTH EL.

EAST ELEVATION



26-0

24/36 20/20 24/36
 BEDRM #2 98 x 98
 BATH
 BEDROOM #3 98 x 11-4
 HALL
 CLOSET
 24/36 14-0
 OPTION 16-0

Microwave Room
 UP 18"
 UP 18"
 CLOSET
 BEDROOM #1 15-0 x 11-6
 EXIST'Y

KITCHEN
 REF 36
 P 18
 B 24
 DW
 36"H WAHL
 EXIST'Y BATH

DINING ROOM
 REMOVE CHIMNEY
 36"H WAHL
 REMOVE DOOR
 B 18
 B 24
 TR 12
 DW
 36"

LIVING ROOM
 UP
 SIDEWALK
 EXIST'Y 34-0

MAIN LEVEL PLAN
 SCALE 1/4" = 1'-0"
 98' EXIST'Y



[Back to Map](#)