

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 80 LINCOLN AVE

Parcel #: 007120

Owner's Name: JONATHAN R CRAVEN LIVING TRUST

Zoning: NR-6 (NEIGHBORHOOD RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 09/30/2024

MEETING DATE: 10/16/2024

BACKGROUND / ANALYSIS

Owner would like to construct an attached 26 ft x 24 ft garage and family room on the second level to the east side of the single-family dwelling. The addition would be set 7 feet back from the east property line.

Ordinance #: 105-234(b)(3)(d) Total of both sides, lot lines to house/attached garage: Single-family and single-family: 15 feet or 30 feet for a corner lot

Requesting: 11'3"

Allowed: 15 feet

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)

JONATHAN CRAVEN

Mailing Address

80 LINCOLN AVE

City

SHEBOYGAN

State

WI

ZIP Code

53081

Email Address

AJ.CRAVEN@PRODIGY.NET

Phone Number (incl. area code)

804.339.0656

Applicants interest in property:

OWNER / OCCUPANT**SECTION 2: Property Information**

Property Address

80 LINCOLN AVE

City

SHEBOYGAN

State

WI

Zip

53081Type of Building: ☐ Commercial ☒ ResidentialRequest for: ☐ New Construction ☐ Repairs ☐ Alterations ☒ Addition ☐ Nonconforming Use ☐ Other**SECTION 3: If the Request is for a Nonconforming Use**Your intended use: **GARAGE & FAMILY ROOM ON SECOND LEVEL**

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)

JONATHAN CRAVEN

Title

OWNER / OCCUPANT

Phone Number

804.339.0656

Signature of Applicant

Date Signed

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.

Jonathan Craven
80 Lincoln Ave
Sheboygan, WI 53081
Phone: (804) 339-0656
E-mail: aj.craven@prodigy.net

September 6, 2024

Dear Esteemed Members of the Board:

Thank you in advance for your time today to review this request for a variance.

In the fall of 2020 I purchased 80 Lincoln Avenue as a condemned property. Since that time, I have completed an exhaustive rehabilitation of the property, down to the exterior studs. My wife and I were finally able to occupy the property in September 2022.

I am 63 and my wife is 69. As we planned and looked forward, we have renovated the property with a mindset of hoping this will be the last property we will occupy until we may need to go into assisted living, which ties into our request.

We are requesting a variance to build an attached garage, which will also have a family room above, approximately 4 feet closer to the east property line. We are aware that the total combined setback is 15 feet. The existing house currently sits 4 feet from the west property line; therefore we would need 11 feet from the east property line for the proposed addition. We are asking for a variance to be able to build to within 7 feet from the east property line. With the additional requested width for the garage, we feel this will help us in the future. Not only would it give us a stall for our cars, but also additional room for a handicap ramp, if needed. This would allow us a safer way to enter our home, in an enclosed area and protected from the weather in the event a handicap ramp would be needed. With the ramp situated in the garage, it would also keep the aesthetics of the neighborhood, as the ramp would be out of sight in the garage.

Once again, thank you for your time and thank you in advance for your consideration of this request.

Sincerely,



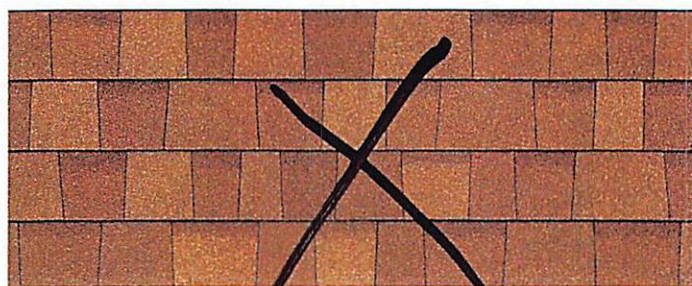
Jonathan Craven

OAKRIDGE®

Shingles | Tejas



Brownwood¹



Desert Tan¹



Driftwood¹



Estate Gray¹



Onyx Black¹



Teak¹

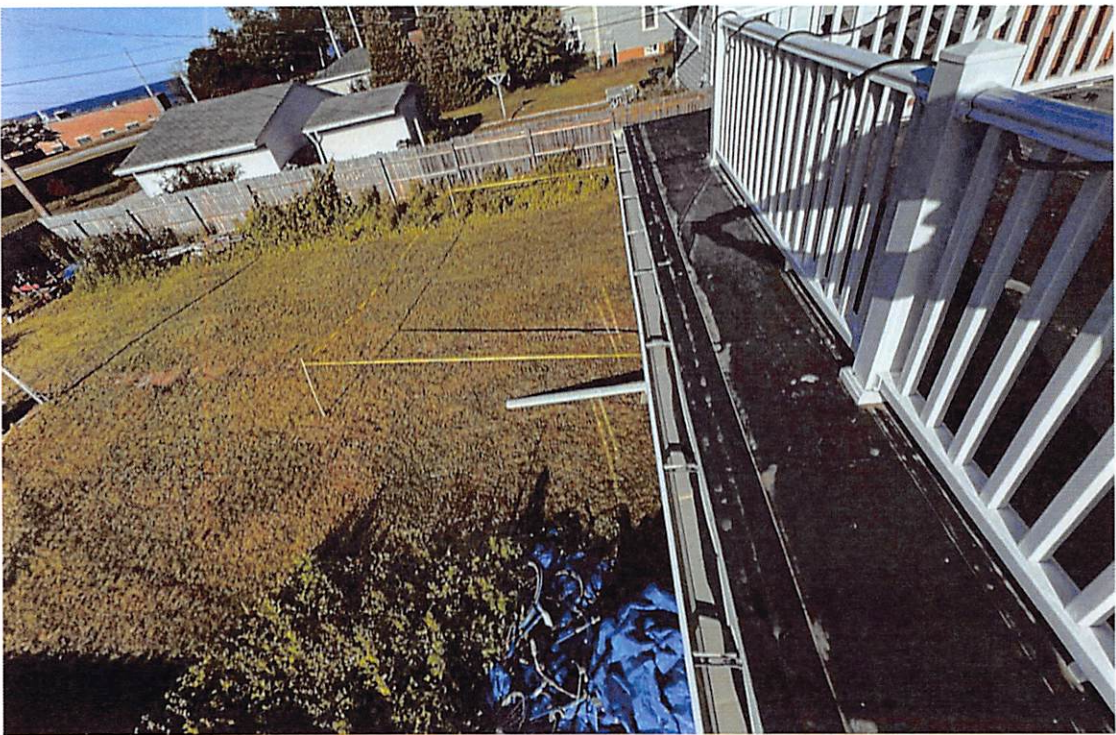
DRIFTWOOD IS ON EXISTING
Roof INSTALLED 2020

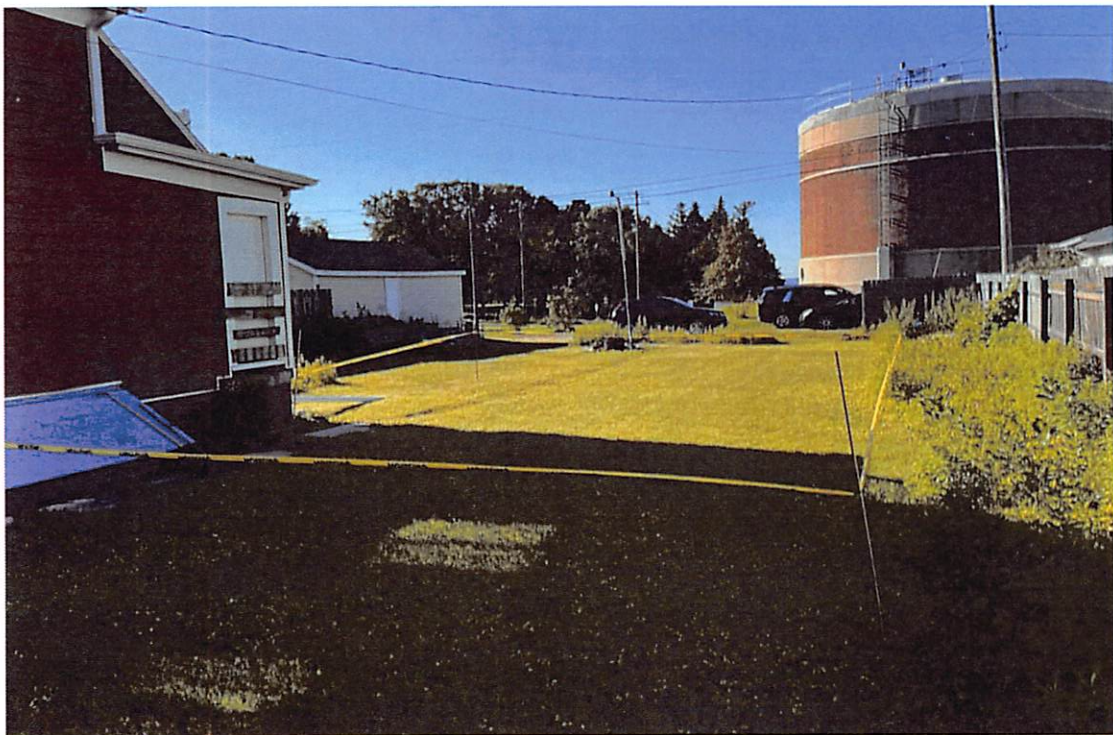
COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda, su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

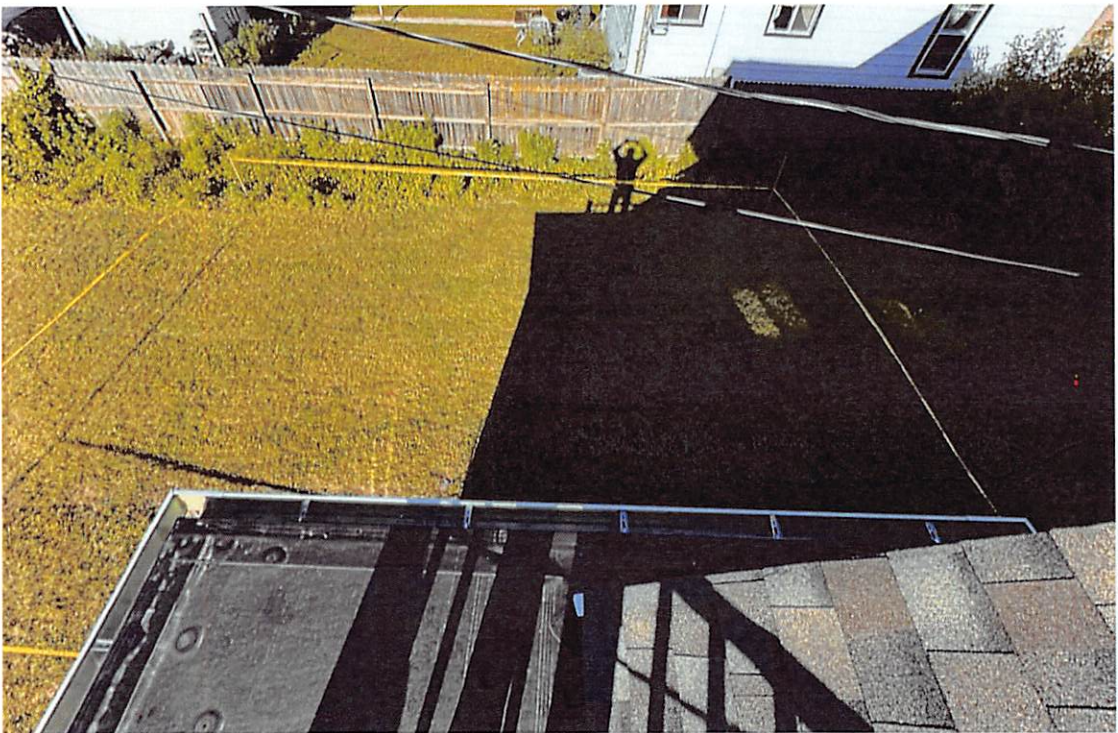








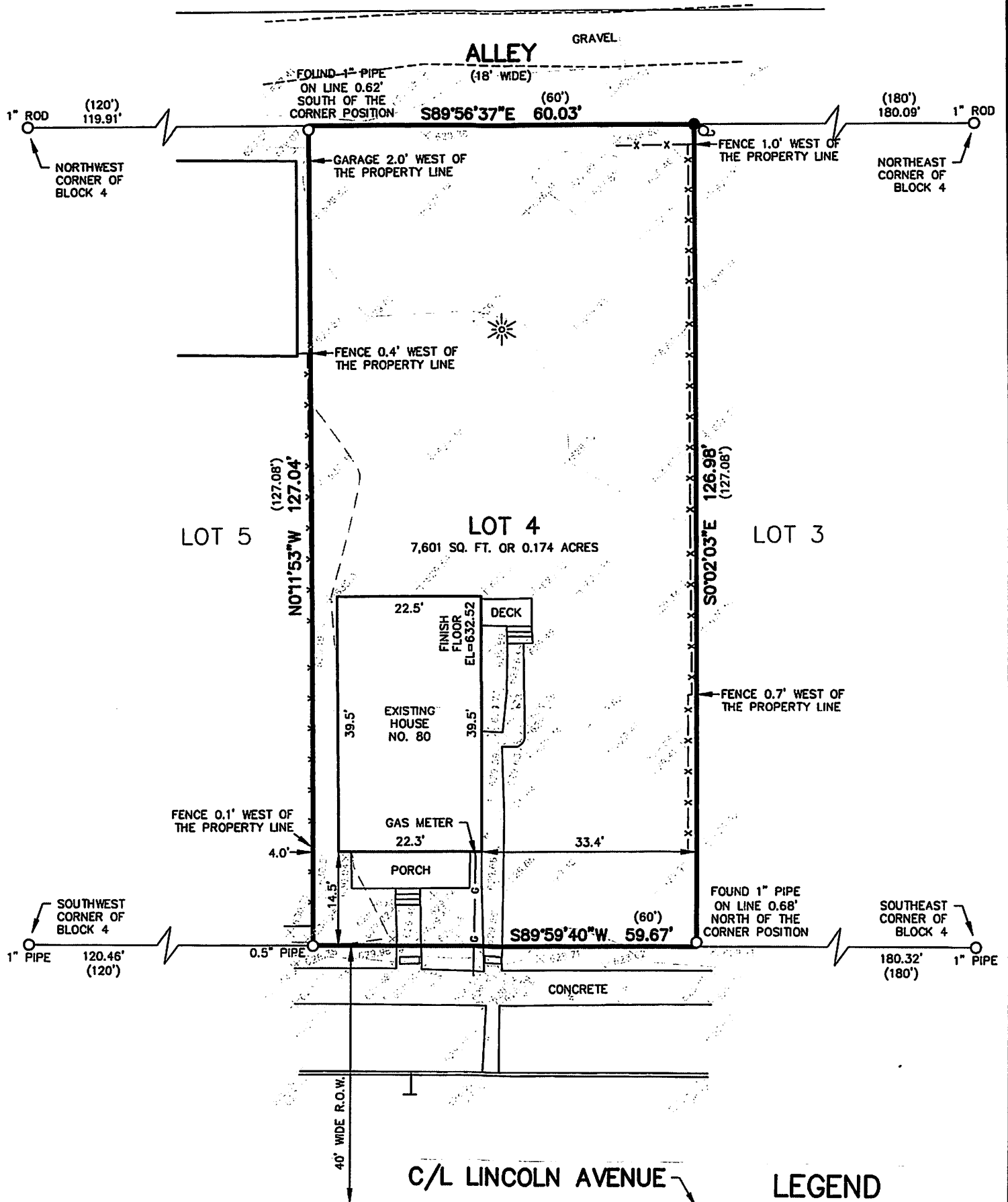




PLAT OF SURVEY

FOR: Jonathan Craven

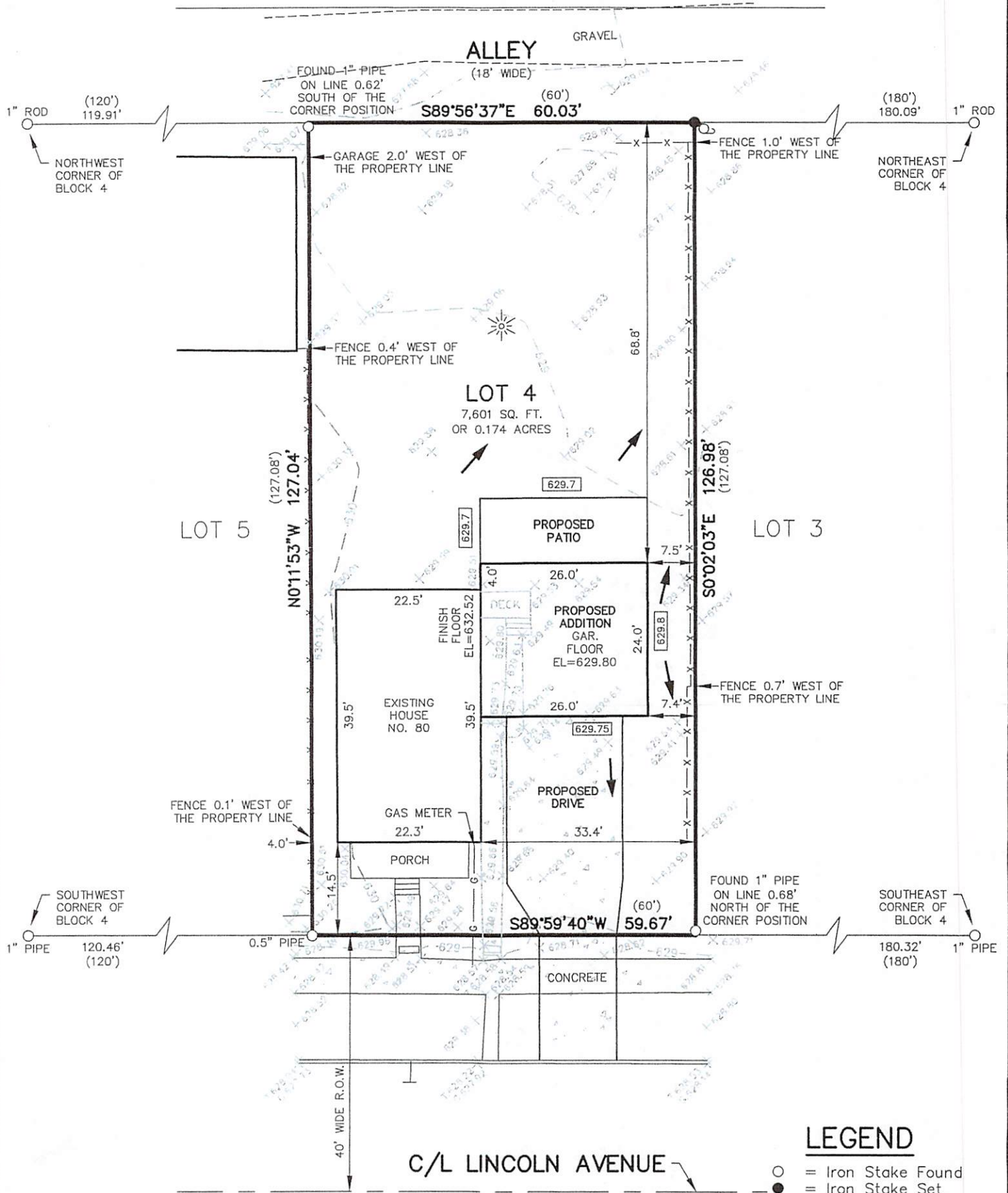
Lot 4, Block 4, Corson & Mallmann's Subdivision, Part of the NE 1/4 of the SE 1/4,
Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.



PLAT OF SURVEY

FOR: Jonathan Craven

Lot 4, Block 4, Corson & Mallmann's Subdivision, Part of the Fractional SE 1/4,
Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.



LEGEND

- = Iron Stake Found
- = Iron Stake Set
- ⊙ = Power Pole
- ⊙ = Light Pole
- x-x- = Fence
- ⬆ = Top of Curb Elevation
- ⬆ = Gutter Elevation
- (##.##) = Recorded Dimension
- = Proposed Flow
- [000.00] = Proposed Grade

Benjamin J. Reenders

BENJAMIN J. REENDERS
S-3114
OOSTBURG
WS.
5/15/2025
LAND SURVEYOR



0 10 20

Scale: 1" = 20'

I Benjamin J. Reenders do hereby certify that
this survey is correct to the best of my
knowledge and belief.

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

CRAVEN ADDITION

DRAWING INDEX

- A001 TITLE PAGE
- A002 ELEVATIONS - EXISTING
- A003 ELEVATIONS - PROPOSED
- A004 MAIN FLOOR PLAN
- A005 SECOND FLOOR PLAN
- A006 ROOF PLAN

GENERAL NOTES:
All dimensions are face of stud to face of stud 2x4 (3 1/2"), 2x6 (5 1/2")
All window header heights to be set at 6'-10" 7/8" unless otherwise noted.
All bearing headers to be (2) 2x12's, unless otherwise noted.
All exterior window and door sizes are Rough Openings
All wall heights to be 8'-1 1/8" unless otherwise noted.

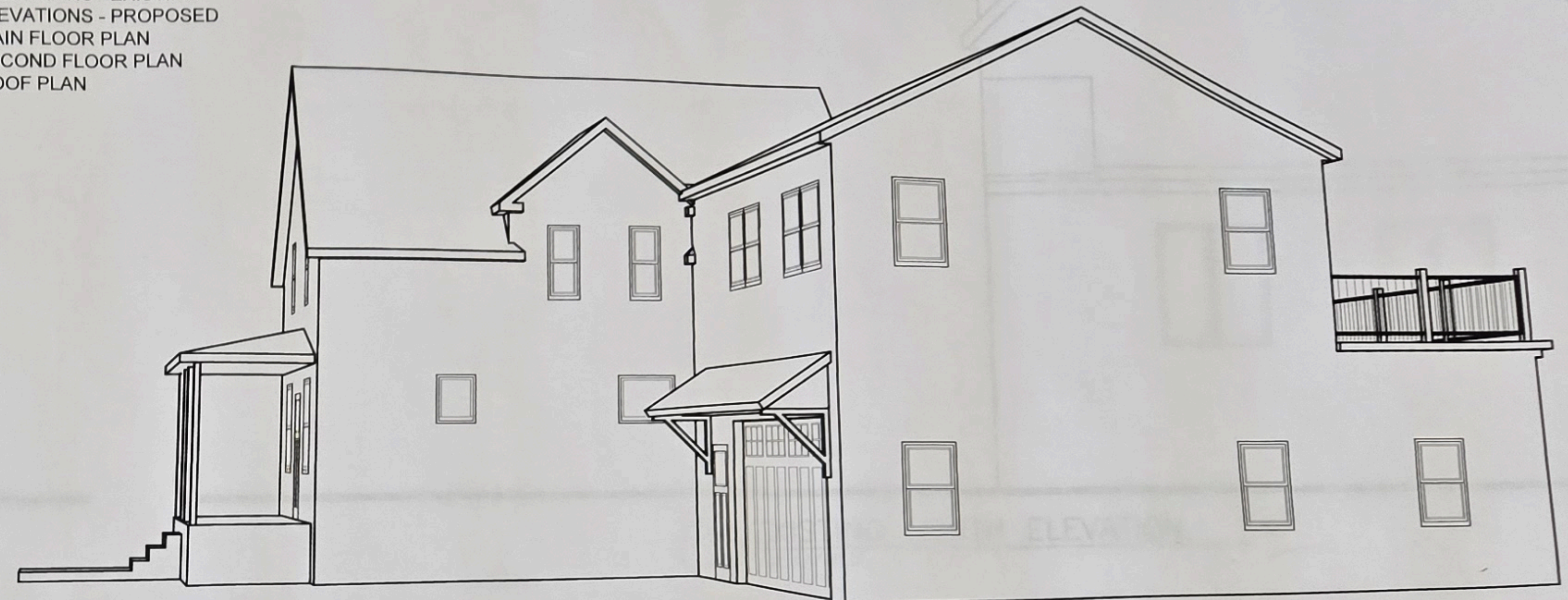
NOTICE:
Although every effort has been made in designing and preparing these plans and checking them for accuracy, the installer, owner, or contractor must check all details and dimensions and be responsible for any changes or adjustments required during actual construction. The installer is also responsible to follow all state and local codes.

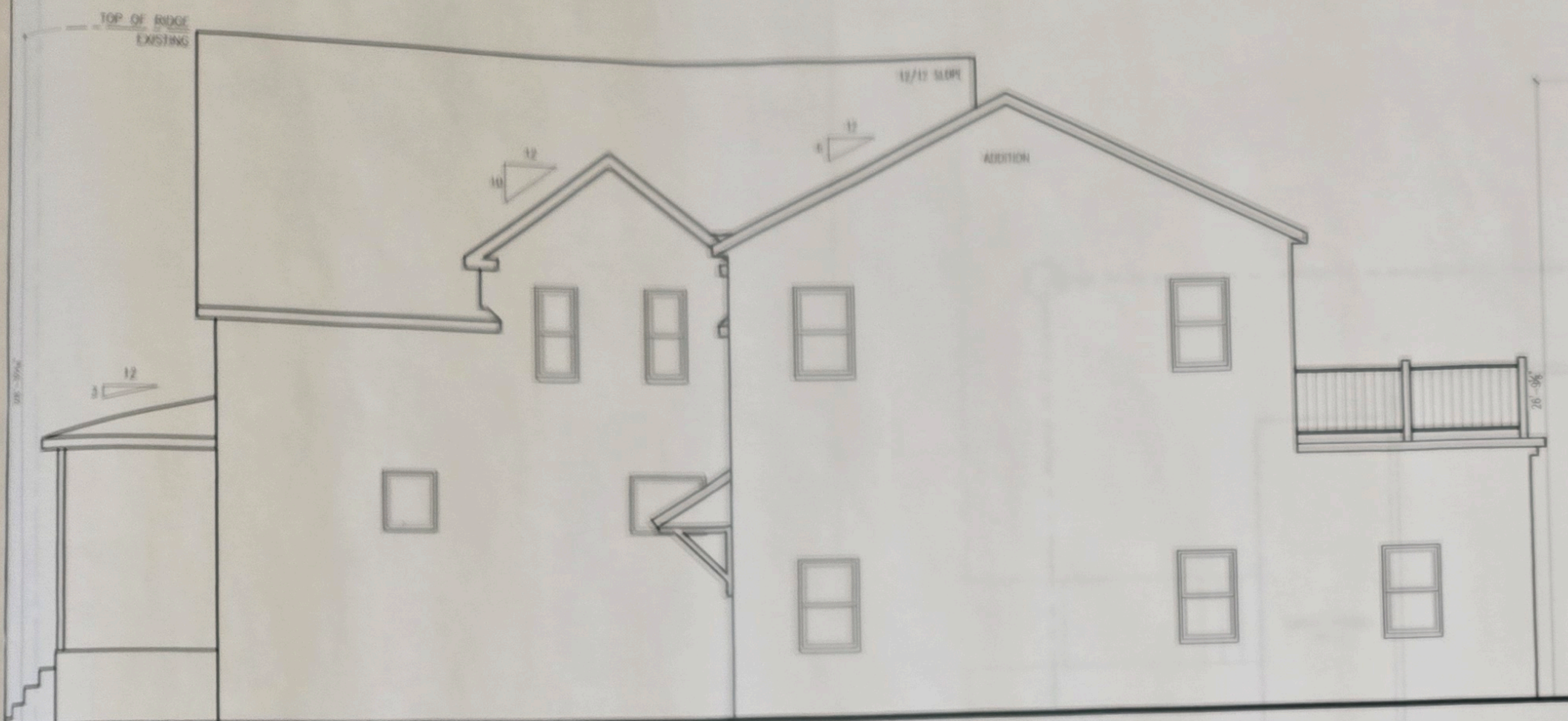
These plans are designed exclusively for the use of our customers. Any reproduction or other use is strictly prohibited without the expressed written consent of:



Visit us at:
1218 Center Ave.
Oostburg, WI 53070
Phone: (920) 564-2378

OOSTBURG





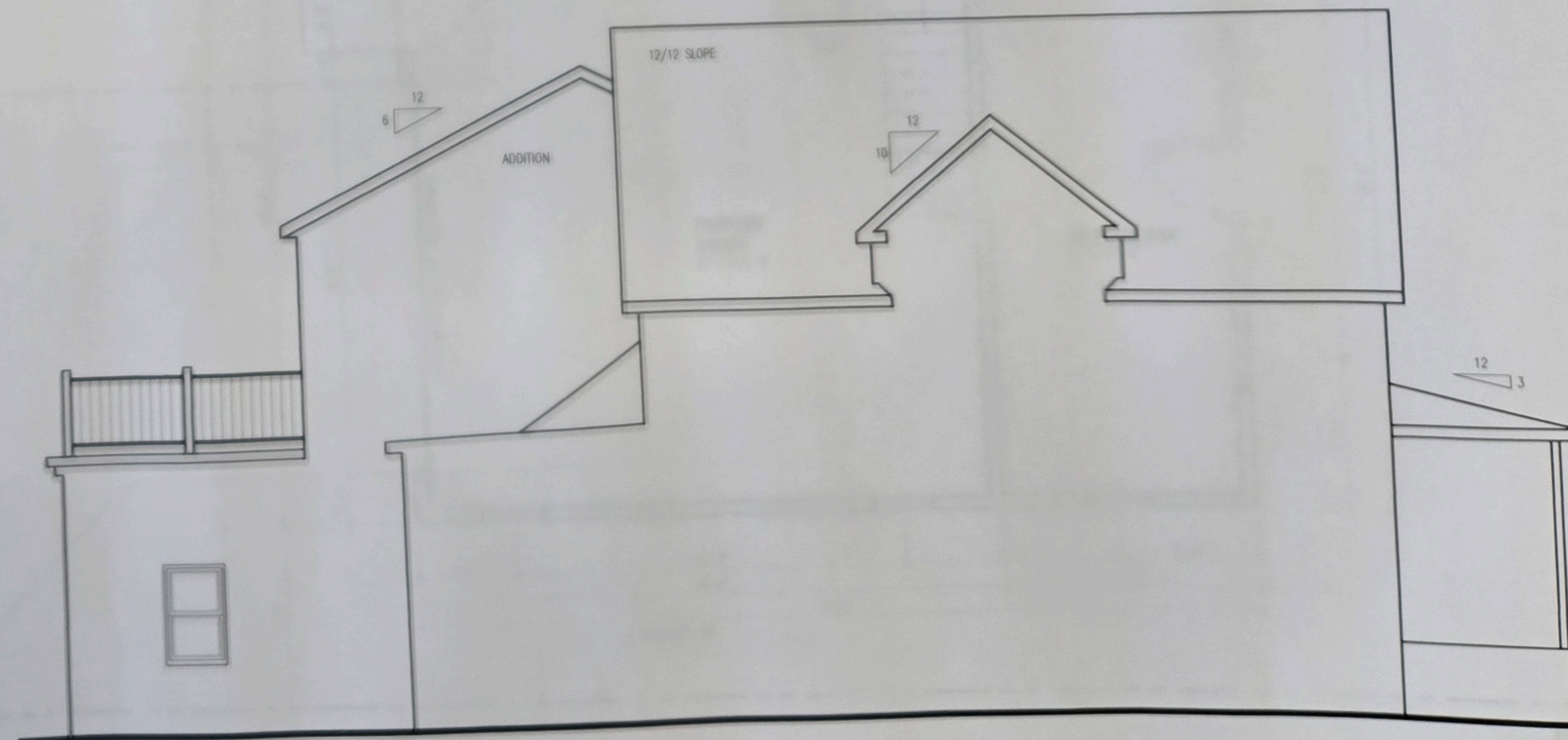
1
A003
PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



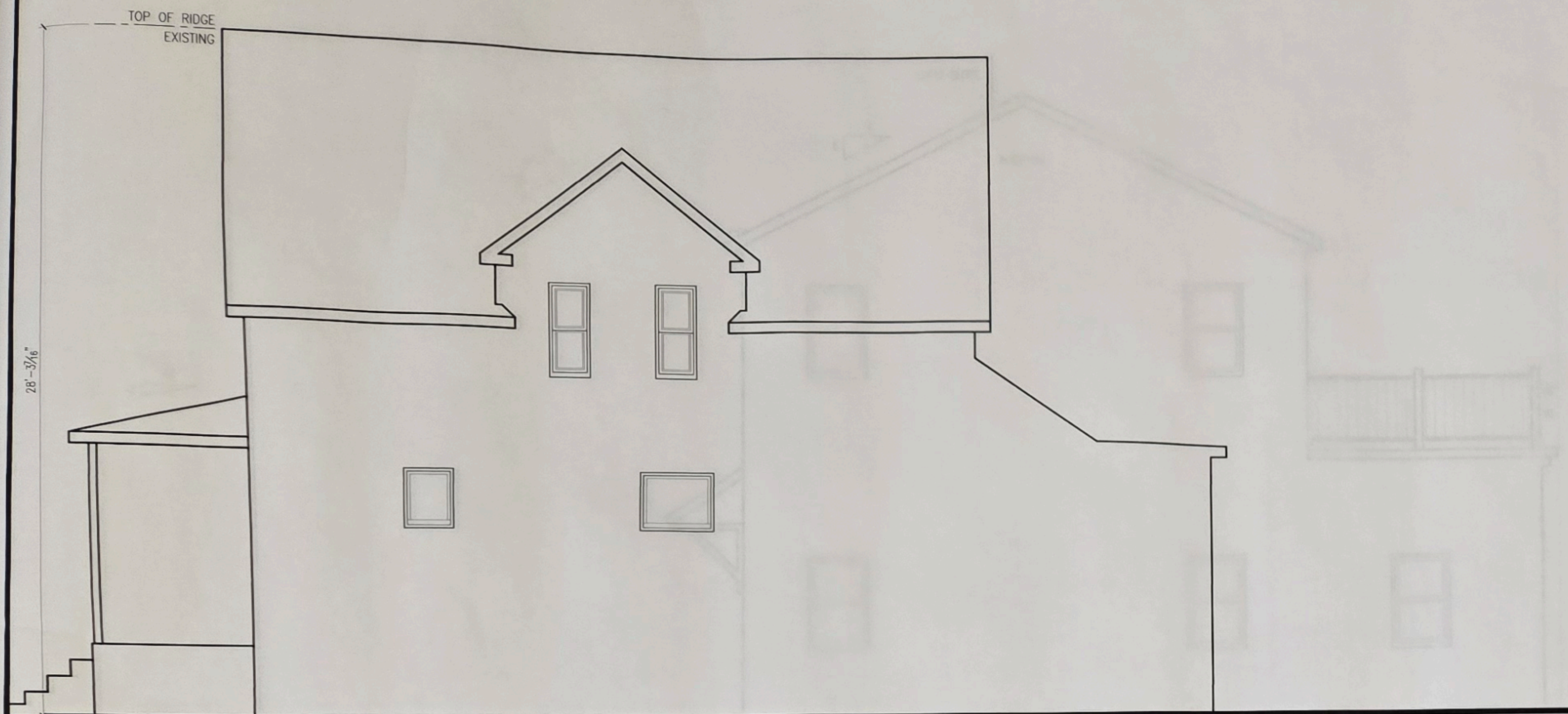
2
A003
PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



3
A003
PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4
A003
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



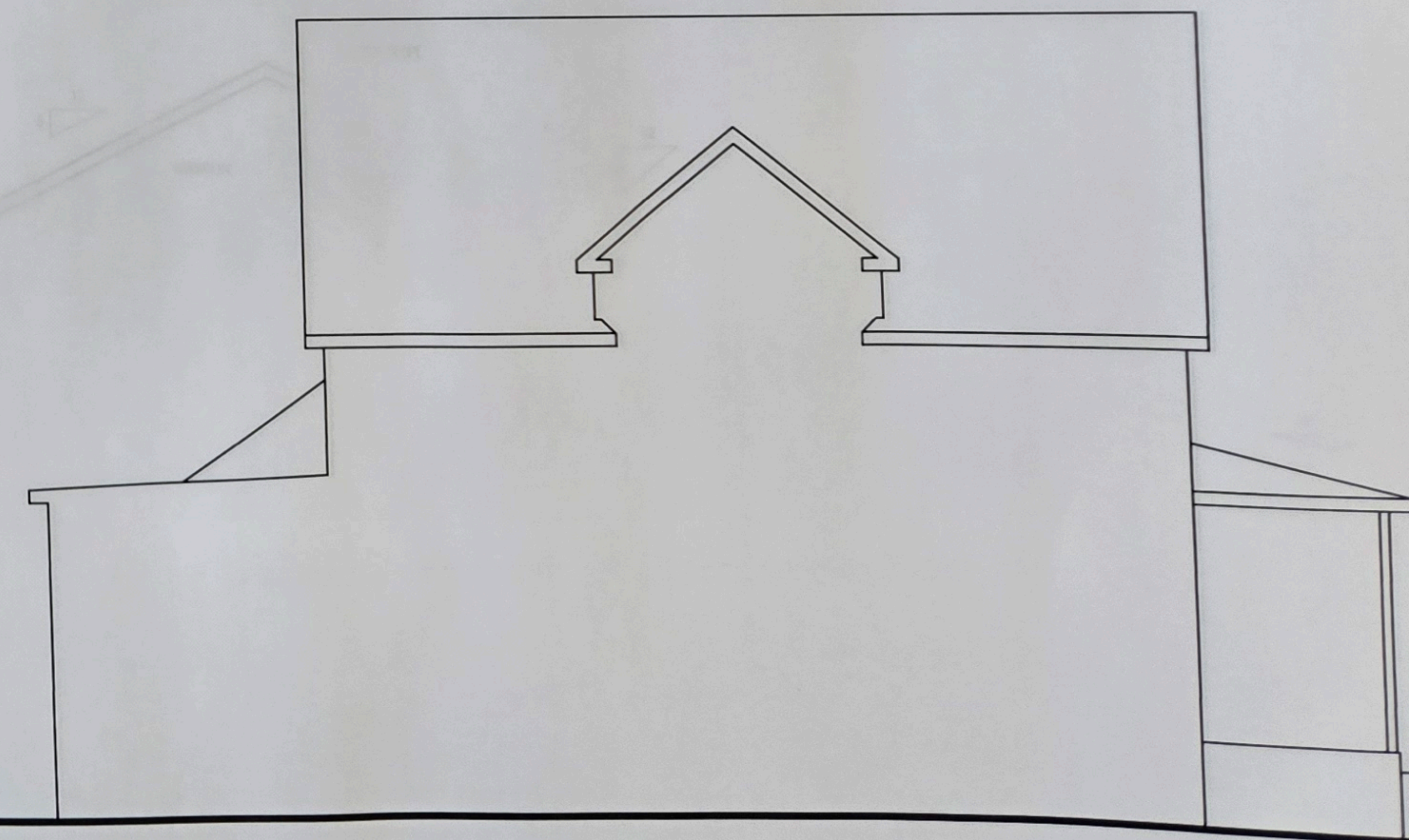
1
A002
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



2
A002
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



3
A002
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4
A002
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



1
A004

MAIN FLOOR PLAN

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

Visit us at:
1218 Center Ave.
Oostburg, WI 53070
Phone: (920) 564-2378
Fax: (920) 564-3040
Web: www.oostburglumber.com
E-mail to:
business@oostburglumber.com

OOSTBURG
LUMBER CO., INC.

$1/4'' = 1'-0''$

PRELIMINARY

JOB # 24-081-001

PROJECT FOR:
JONATHAN CRAVEN

DATE: 2/20/24

REV. DATE:

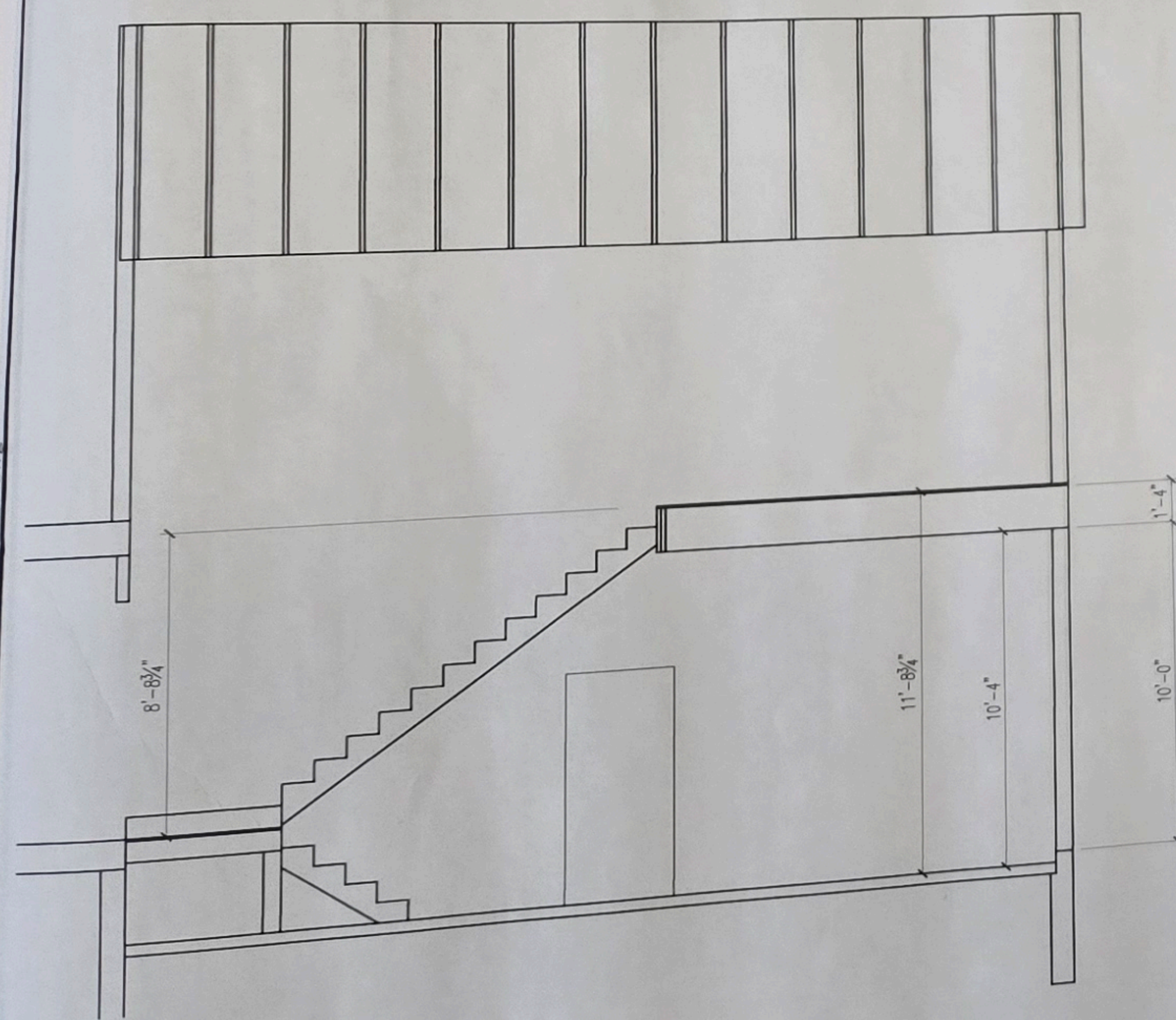
REV DATE:

REV. DATE.

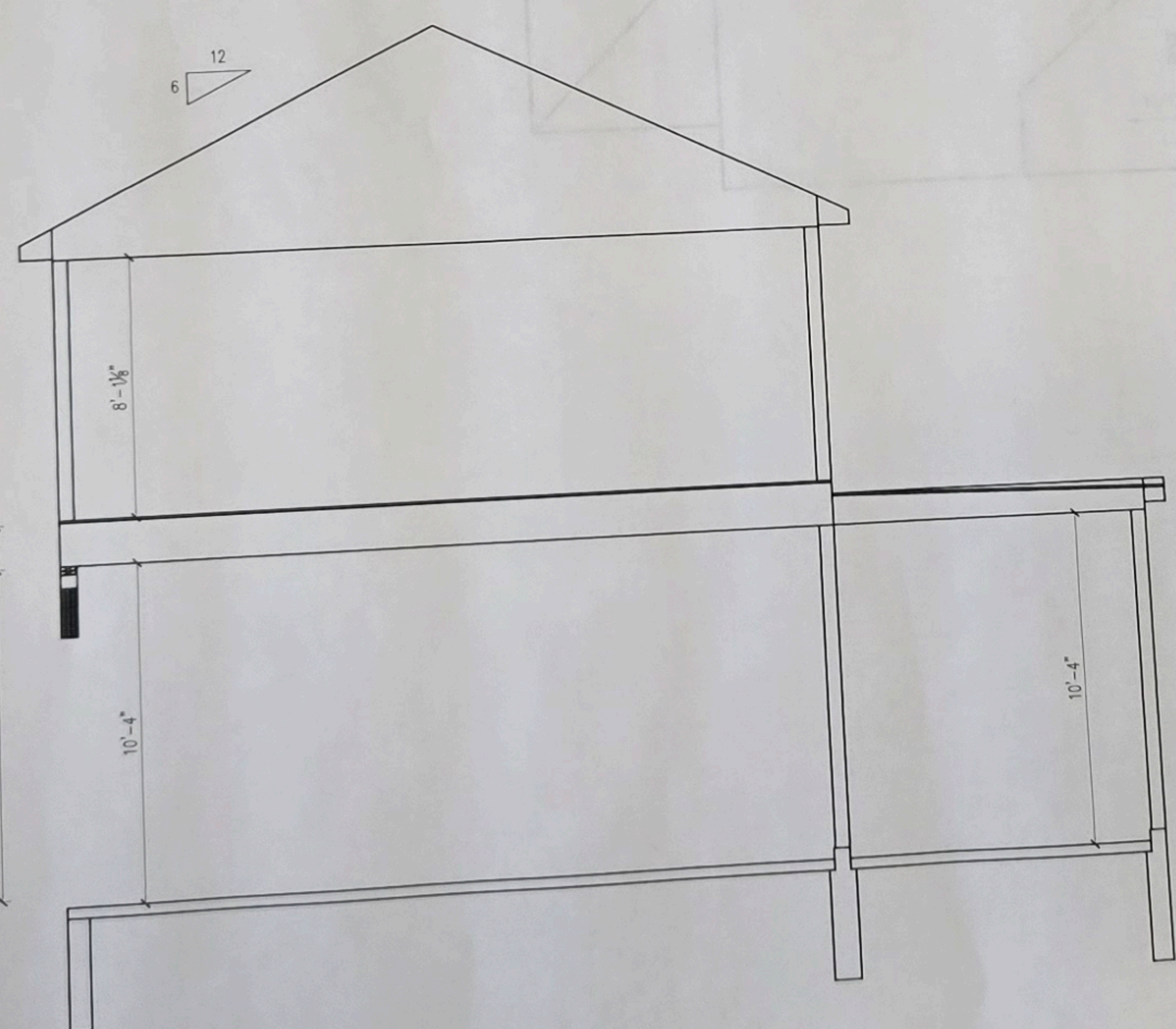
4

of

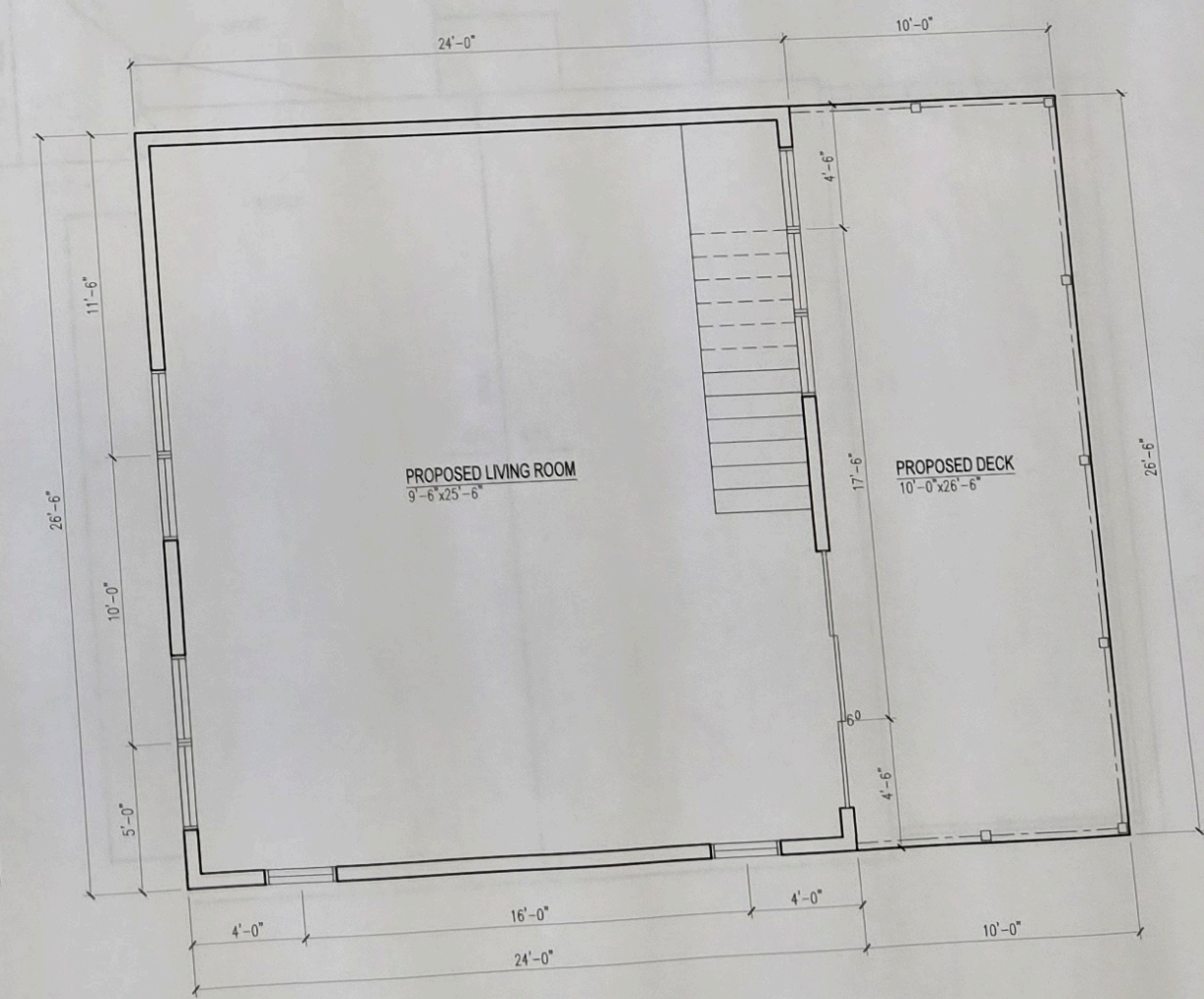
4



1 SECTION
A005 SCALE: 1/4"=1'-0"



2 SECTION
A005 SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
A005 SCALE: 1/4"=1'-0"



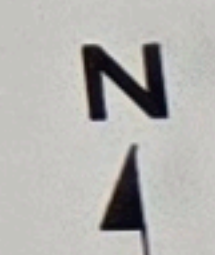
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E-mail to:
kristindedering@oostburglumber.com

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LUMBER CO., INC.

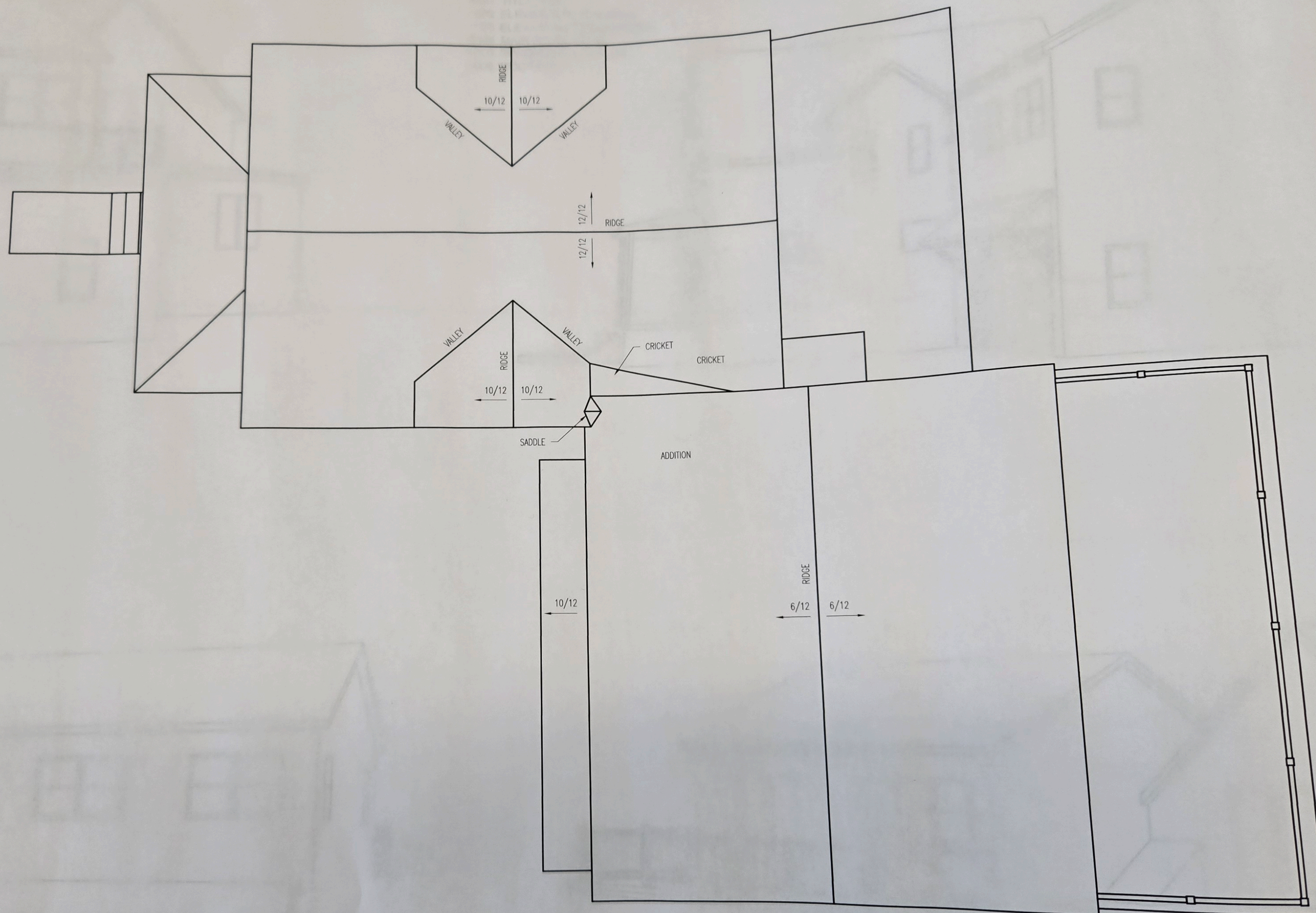
1/4"=1'-0"
0 2' 4' 8'
PRELIMINARY

JOB # 24-081-001
PROJECT FOR: AITN

Page: DATE: 2/20/24
REV. DATE:



CRAVEN ADDITION



1 ROOF PLAN
A006 SCALE: 1/4"=1'-0"