

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1816 GRAMS CT

Parcel #: 414960

Owner's Name: GREGORY D SCHMIDT

Zoning: NR-6 (NEIGHBORHOOD RESIDENTIAL 6)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 07/3/2024

MEETING DATE: 07/17/2024

BACKGROUND / ANALYSIS

Owner would like to construct a 6 foot high privacy fence within their required street-yard setback of 25 feet.

Ordinance #: Sec 105-945(c)(1)a - Any fence within a street yard, including along property lines which intersect a right-of-way, shall be a maximum of 50 percent opaque.

Requesting: solid fence

Allowed: 50% opaque

Ordinance #: Sec 105-945(c)(3)a - *Maximum height*. The maximum height of any fence, landscape wall, or decorative post shall be the following: Four feet when located within a required street yard on any property...

Requesting: 6 feet height within required street yard

Allowed: 4 feet height within required street yard

Ordinance #: Sec 105-945(c)(3)b - Six feet when located on any residentially zoned property, within required interior side or rear yards, but not within a required front yard or a required street yard.


Requesting: 6 feet within required street yard

Allowed: 4 feet within required street yard

ATTACHMENTS:

Application, pictures, and drawing

242084

	CITY OF SHEBOYGAN VARIANCE APPLICATION	Fee: _____ Review Date: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) <u>GREG SCHMIDT</u>			
Mailing Address <u>1816 GRAMS CT.</u>	City <u>SHEBOYGAN</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address <u>YROGERG300@HOTMAIL.COM</u>	Phone Number (incl. area code) <u>262-989-7625</u>		
Applicants interest in property: <u>OWNER</u>			
SECTION 2: Property Information			
Property Address <u>SAME</u>	City <u>SAME</u>	State <u>WI</u>	Zip <u>53081</u>
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 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: 			
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) <u>GREG SCHMIDT</u>	Title <u>OWNER</u>	Phone Number <u>262-989-7625</u>	
Signature of Applicant <u>[Signature]</u>		Date Signed <u>6/19/2024</u>	

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.

414900

Re: variance application

Greg S <yrogerg300@hotmail.com>

Thu 6/20/2024 10:26 AM

To: Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>

 2 attachments (537 KB)

My Back 4.pdf; My Back 4.pdf;

Good morning,

Attached is overhead view of property located at 1816 GRAMS CT.

Key:

Dashed lines represent location of proposed 6 ft high vinyl fence

The dark green circles indicate arborvitae trees

Test #1: Unnecessary hardship:

Due to the railroad line that runs just to the west of the property & the idling train engines that are stationed overnight at Union Avenue & Sauk Trail Road, there is no existing way within the ordinance to combat the continuous noise that occurs nightly year-round. That is the reason the proposed vinyl fence and tree line is located as such on the attachment; to create a barrier in which to greatly reduce the noise.

Test #2: Unique property limitations:

In order for the property to be in compliance with the ordinance, the house, ideally, should have been built facing the west with the garage located as is; thus creating a yard between the two structures. The land to the west of the residence, as it currently exists has limited opportunity to offer any updating.

Test #3: No harm to public interest:

Proposed vinyl fence and tree line does not interfere with pedestrians or traffic.

Will be aesthetically appealing by design.

Will not be fully enclosed.

Thanks,

Greg
262-989-7625

From: Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>

Sent: Wednesday, June 19, 2024 4:21 PM

