

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 842 Ashland Ave

Parcel #: 313830

Owner's Name: Julia Schmitz

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 09/30/2022

MEETING DATE: 10/19/2022

BACKGROUND / ANALYSIS

Owner would like add second floor living space to a legally nonconforming structure. The addition would increase the nonconformity in the front yard and in the street yard.

Ordinance #: 15.105(2)(d)(3)(b)(E) Front or Street Side Lot Line to House: **Single family: 25 feet**

Requesting: less than 25 feet setback – dimension not provided

Allowed: 25 feet setback

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

Application, pictures, and drawing



www.sheboyganwi.gov

BUILDING INSPECTION DEPARTMENT

625 Center Avenue, Suite 205

Sheboygan, WI 53081-4442

Phone: (920) 455-3477

Fax: (920) 459-0210

buildinginspection@sheboyganwi.gov

**APPEAL FROM RULING OF THE BUILDING INSPECTOR
AND/OR ZONING ADMINISTRATOR**

CASE NO: _____
FILING DATE: _____
RECEIPT NO: _____
ZONING DIST: _____

TO: THE ZONING BOARD OF APPEALS, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WI

- 1). Appeal Location (address): 842 Ashland Ave, Sheboygan
2). Applicant: Adam and Julia Schmitz Telephone #: (920) 334-1575
Address: _____
3). Legal Property Description (Lot, Block, Subdivision, etc.): Parcel # 5928, 313820

- 4). Type of Building (Circle): Commercial Residential
5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: _____

- 6). If the request is for a nonconforming use:
Your intended use: _____
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____

- 7). Applicants interest in property: Add 3rd bedroom to rent/add resale value
8). 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.

I HEREBY CERTIFY THAT THE ABOVE APPLICATION AND/OR APPEAL AND ALL ATTACHMENTS THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: 9-11-20
Signature: Julia Schmitz
Printed Name: Julia Schmitz
Mailing Address: 4141 51st St
Sheboygan, WI 53081



223401

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APPLYING FOR A VARIANCE

Variances to zoning ordinances are considered by the CITY OF SHEBOYGAN Zoning Board of Appeals monthly on the third Wednesday at 3:00 pm at a public hearing. In order to be considered for the next meeting, applications must be received in the Building Inspection Department Office **no later than 4:30 pm** on the third Wednesday of the month prior to the scheduled public hearing:

Application Deadline Date

Board of Appeals Meeting Date

All applications must include:

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office and online.
- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
- 4) A site sketch, drawn to scale indicating the location of all existing structures and the proposed construction. Also indicate lot lines, size of lot, streets and other public ways, driveways, off-street parking, loading areas, and existing and proposed front, side and rear yards. Please consult with Building Inspection staff for more information.

Note:

- a) The applicant can present any additional information to inform the Board of the facts.
- b) In addition to the application information noted above, a survey is strongly recommended.
- c) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- d) Applicants should be aware the Board of Appeals may require a survey as part of the application review and/or as a condition of approval prior to issuance of a building permit if a variance is granted.
- e) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.

FAILURE TO SUPPLY ADEQUATE AND / OR ACCURATE INFORMATION AS REQUESTED ABOVE CAN BE GROUNDS FOR DISMISSAL OF THE APPEAL REQUEST.

Applicants should be prepared to answer the following questions:

- *What hardship is created by the application of the Zoning Ordinance to this property? Is reasonable use of the property denied by the zoning regulations? In other words, is there an alternative plan that would comply with the ordinance?*
- *Is there a unique physical characteristic of the property which prevents development of the property in compliance with the Zoning Ordinance?*
- *Would granting the variance harm the public interest in any way? For example, would public safety be compromised? (Note: Lack of neighborhood opposition does not necessarily mean a variance would not harm the public interest.)*

A notice of the date and time of the hearing will be mailed to all property owners within 100 feet and municipal property within 1,000 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important you discuss your proposal with the Building Inspection and Planning Departments.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and answer any questions the Board members may have. Should an appearance not be made, or insufficient information presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or denied. The appellant will be required to pay the additional expense incurred because of postponement of the hearing. Appellants are reminded the filing fee for a variance request is non-refundable.

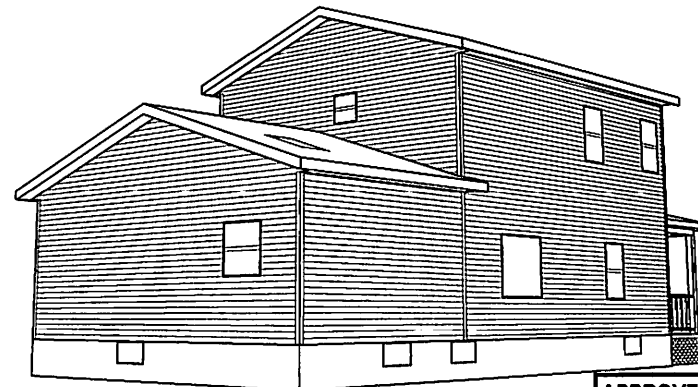
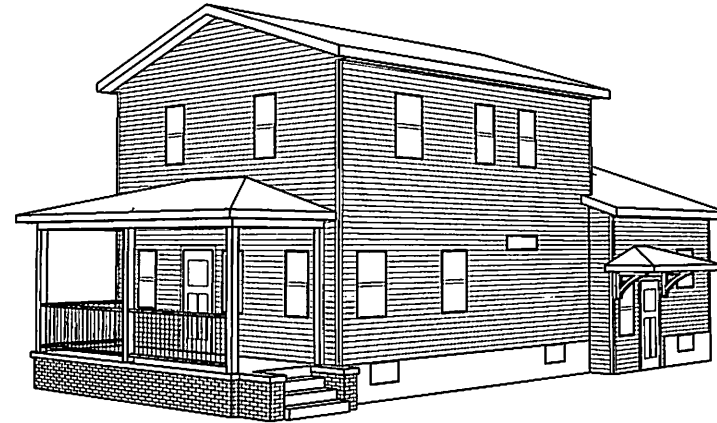
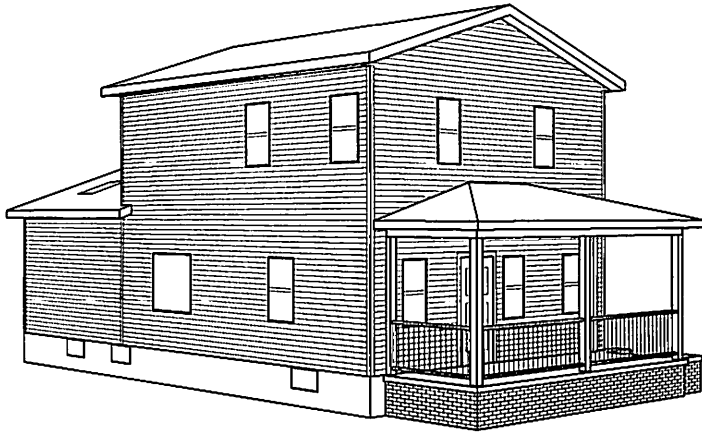
I have read the above and understand my responsibilities regarding my appeal to the Zoning Board of Appeals. I have also read and understand the "Three Tests" for a Variance Included with this form.


Signature


Date

NOTICE
 Although every effort has been made in preparing and printing these plans and drawings, the user assumes all responsibility for any errors, omissions, or inaccuracies that may appear hereon. The user agrees to hold the architect and engineer harmless for any damages or liabilities that may result from the use of these plans and drawings.

NOTES
 All dimensions are from the face of the wall unless otherwise noted.
 All windows are to be 1/2" thick unless otherwise noted.
 All doors are to be 1/2" thick unless otherwise noted.
 All exterior doors are to be 1/2" thick unless otherwise noted.
 All exterior walls are to be 1/2" thick unless otherwise noted.
 All roof pitches are to be 12/12 unless otherwise noted.



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 Oostburg, WI 53071
 Phone: (920) 864-2178
 Fax: (920) 864-3040

Visit us at www.oostburglumber.com
 Email to info@oostburglumber.com

PROJECT FOR:
 ADAM & JULIA SCHMITZ
 842 ASHLAND AVE.
 SHEBOYGAN, WI

DATE 12/4/22	REV DATE 07/23
REV DATE 07/23	REV DATE 07/23
REV DATE 07/23	REV DATE 07/23
REV DATE 07/23	REV DATE 07/23

Page 5 of 5
 Drawn by: J.S.
 Checked by: R.D.

Wierus, Linnae

From: Wierus, Linnae
Sent: Tuesday, September 13, 2022 10:59 AM
To: Lutzke, Jeffrey
Subject: FW: Variance request 3

Thoughts on this?

Linnae Wierus
Building Inspection Specialist
City of Sheboygan
920-459-4064
Linnae.Wierus@sheboyganwi.gov
www.sheboyganwi.gov

From: Julia Markelz <judemarkelz@yahoo.com>
Sent: Monday, September 12, 2022 8:23 PM
To: Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>
Subject: Variance request 3





We are requesting a variance to change the 2nd floor walls from sloped to 9 feet tall on the entire 2nd floor. This would make the 2nd floor more usable space and allow for a 3rd bedroom and bathroom on the 2nd floor.

I will mail a check this week for the variance application.

Julia Schmitz

920-207-4449



Julia Schmitz
920-207-4449

Wierus, Linnae

From: Wierus, Linnae
Sent: Tuesday, September 13, 2022 10:58 AM
To: Lutzke, Jeffrey
Subject: FW: Variance request 2
Attachments: Schmitz, Adam & Julia 2022.0819 2.pdf; Ashland variance.pages

Linnae Wierus
Building Inspection Specialist
City of Sheboygan
920-459-4064
Linnae.Wierus@sheboyganwi.gov
www.sheboyganwi.gov

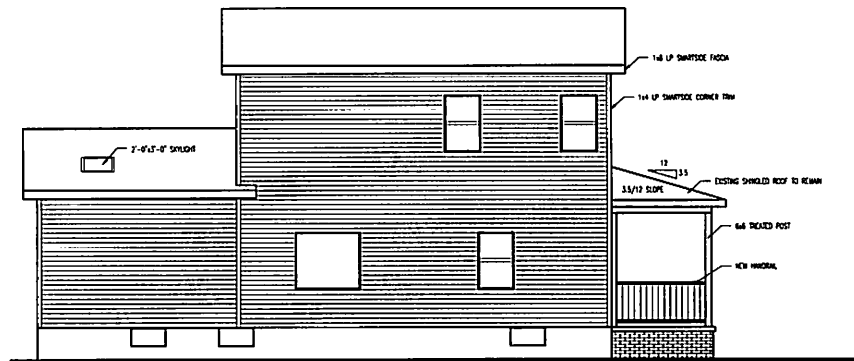
From: Julia Markelz <judemarkelz@yahoo.com>
Sent: Monday, September 12, 2022 8:19 PM
To: Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>
Subject: Variance request 2





NOTES:
 All dimensions are from face of stud to face of stud for 2x4's, and 2x6's.
 All exterior finish to be 1/2" x 4" x 8" S&P Siding.
 All interior finish to be 5/8" x 8" x 16" S&P Siding.
 All exterior trim to be 1/2" x 4" x 8" S&P Siding.
 All interior trim to be 1/2" x 4" x 8" S&P Siding.
 All roof pitches to be 12/12 unless otherwise noted.

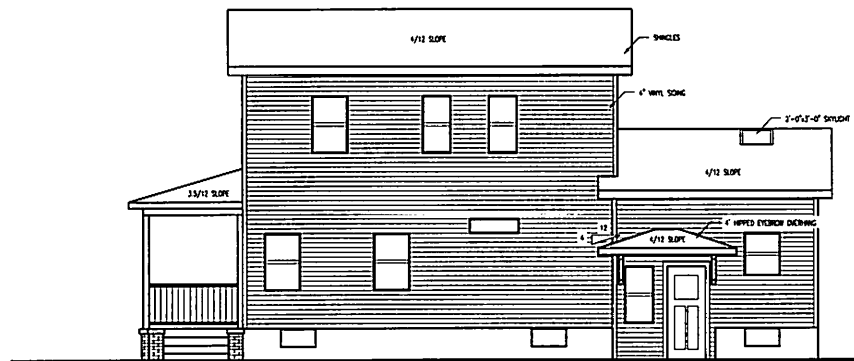
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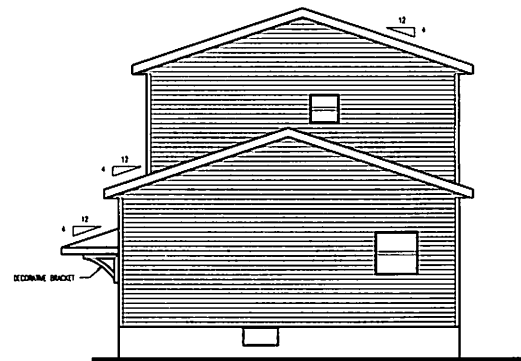
1 PROPOSED WEST ELEVATION
 SCALE 1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
 SCALE 1/8"=1'-0"



3 PROPOSED EAST ELEVATION
 SCALE 1/8"=1'-0"



4 PROPOSED NORTH ELEVATION
 SCALE 1/8"=1'-0"

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PROJECTOR:
 ADAM & JULIA SCHMITZ
 842 ASHLAND AVE.
 SHEBOYGAN, WI

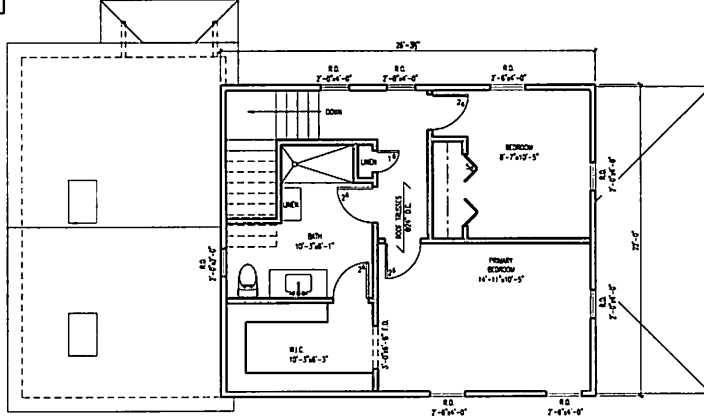
1318 Center Ave.
 Oostburg, WI 53070
 Phone: (920) 544-2378
 Fax: (920) 544-1940
 Website: www.oostburglumber.com

DATE	REV	DATE	REV	DATE	REV	DATE	REV
12/24/22	1	6/7/22	2	7/27/22	3	8/19/22	4

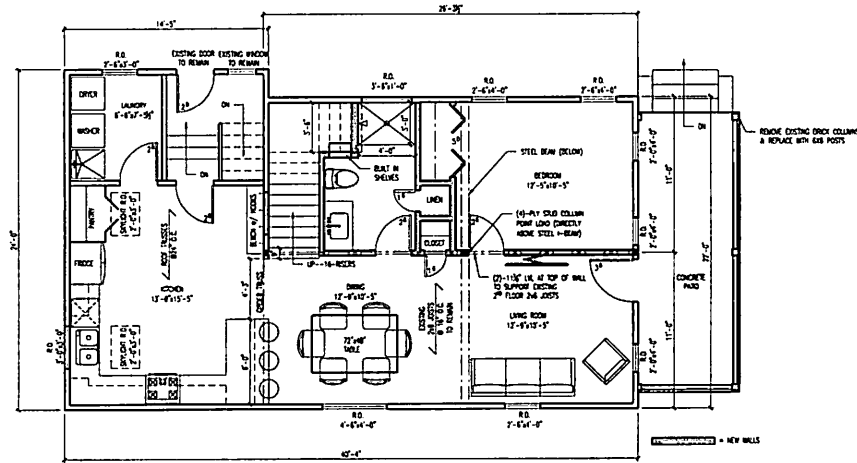
Page 3 of 5
 Drawn by: J.S.
 Checked by: J.S.D.

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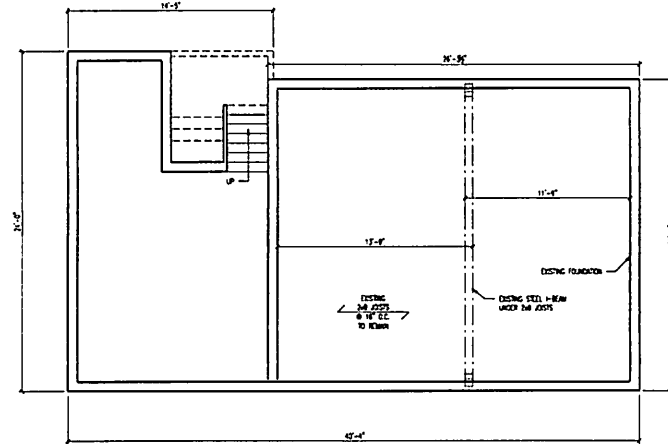
NOTE:
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2. PROPOSED UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1. PROPOSED MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3. BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

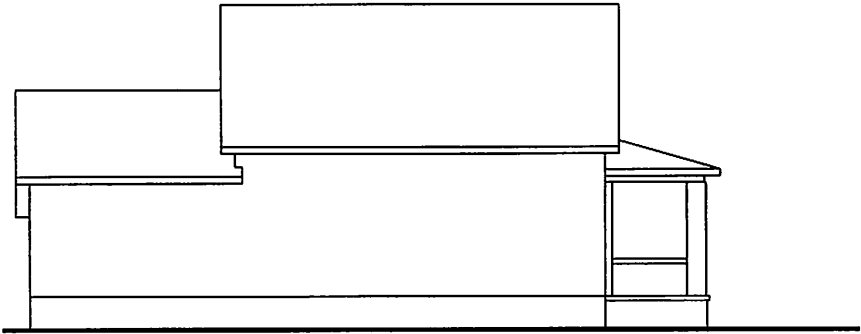


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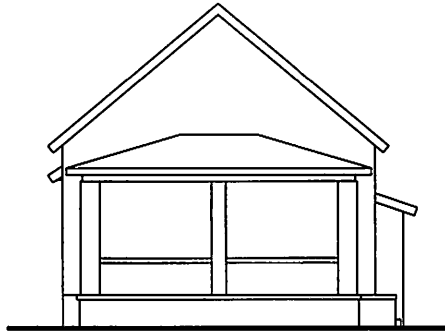
NOTICE: These plans were prepared by Oostburg Lumber Company, Inc. for the use of the contractor. The contractor is responsible for any errors and omissions and for any changes or omissions required during construction.	
PROJECT FOR: ADAM & JULIA SCHMITZ 842 ASHLAND AVE. SHEBOYGAN, WI	
DATE: 5/24/22 REV. DATE: 6/7/22 REV. DATE: 6/9/22 REV. DATE: 1/27/22 REV. DATE: 8/19/22	4 of 5 Drawn by: J.S. Checked by: R.D.
OOSTBURG LUMBER COMPANY, Inc. 1318 Center Ave. Oostburg, WI 53070 Phone: (920) 544-2378 Fax: (920) 544-2348 Email: kirstin@oostburglumber.com Website: www.oostburglumber.com	

NOTES:
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 All window and door openings are to be set at 1/4" from the face of the wall.
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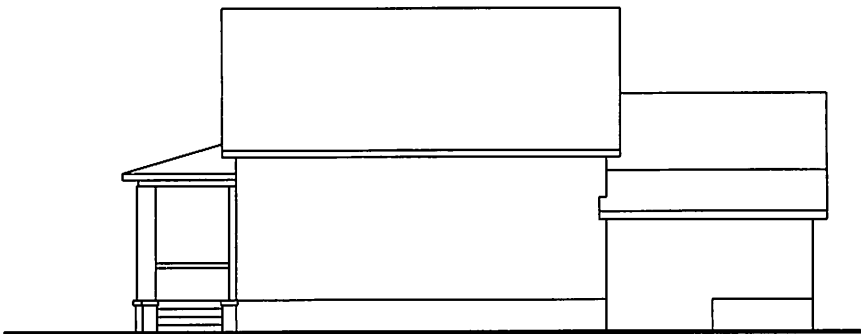
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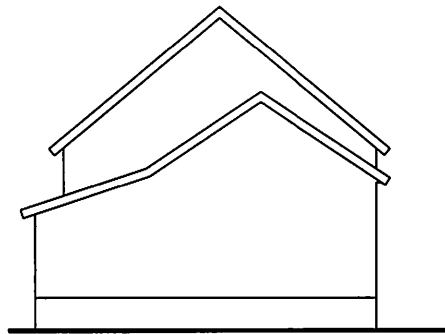
1 EXISTING WEST ELEVATION
 SCALE: 1/8"=1'-0"



2 EXISTING SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



3 EXISTING EAST ELEVATION
 SCALE: 1/8"=1'-0"



4 EXISTING NORTH ELEVATION
 SCALE: 1/8"=1'-0"

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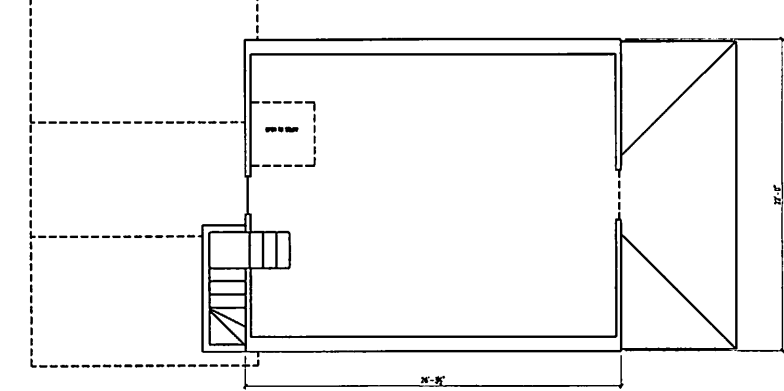
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DATE	REV	DATE	REV	DATE	REV
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				7/7/23	4
				8/9/23	5

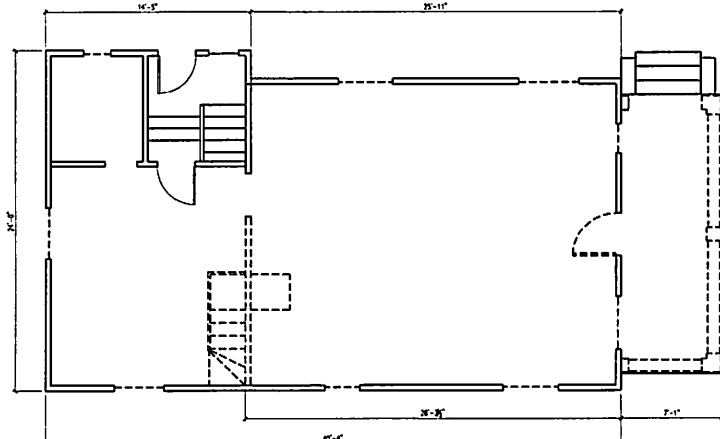
Drawn by: JS
 Checked by: KD
 Rev. Date:

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2 EXISTING UPPER FLOOR PLAN
SCALE 1/4"=1'-0"



1 EXISTING MAIN FLOOR PLAN
SCALE 1/4"=1'-0"



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<p>DATE 5/14/22</p> <p>REV. DATE 6/7/21</p> <p>REV. DATE 6/29/21</p> <p>REV. DATE 10/7/21</p> <p>REV. DATE 8/19/22</p> <p>REV. DATE</p>		<p>2</p> <p>Page</p> <p>of</p> <p>5</p> <p>Drawn by J.S.</p> <p>Checked by K.D.</p>	<p>PROJECT FOR</p> <p>ADAM & JULIA SCHMITZ</p> <p>842 ASHLAND AVE</p> <p>SHEBOYGAN, WI</p>	<p>1218 COURT AVE</p> <p>OOSTBURG, WI 53070</p> <p>Phone (920) 844-2378</p> <p>Fax (920) 844-2940</p>	<p>Visit us at</p> <p>www.oostburglumber.com</p> <p>Equal to</p> <p>info@oostburglumber.com</p>	<p>NOTICE:</p> <p>OOSTBURG LUMBER COMPANY, INC.</p>
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