

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 2903 LAKE SHORE DR

Parcel #: 310050

Owner's Name: MARTIN A PEREZ

Zoning: SR-5

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 10/05/2023

MEETING DATE: 10/18/2023

BACKGROUND / ANALYSIS

Owner has constructed an attached 4ft x 14ft roof over an existing uncovered front porch that does not meet the required front yard setback.

Ordinance #: Sec 105-203(b)(3)a -- Front or street side lot line to house: 25 feet,

Requesting: 5.5 ft

Allowed: 25 ft

Ordinance #: Sec 105-815(e)(1)c -- Terraces, steps, uncovered porches, decks, stoops, or similar appurtenances to residential buildings which do not extend above the floor level of the adjacent building entrance; provided they do not locate closer than 15 feet from any street right-of-way.


Requesting: covered porch within 15 ft of street right-of-way

Allowed: uncovered porch no closer than 15 ft of street right-of-way

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

Requesting: to create additional non-conformity

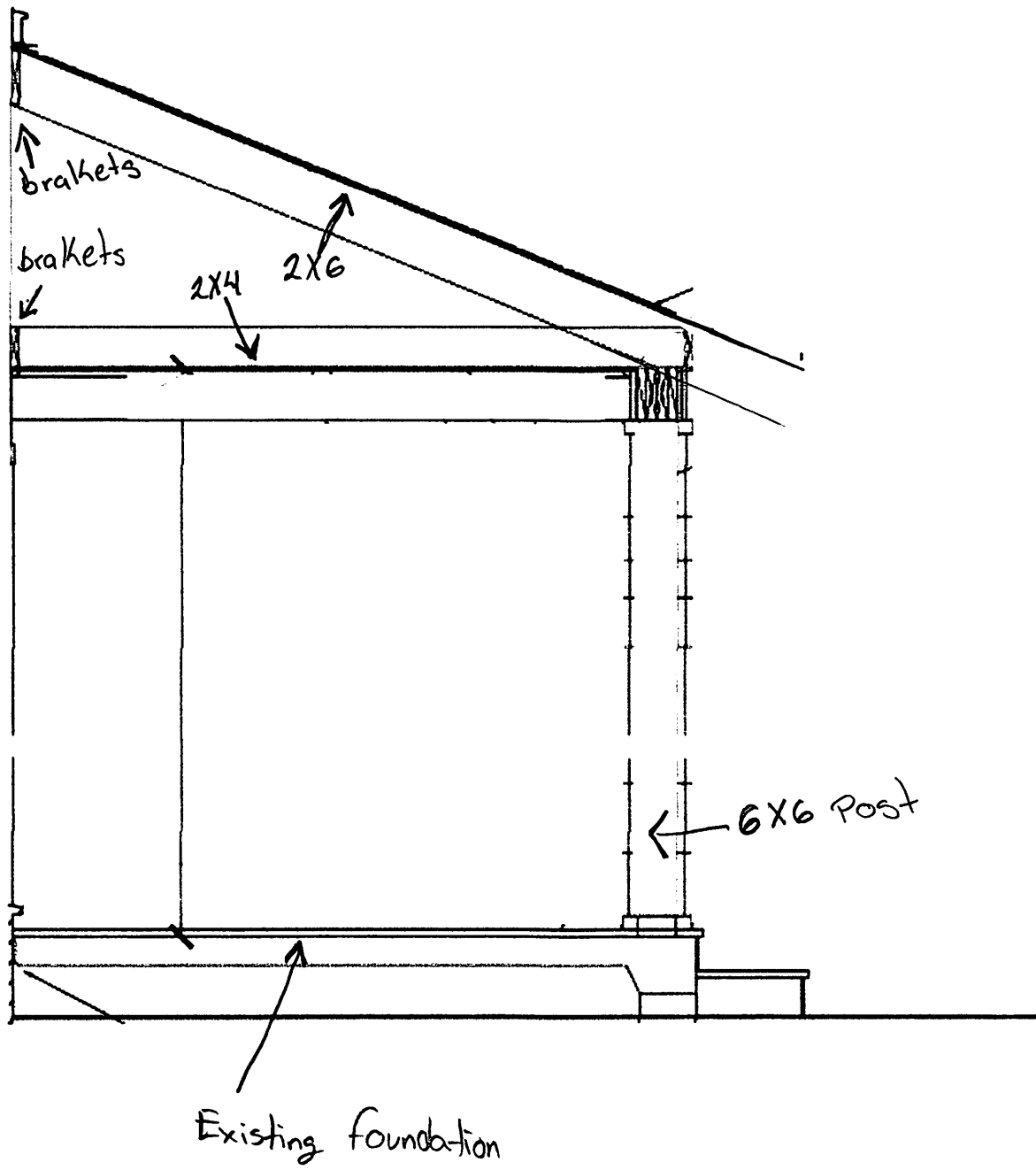
Allowed: not allowed

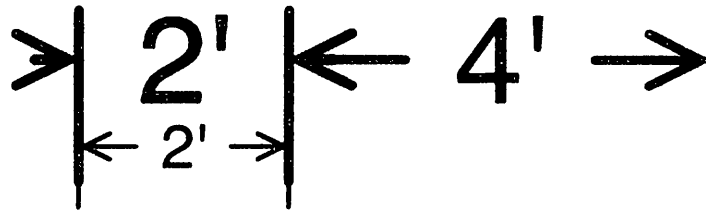
	CITY OF SHEBOYGAN VARIANCE APPLICATION	Fee: _____ Review Date: _____
---	---	--

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) <u>Martin A Perez</u>			
Mailing Address <u>2903 Lakeshore Dr.</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address <u>martinconcrete70@gmail.com</u>	Phone Number (incl. area code) <u>920 287 6588</u>		
Applicants interest in property:			
SECTION 2: Property Information			
Property Address <u>2903 Lakeshore Dr.</u>	City <u>Sheboygan</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 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:			
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>Martin A Perez</u>	Title	Phone Number <u>9202876588</u>	
Signature of Applicant <u>Martin P.</u>	Date Signed <u>09/27/2023</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.

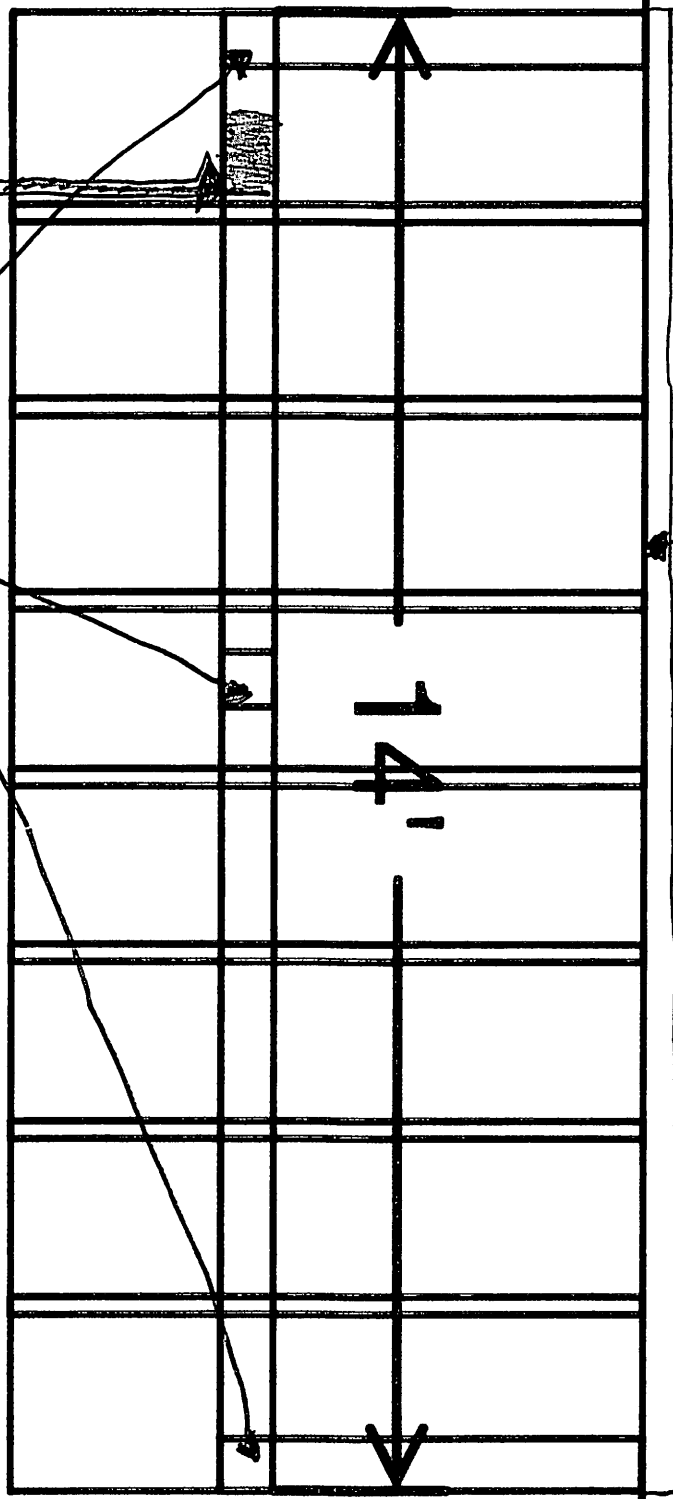




LVL 2x10 (2)

6x6 post

2x6



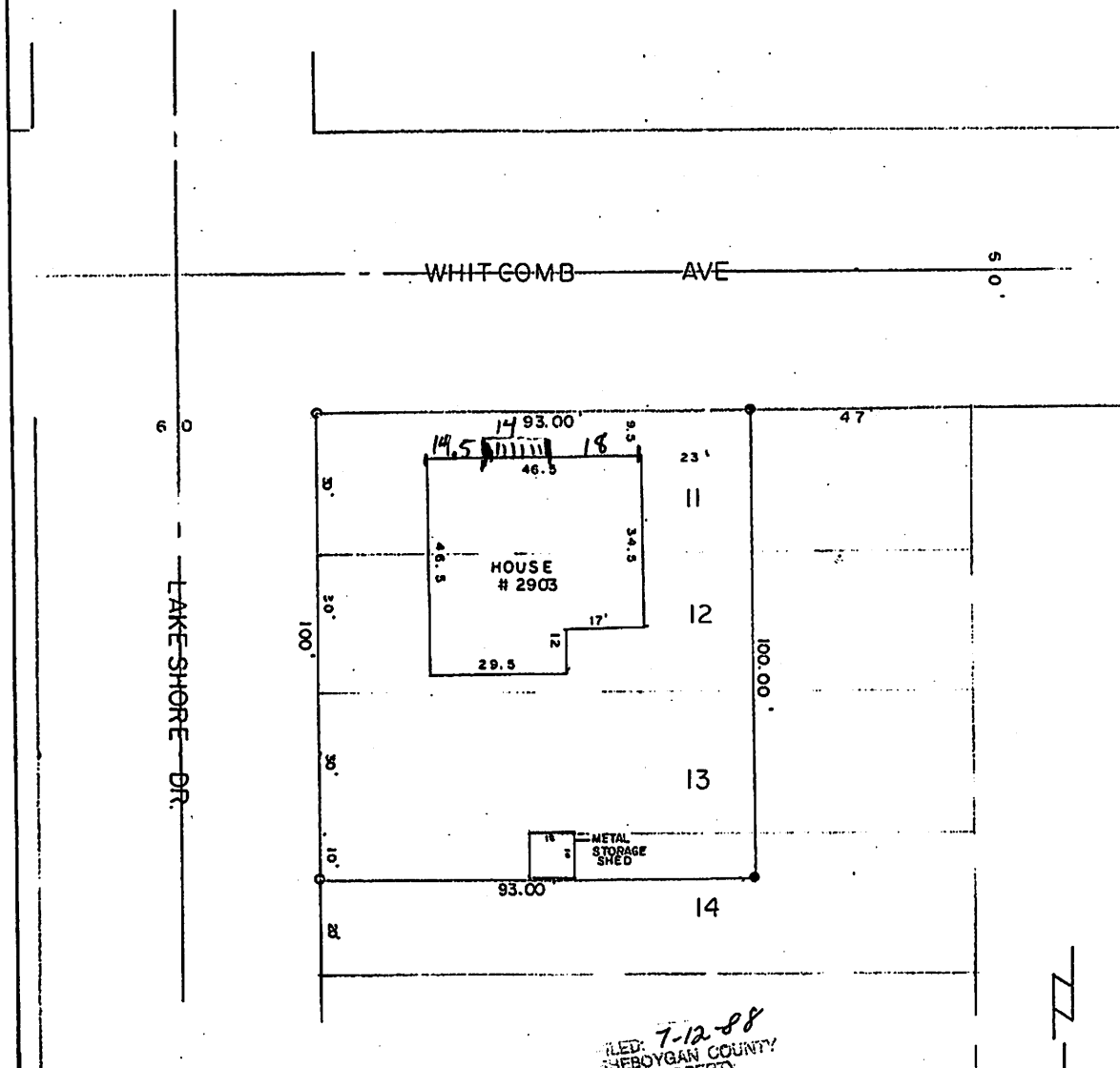
D & H LAND SURVEYS

SHEBOYGAN, WISCONSIN

PLAT OF SURVEY

FOR JAMES HOUWERS

Being the West 93 feet of lots 11, 12 and 13, and the North 10 feet of the West 93 feet of lot 14 all in block five of Lakview Park Subdivision, City of Sheboygan, Wisconsin



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

WISCONSIN REGISTERED LAND SURVEYOR S-1238

THIS 8th DAY OF June, 1986

• 1" IR. FD.
O=1" IR. SET

NOTEBOOK 155 PAGE 17

SCALE 1" = 30'

L-8294

A-16462



Google Street View

Oct 2013

[See more dates](#)



Oct 17, 2023 2:29:40 PM
537 Whitcomb Avenue
Sheboygan County
Wisconsin



Oct 17, 2023 2:30:08 PM
537 Whitcomb Avenue
Sheboygan County
Wisconsin



Oct 17, 2023 2:34:27 PM
2910 Lakeshore Drive
Sheboygan County
Wisconsin



Oct 17, 2023 2:34:35 PM
2910 Lakeshore Drive
Sheboygan County
Wisconsin



EVERB

2903

Oct 17, 2023 2:34:39 PM
2910 Lakeshore Drive
Sheboygan County
Wisconsin



Oct 17, 2023 2:34:33 PM
2910 Lakeshore Drive
Sheboygan County
Wisconsin