CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 2003 N 9TH ST

Parcel #: 717680

Owner's Name: PETER LENSINK

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 08/01/2023 **MEETING DATE:** 08/16/2023

BACKGROUND / ANALYSIS

Property owner would like to construct a 676 sq ft (26 feet x 26 feet) detached garage located closer than 25 feet to the required street yard property line. Garage will meet 5 foot setback to alleyway and 3 foot setback to north property line.

Ordinance #: Sec 105-812 Residential Bulk Standards require 25 foot setback to front/street yard.

Requesting: 13 ft (per phone discussion with owner on 08/01/2023)

Allowed: 25 ft

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:
Application, pictures, and drawing

232286

City of Sheboygan spirit on the lake	**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)			
Peter Lensink			
Mailing Address: 2003 N 9th st	City: Sheboygan	State: WI	ZIP Code: 53081
Email Address: plensink@live.com		Phone Number (incl. area code): 920 889 1902	
Applicants interest in property: Homeowner			

SECTION 2: Property Information

Property Address	City	State	Zip
2003 N 9th st	Sheboygan	WI	53081

Type of Building: ☐ Commercial ☒ Residential

Request for: ☐ New Construction ☐ Repairs ☐ Alterations ☒ Addition ☐ Nonconforming Use ☐ 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)	Title	Phone Number
Peter Lensink	owner	920 889 1902

Signature of Applicant	Date Signed
	6-13-23

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.

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) Samples of materials being used – roofing, siding, decking, etc.
5) A site sketch (see example), drawn to scale indicating location of all existing structures and 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.*

Notes:

a) The applicant can present any additional information to inform the Board of the facts.
b) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
c) 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.
d) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.
e) Any information submitted on the application will become public record and is not subject to confidentiality.

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.

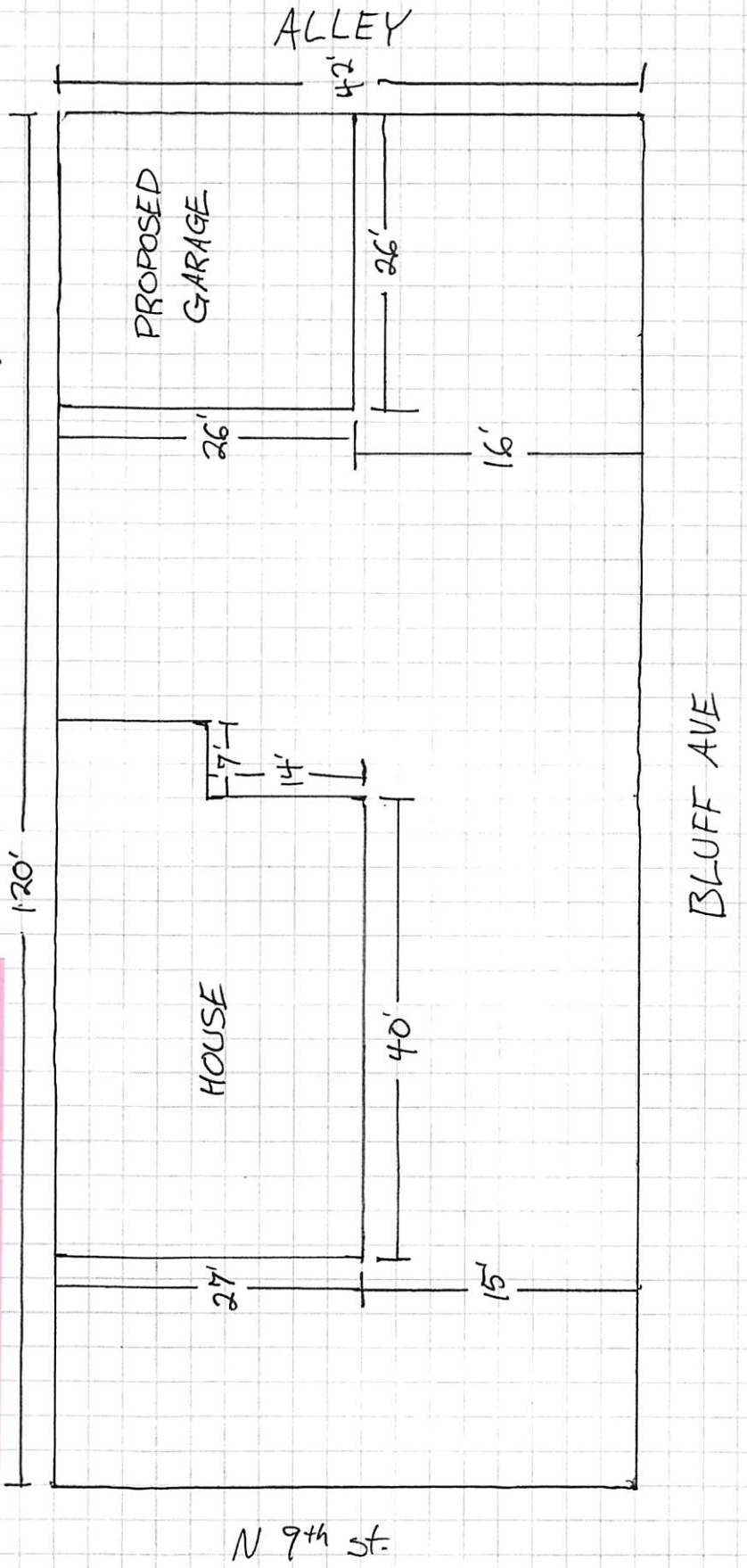
The property owner or a representative shall be present at the public hearing to present his or her request to the Board and answer any questions the Board members may have. Should an appearance not be made, or insufficient information presented, the appeal will not be considered and may be either placed 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.

SCALE:
1 Square = 3 feet

2003 N 9th st
Sheboygan, WI 53081

Proposed location of garage building

Variance to build within 25' of Bluff ave. street lot line



TALKED WITH PETER ON 8-1-23. GARAGE WILL BE 5' FROM ALLEY, 3' FROM NORTH PROPERTY LINE AND APPROX 13' FROM PROPERTY LINE ON BLUFF AVE.

JEFF LUDZKE
8-1-23

7/7/23

Variance Application

2003 N9th street
Sheboygan, WI 53081

Prepared by: Peter Lensink
Ph: 920-889-1902
plensink@live.com

Proposed variance to build garage structure within 25‘ of street side lot line

Test #1 - Unnecessary hardship
To build a garage within 25‘ of the Bluff ave. side lot line and within 3‘ of the North side lot line would not leave enough depth to comfortably park an average sized vehicle.

Test # 2 - Unique property limitations
With the lot being on a corner and being 42‘ in width from North to South, a garage could only be a maximum of 17‘ deep (exterior dimensions) if built within 25‘ of the street side lot line.

Test # 3 - No harm to public interest
The proposed site and dimensions of the structure would not obstruct any view of neighboring properties or alley traffic. The dwelling on the property as well as other houses on Bluff ave. are closer to the street side lot line than the proposed garage (see drawing).

Date: 7/12/2023 - 8:08 AM
Design ID: 324758413176
Estimated Price: $13,582.34
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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Design&Buy™
GARAGE

How to recall and purchase your design at home:

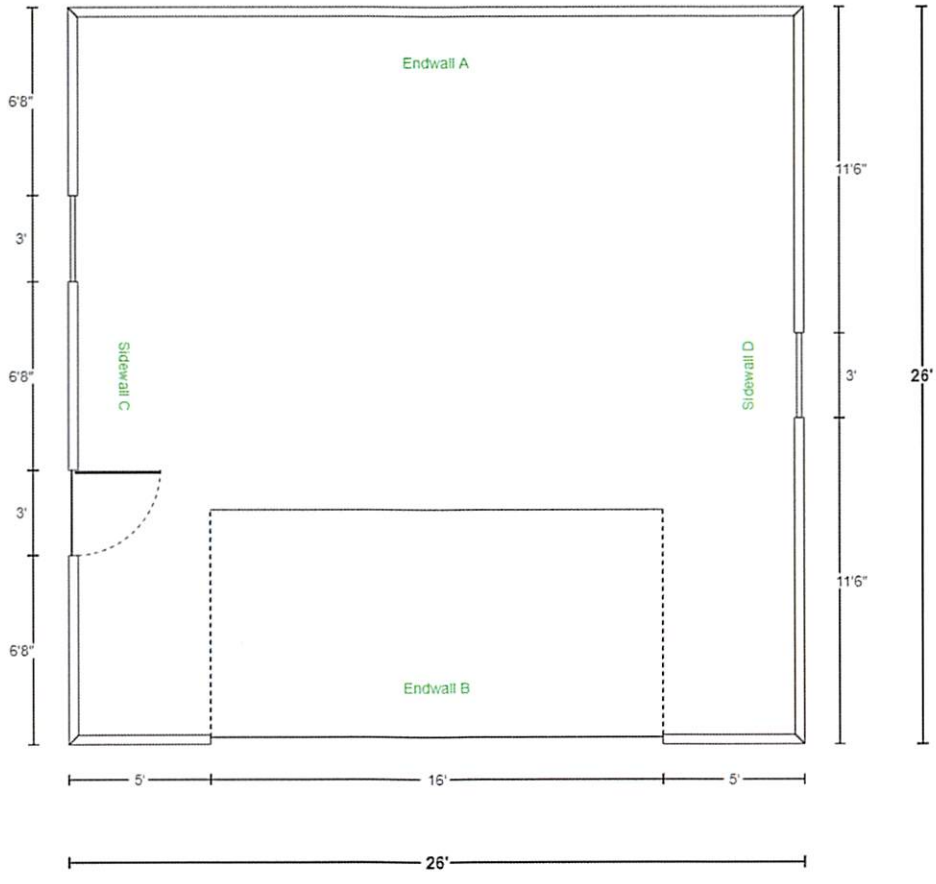
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 324758413176
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 324758413176 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



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Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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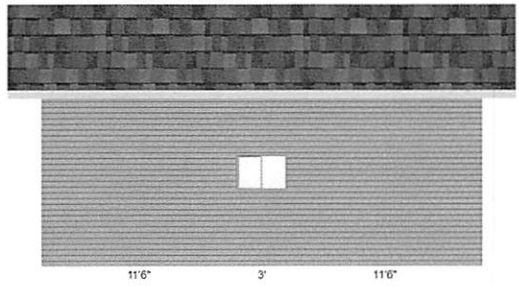
Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

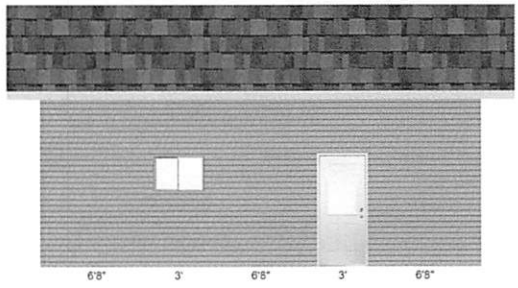
ENDWALL B

Ideal Door® Traditional 16' x 8' White Insulated with Windows



SIDEWALL D

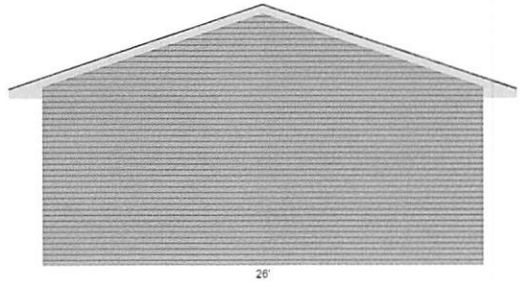
36"W x 24"H JELD-WEN® Vinyl Slider



SIDEWALL C

Mastercraft® 36W x 80H Primed Steel Half Lite

36"W x 24"H JELD-WEN® Vinyl Slider



ENDWALL A

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MENARDS Design&Buy™ GARAGE

Materials

Building Info

Building Location Zip Code:	53081
Building Width:	26'
Building Length:	26'
Building Height:	10'
Curb:	None
Foundation Type:	Thickened Slab
Wall Framing Stud:	2 x 4
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	4/12 Pitch
Eave Overhang:	24"
Gable Overhang:	24"
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABTCO® Cedar Creek™ Double 4, Color: Clay
Vinyl Corner Trim Color:	Clay
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

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Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Estate Gray
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	Steel
Gutter:	Pro-Steel 6 x 12' K-Style Steel Gutter
Ridge Vent:	Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel Half Lite
Overhead Door:	Ideal Door® Traditional 16' x 8' White Insulated with Windows
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Garage Door Opener:	Performax™ 1/2 HP Chain Drive Garage Door Opener
Windows:	36"W x 24"H JELD-WEN® Vinyl Slider
Windows:	36"W x 24"H JELD-WEN® Vinyl Slider

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Additional Options

Ceiling Insulation:	Blow-in Cellulose
Ceiling Insulation R Value:	R13 INSULMAX® Blow-in Cellulose Insulation
Wall Insulation:	R-13 Unfaced Fiberglass Insulation 3-1/2" x 15" x 93" - 106.56 sq ft
Ceiling Finish:	7/16 x 4 x 8 OSB(Oriented Strand Board)
Wall Finish:	7/16 x 4 x 8 OSB(Oriented Strand Board)
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	Yes

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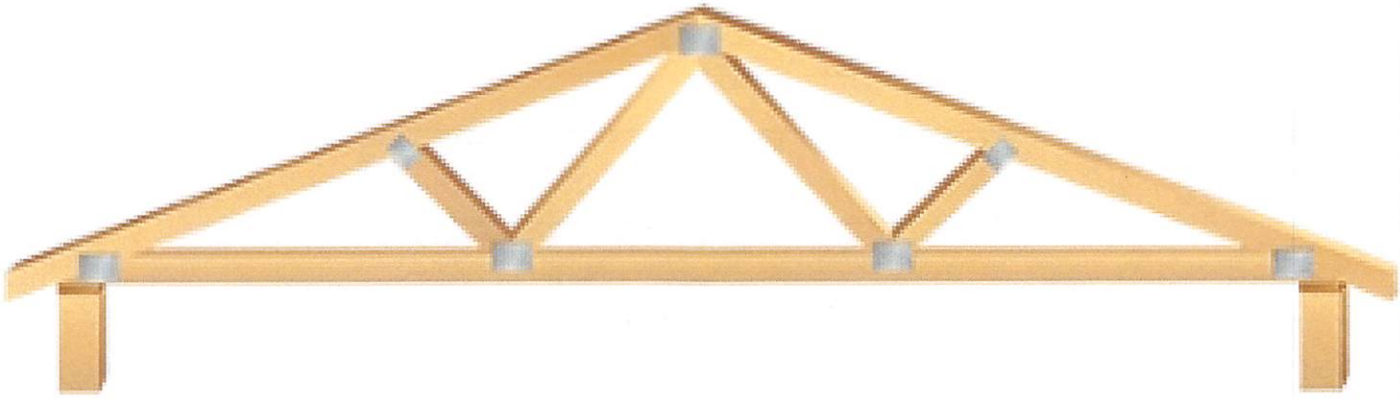
Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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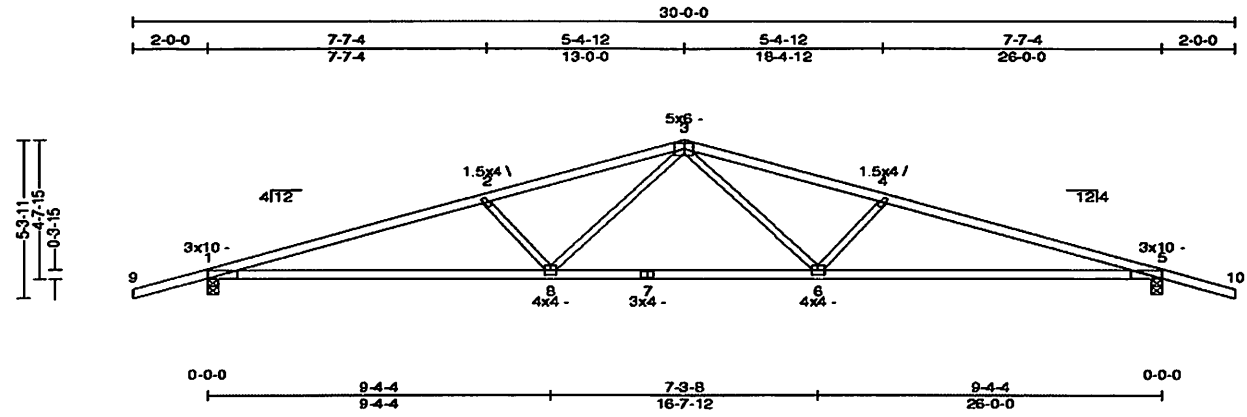
Midwest Manufacturing Address 1 Address 2 City, State Zip	Truss: C11026 JobName: RESSTOCK Date: 02/22/17 09:26:02 Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
26-0-0	4/12	1	2-0-0	2-0-0	0-0-0	0-0-0	1	24 in	77 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection		L/	(loc)	Allowed
TCLL: 42	Bldg Code: IRC 2015/ TPI 1-2007	TC: 0.95 (1-2)	Vert TL:	0.56 in	L/547	(5-6)	L/180
Snow(Ps/Pg): 42/60	Rep Mbr Increase: Yes	BC: 0.86 (5-6)	Vert LL:	0.3 in	L/999	(5-6)	L/240
TCDL: 10	Lumber D.O.L.: 115%	Web: 0.72 (3-8)	Horz TL:	0.12 in		5	
BCLL: 0							
BCDL: 10							

Reaction Summary

JT	Brg Combo	Brg Width	Req'd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	3.5 in	2.85 in	1,820 lbs	-	-	-291 lbs	-291 lbs	-7 lbs
5	1	3.5 in	2.85 in	1,820 lbs	-	-	-291 lbs	-291 lbs	-

Material Summary

TC	SPF 1650/1.5 2 x 4
BC	SPF 1650/1.5 2 x 4
Webs	SPF Stud 2 x 3

Bracing Summary

TC Bracing:	Sheathed
BC Bracing:	Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, Terrain Category B, Exposure Category Fully Exposed (Ce = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (Ct = 1.1), DOL = 1.15. Unventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed to account for the effects of ice dams forming at the eaves.
3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h= 15 ft, End Zone Truss, Both end webs considered. DOL= 1.60
4) Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces Summary Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.946	-3,746 lbs		3-4	0.743	-3,303 lbs							
	2-3	0.743	-3,303 lbs		4-5	0.946	-3,746 lbs							
BC	5-6	0.860	3,456 lbs	(418 lbs)	6-8	0.565	2,295 lbs	(-140 lbs)	8-1	0.860	3,456 lbs	(418 lbs)		
Web	2-8	0.364	-903 lbs		3-8	0.722	1,198 lbs	(-65 lbs)	3-6	0.722	1,198 lbs	(-65 lbs)	4-6	0.364	-903 lbs

JSI Summary
1 = 0.89, 2 = 0.63, 3 = 0.72, 4 = 0.63, 5 = 0.89, 6 = 0.89, 7 = 0.99, and 8 = 0.89

Notes

1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
3) The fabrication tolerance for this roof truss is 0 % (Cq = 1.00).
4) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
5) Creep has been considered in the analysis of this truss.
6) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.240
Eagle Metal Products
Dallas, TX 75234

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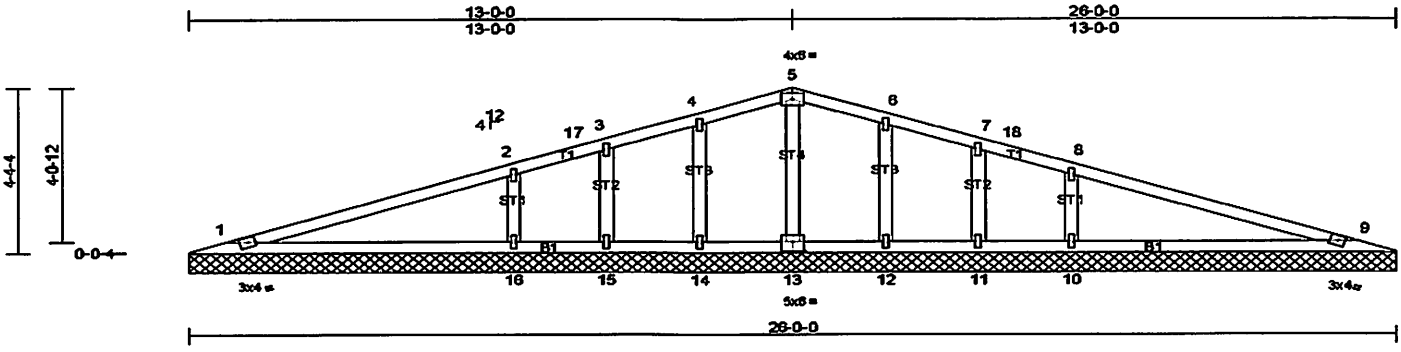
Job	Truss	Truss Type	Qty	Ply	
QTREC0534933	T1DE	COMMON	2	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI — Run: 8.78 S 8.61 Aug 11 2022 Print: 8.610 S Aug 11 2022 MiTek Industries, Inc. Tue Jun 13 14:07:46 — Page: 1
ID:NihPCI4OCkjup_fWRw0QdkyBaB4-6FpMjoSar?yNFno?fSb0mlC8dOSY1Btr1Rkjz6gVx



Scale = 1:44.9

Plate Offsets (X, Y): [13:0-3-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.35	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	20.8/30.0	Lumber DOL	1.15	BC	0.24	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.05	Horiz(TL)	0.00	9	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-R								
BCDL	10.0										Weight: 80 lb	FT = 15%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF No.2

REACTIONS All bearings 26-0-0.
(lb) - Max Horiz 1=40 (LC 7)
Max Uplift All uplift 100 (lb) or less at joint(s) 1, 9, 10, 11, 12, 14, 15, 16
Max Grav All reactions 250 (lb) or less at joint(s) 1, 9, 11, 13, 15 except 10=517 (LC 2), 12=253 (LC 4), 14=253 (LC 3), 16=517 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-16=-347/168, 8-10=-347/168

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

JOINT STRESS INDEX
1 = 0.53, 2 = 0.51, 3 = 0.51, 4 = 0.51, 5 = 0.26, 6 = 0.51, 7 = 0.51, 8 = 0.51, 9 = 0.53, 10 = 0.51, 11 = 0.51, 12 = 0.51, 13 = 0.22, 14 = 0.51, 15 = 0.51 and 16 = 0.51

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-05; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=20.8 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) All plates are 1.5x4 MT20 unless otherwise indicated.
8) Gable requires continuous bottom chord bearing.
9) Gable studs spaced at 2-0-0 oc.
10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
11) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 9, 14, 15, 16, 12, 11, 10.

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