

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 2025 N 8TH ST

Parcel #: 003140

Owner's Name: DAVID D KONWINSKI

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 a detached 22 ft x 30 ft garage to the east of the single-family dwelling. The garage would be set 1.5 feet back from the east property line with a height of 18'9".

Ordinance #: Sec 105-234(b)(3)(f) Side lot line to accessory structure: Three feet

Requesting: 1.5 feet

Allowed: 3 feet

Ordinance #: 105-234(b)(3)(l) Maximum height of accessory structure: 15 feet

Requesting: 18'9"

Allowed: 15 feet

ATTACHMENTS:

Application, pictures, and drawing

243105

	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) David Konwinski			
Mailing Address 2025 N 8th St	City Sheboygan	State WI	ZIP Code 53081
Email Address davekonwinski@gmail.com		Phone Number (incl. area code) 920-946-9203	
Applicants interest in property: Owner primary residence			
SECTION 2: Property Information			
Property Address 2025 N8th St	City Sheboygan	State WI	Zip 53081
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 checked="" 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) David Konwinski	Title Owner	Phone Number 920-946-9203	
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.

2025 N 8th St Variance request;

1: Variance to build new garage to replace dilapidated garage less than 3' from the North property line.

2: Variance to build a new garage that will have an 18'9" overall roof height

I purchased the house in September of 2023 and purchased it in an as is condition with the intention to completely redo the house, garage and yard. The entire property had an extensive amount of deferred maintenance because owner was not able to attend to the property for a number of years.

Construction is currently underway on the house, most of the remodeling is focused on bringing the house back to the 1920's era look. In addition, new fence has been installed on the South and West sides and have completed a lot of yard cleanup and landscape work in the yard. To date I have hauled out 4 – 30-yard dumpsters of debris from the property.

The existing garage was covered with a large grey plastic tarp and had over 15 bags of salt holding the tarp in place. In addition, later found that there was a notice from the city that the roof had to be repaired or replaced. I contacted the city to check into the notice and informed them of my intention to replace the existing structure, but would not be able to till later in the year because of contractor scheduling.

The reason I'm requesting the property line variance is the garage was built in an odd way/location to where over half of the garage is set behind the house, there is a 12 foot concrete pad between the house and the garage, but it's a restrictive curve to turn into the garage.

My contractors looked at the garage, we determined it was too damaged to repair/rebuild. It has two garage doors, which makes it extremely tight to get a regular vehicle in the garage. The plan is to demo the existing garage structure, and concrete pad, which is severely cracked, and build a new garage structure and slab in almost the exact location, just moving it 18" to the South away from the North property line. This provides the distance required for a 6" overhang and attached gutter.

I had a survey of the property completed in November 2023; the existing garage structure sits a few inches from the north property line. I'm requesting a variance on the distance from the property line to build the new structure with the North wall being 18 inches from the north property line. (6" overhang and the gutter) The new garage will have a single 16-foot door, which will allow easier access to get a vehicle in and out, but still having to enter the garage from an angle.

The current garage sits 5'2" from the garage on the property to the north of me, the neighbor uses that space just for some storage and that area allows for us to have natural slope drainage from the front or west of the garage east into my backyard, which is lower.

Variance request for overall garage height:

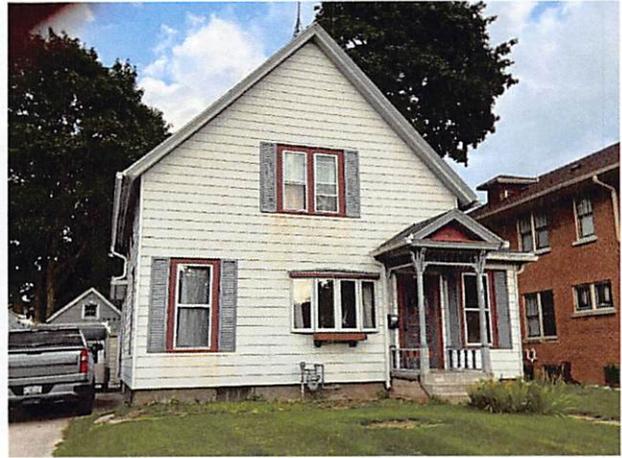
The second variance request is to build a new garage with a 10-12 pitch roof which is similar to the existing house roof. This roof pitch will end up being an overall height of 18'9", 3'9" over the current code of 15"

The reasoning behind this request is that the goal is to restore the house to its 1920s look and with the house having a steep roof and by building the new garage with the same roof pitch, it will look much more uniform and cohesive from the street view. The new garage will have the same siding, trim and roof as the current house.

It will have the wider 8" lap siding and dimensional shingles. The color palette will tentatively be a darker sage color, sample attached. Trim will be a cream color and indigo black roof. Once the construction on the house is completed, it will be repainted in the same color combination.

The current garage, has a gable roof on the north 2/5 of the garage and a lean to sloping south with the remaining 3/5 of the garage. The garage structure looks out of place when you're looking at it from the street.

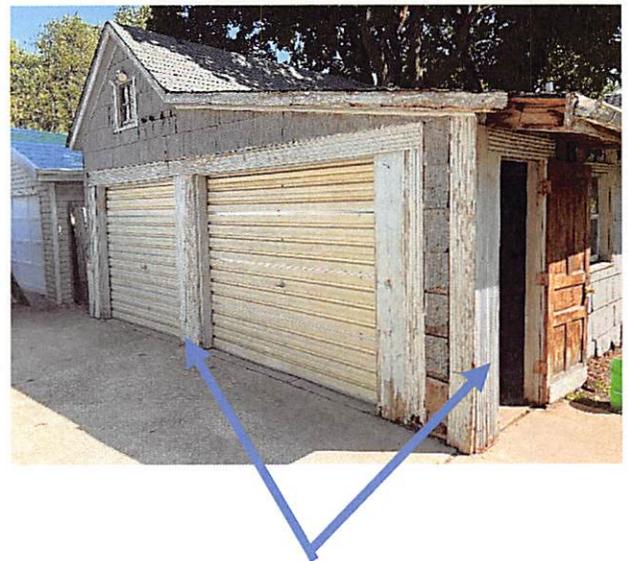
The neighbor to the north garage is a standard 15-foot gable roof. With building a garage that has a roof sloped that matches the house, it will differentiate the two properties from the street view and will be more aesthetically matching with the existing house style. My house and the property to the north each has its own driveway, but they are connected as one wide driveway,



The current garage is located partially behind the house, (about 14' of the 22' of the garage width), if I go the required distance with the new garage from the property line, it would make a more extreme curve to drive a vehicle in to the garage. Even with the variance, I would have to drive in at an angle off the driveway.



Current garage to North property line



Showing the odd roof elevations and the section of garage that is set behind the house, (East side of house, West side of garage)

As an alternative option, I did explore the possibility of moving the garage over South and back to the East. The issue with that is there is a massive tree that sets partially on the property line just to the east of the garage and belongs to the property to the north.



North property line

With major roots structure next to the garage, I checked with a couple tree service and landscape experts in the area. Recommendation from them was, if I have to dig for a foundation, it should be at least 20 feet for the trunk of that tree or you take the chance of severely damaged or even killing it over the next several years.

That also puts the garage right in the middle of the yard. In addition, if the garage was moved over and back, that would create a lot more concrete area and visually from the street it would look very off with the one garage being so far over and back from the existing garage on the north property



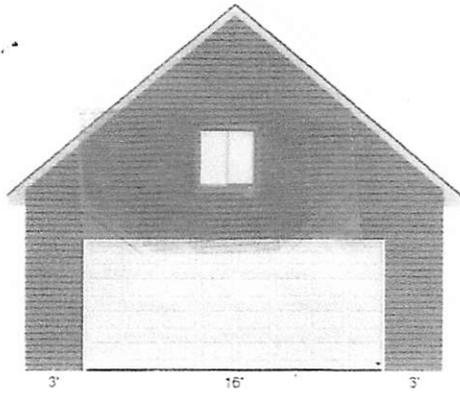


Rear yard facing East



Garage for property to the North, current garages are 5'2" apart, new distance between will be 6'6"

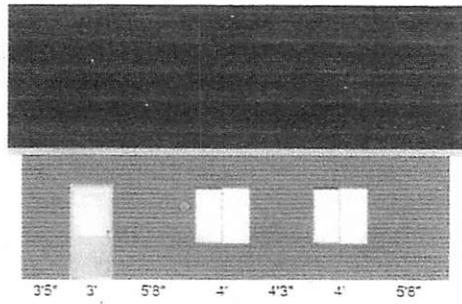
W.



ENDWALL B

16X7 White Raised Panel EZ Set Torsion Spring

S.



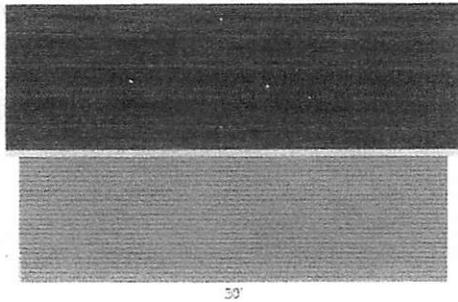
SIDEWALL D

Mastercraft® 36W x 80H Primed Steel Half Lite

48"W x 48"H JELD-WEN® Vinyl Slider

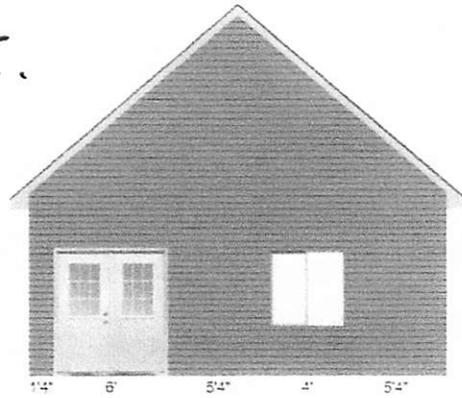
48"W x 48"H JELD-WEN® Vinyl Slider

N.



SIDEWALL C

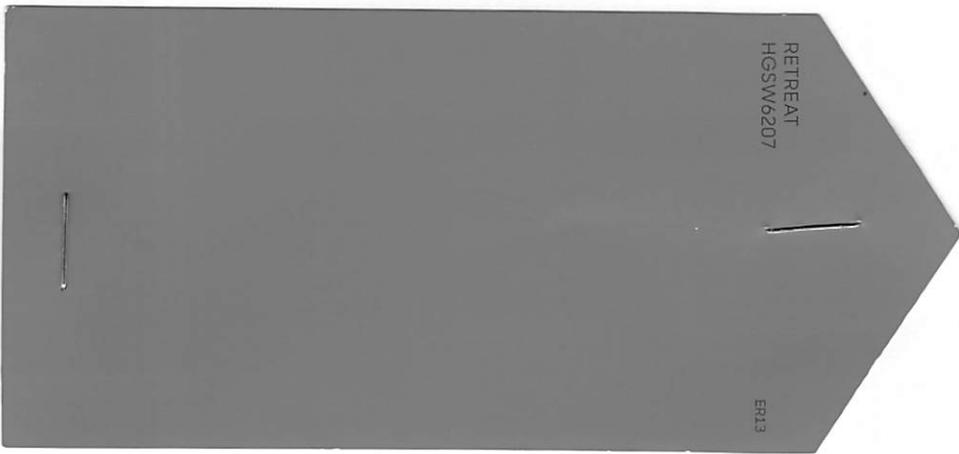
E.



ENDWALL A

Mastercraft® Embossed 72W x 80H Primed Steel 9-Lite 6-Panel Double

48"W x 48"H JELD-WEN® Vinyl Slider



Date: 8/29/2024 - 10:38 AM

Design Name: Garage Design

Design ID: 324754615010

Estimate ID: 8898

Estimated Price: \$14,940.89

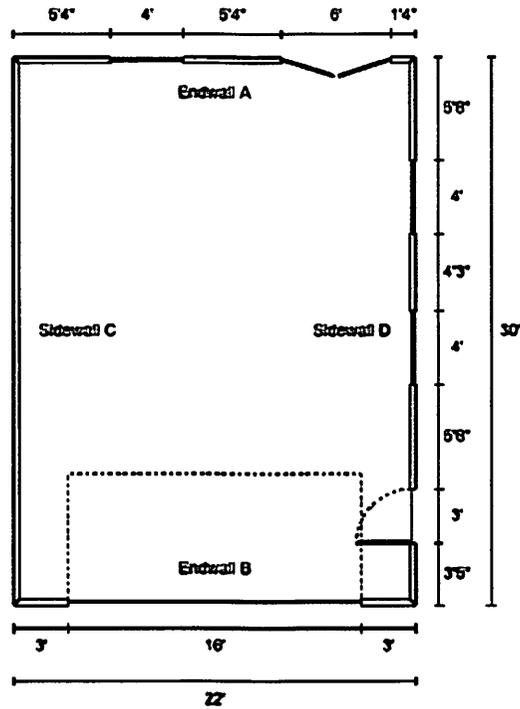
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

GARAGE

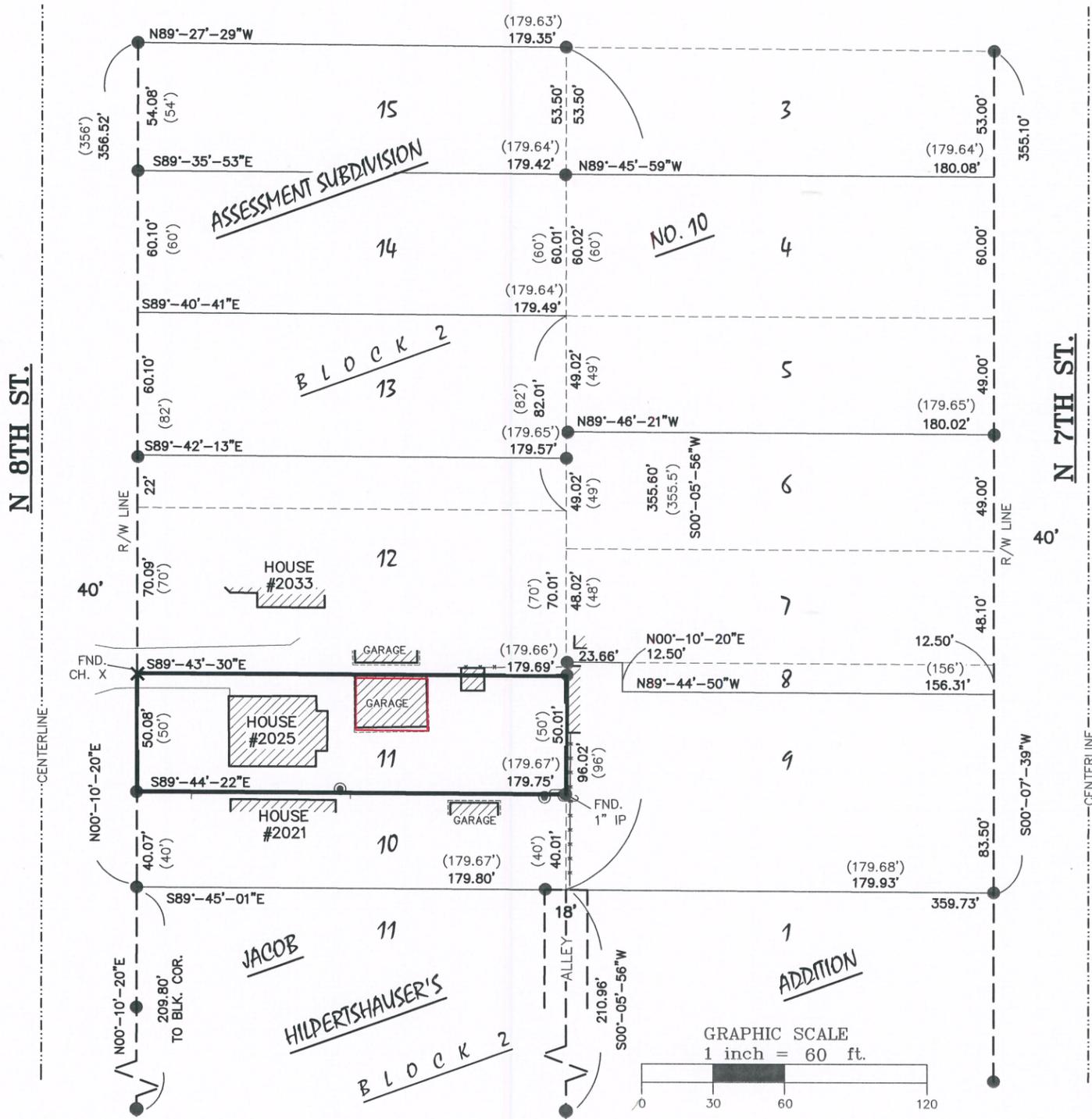
Garage Image



PLAT OF SURVEY

ALL OF LOT 11 OF BLOCK 2 IN ASSESSMENT SUBDIVISION NO. 10,
SECTION 14, T.15N., R.23E., CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN

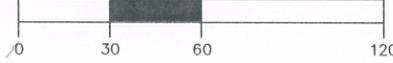
SURVEYED FOR:
DAVE KONWINSKI
2025 N. 8TH ST.
SHEBOYGAN, WI 53081
PARCEL NO: 59281003140
DEED: DOC. NO. 2156204



BEARINGS REFERENCED TO THE WEST LINE
OF BLOCK 2 IN ASSESSMENT SUBDIVISION
NO. 10, SECTION 14, T.15N., R.23E.
ASSIGNED: N00°-10'-20"E PER THE
SHEBOYGAN COUNTY COORDINATE SYSTEM

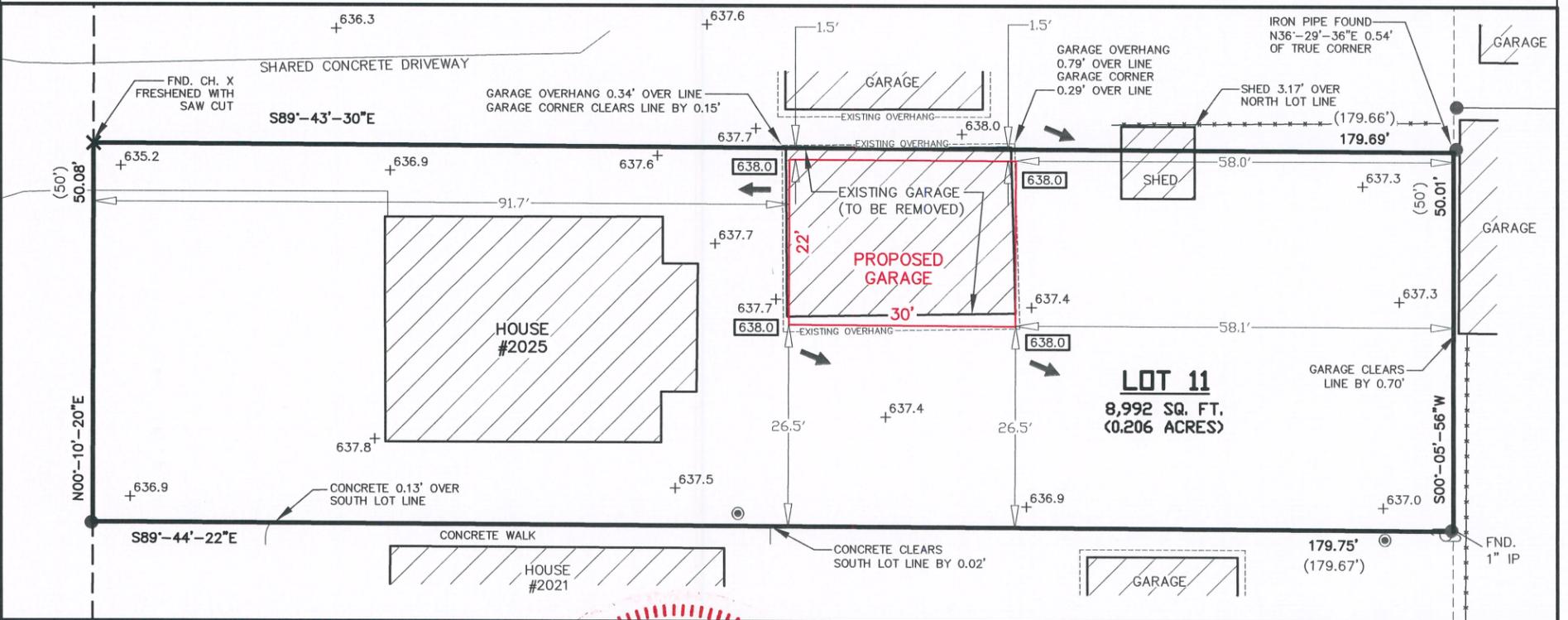


GRAPHIC SCALE
1 inch = 60 ft.

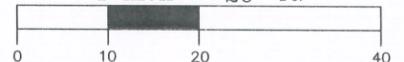


NOTES:

- PROPOSED CONCRETE TO MATCH EXISTING DRIVEWAY
- PROPOSED OVERHANG TO BE 6" IN WIDTH



GRAPHIC SCALE
1 inch = 20 ft.



SURVEYOR'S CERTIFICATE
I, Brett J. Becker, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15th day of OCTOBER, 2024.

Brett J. Becker
WISCONSIN PROFESSIONAL LAND SURVEYOR
Brett J. Becker, S-2928

-LEGEND-

- = 1" IRON PIPE FOUND
- ✕ = CHISELED "X" FOUND
- ⊙ = METAL POST
- +600.0 = EXISTING ELEVATION
- 600.0 = PROPOSED ELEVATION AT FOUNDATION
- = PROPOSED WATER DRAINAGE DIRECTION
- () = RECORDED INFORMATION
- ⊕ = EXISTING POWER POLE
- - - = WOOD FENCE LINE

MERIDIAN SURVEYING, LLC
2020 Madison Street Office: 920-993-0881
New Holstein, WI 53061 Fax: 920-273-6037

DRAWN BY: KR	FIELD WORK DATE: 11-10-23
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 15746	SHEET 1 OF 1