

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 834 MAYFLOWER AVE

Parcel #: 719500

Owner's Name: ANDREW ROSENTHAL

Zoning: UR-12 (URBAN RESIDENTIAL)

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 06/27/2023

MEETING DATE: 07/19/2023

BACKGROUND / ANALYSIS

Owner would like to construct an attached 24 ft x 27 ft garage and 10 ft x 27 ft bonus room to the east side of the two-family dwelling. The addition would be set 2 feet back (north) from the south wall of the dwelling. The owner would combine the two parcels if variance is approved.

Ordinance #: Sec 105-722(d)(2)(a) The maximum number of accessory structures per lot is three--not to exceed one garage, one shed, one gazebo or one greenhouse

Requesting: 2 garages

Allowed: 1 garage

Ordinance #: Sec 105-300(b)(3)(b) Front or street side lot line to house: two flat, duplex, twin house, townhouse, multiplex, and apartment: 20 feet

Requesting: Approximately 18-20 feet

Allowed: 20 feet


Ordinance #: 105-300(b)(3)(c) Front or street side lot line to attached garage: two flat, duplex, twin house, townhouse, multiplex, and apartment: 20 feet

Requesting: Approximately 18-20 feet

Allowed: 20 feet

ATTACHMENTS:

Application, pictures, and drawing

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">VARIANCE APPLICATION</p>	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) Andrew Rosenthal			
Mailing Address 834 Mayflower Ave.	City Sheboygan	State WI	ZIP Code 53083
Email Address andrew.rosenthal7@gmail.com		Phone Number (incl. area code) 920-946-7461	
Applicants interest in property: Home Owner			
SECTION 2: Property Information			
Property Address 834 Mayflower Ave.	City Sheboygan	State WI	Zip 53083
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) Andrew J Rosenthal		Title Home owner	Phone Number 920-946-7461
Signature of Applicant		Date Signed 6/13/2023	

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.

Andrew Rosenthal
834 Mayflower Ave.
Sheboygan, WI 53083
June 12, 2023

City of Sheboygan Zoning Board of Appeals
828 Center Avenue, Suite 208
Sheboygan, WI 53081

Dear City of Sheboygan Zoning Board of Appeals :

My family is looking to build an addition to our existing house that would include a mudroom and an attached garage. This is adding space to make this into our forever home. We have been working toward that since 2019 when we purchased the home. It's been a slow go, but we are making positive changes to the properties. After consulting with my general contractor and the building inspector, there are city ordinances that need variance approval to proceed. This build will cause us to crossover the house parcel on to the neighboring parcel, which we own. We are in the process of combining the properties prior to building but are awaiting the results from this to finalize that transaction.

Second Garage Allowance

The first is the ordinance that restricts properties to one garage. Our home is a duplex, and if you reference the layout property drawing, the existing garage is on the rental side of our duplex. Many side by side duplexes in Sheboygan have garage space for tenants that is shared. It is not possible for us to accomplish that with the current layout with the garage on one side of the property. The location is not conducive to our family's use for car storage. That driveway is part of the off-street parking we offer to our tenants and there is not enough space to share the driveway to use the garage. This attached garage would allow us to offer protected parking for both our tenants and us.

Setback requirement

The second is the setback ordinance. The current house is 21' from the sidewalk, which was allowable when this house was built. We are proposing the addition to be 23' from the sidewalk, but that is as far as we can setback without causing problems. The design intent is to continue the roof line to the east, to keep the look consistent. The 25' setback would add an awkward roof transition to the new addition to get the space we are looking for and add cost. We want the addition to flow out of the current house to appear natural, not pieced together so that it is aesthetically pleasing to our neighborhood.

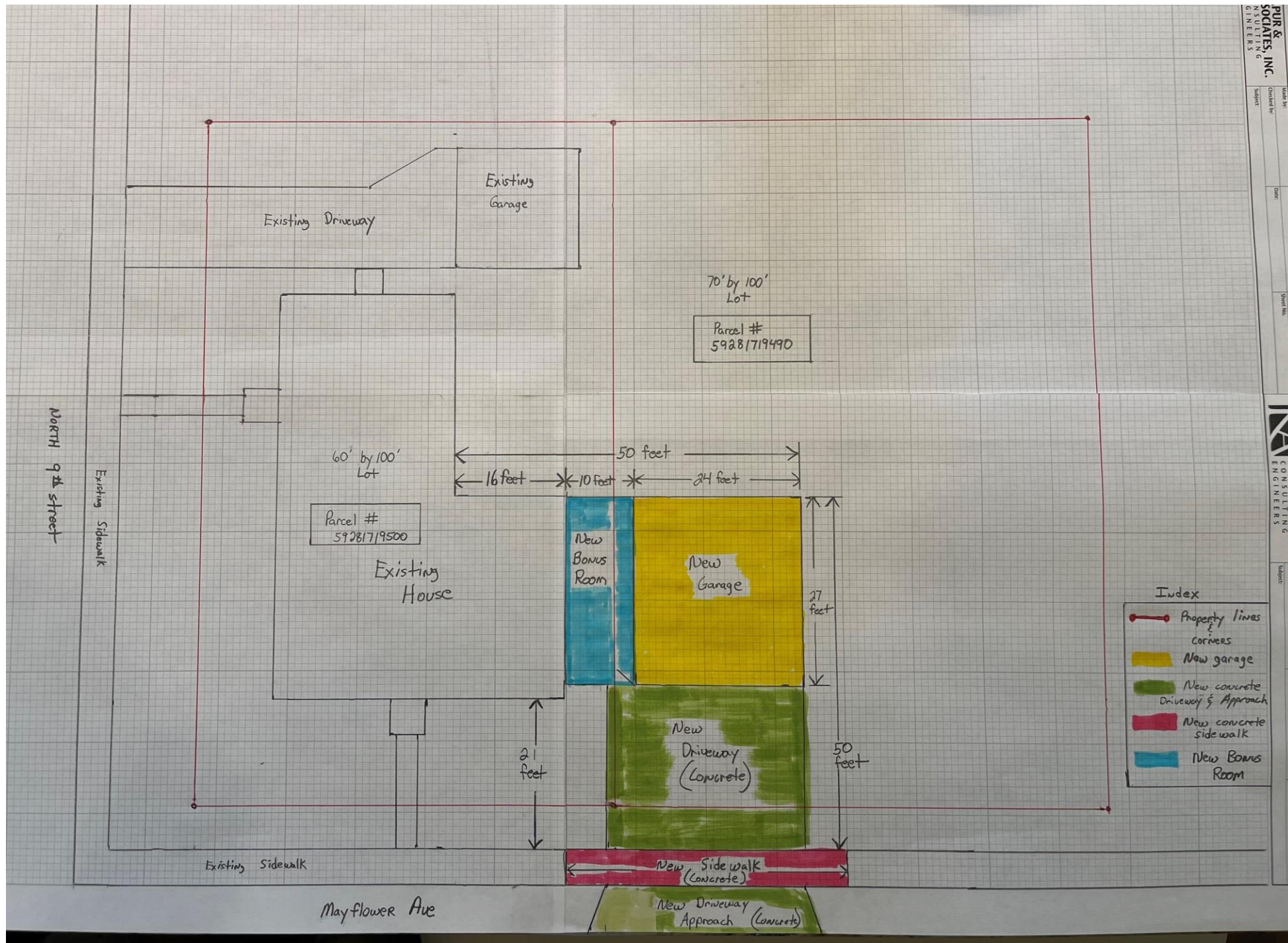
To both variances, we did look at what we could do internally in our home without adding the space by making this a single-family home. After looking into this, the current layout of the home does not show a path to an easy change to give us the space and garage use that we are looking for. Ultimately, we decided taking the income away to make this a single-family home would be a difficult for us to make up and desire to keep this a duplex.

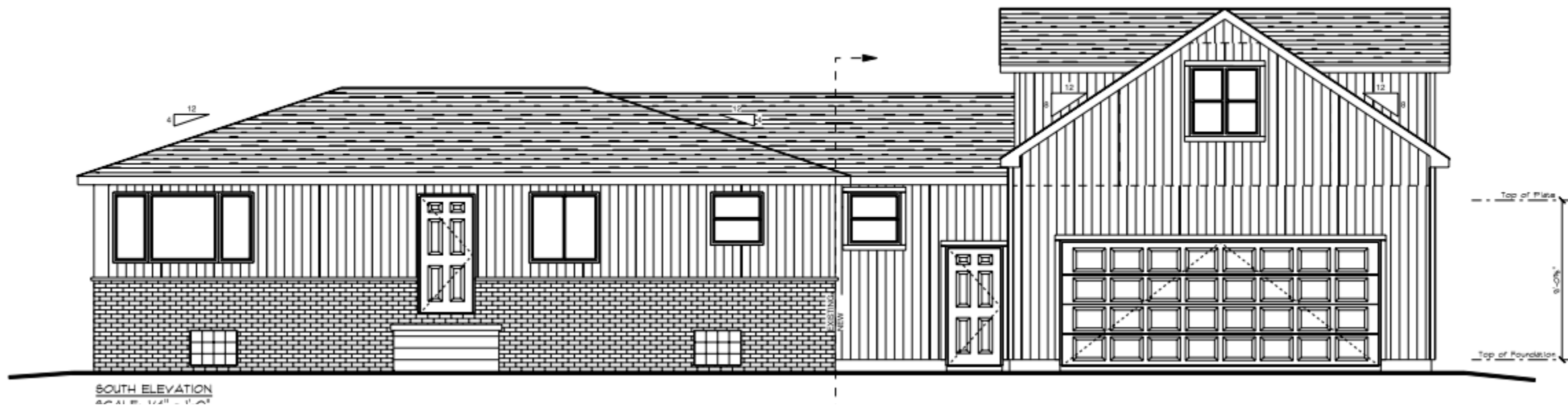
I am asking for my variance to be place on the agenda for the next meeting. We have contacted a surveyor, but that work may not be done by the time this board meets, I hope the plans put together will give enough information to approve the variances.

Thank you so much for your time, please feel free to contact me with any questions you have.

Sincerely,

Andrew Rosenthal





Monogram® Horizontal Vinyl Siding Products – CertainTeed
Savannah Wicker (white trim)

Landmark Shingles

Driftwood- to match the existing house



