

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: 01/05/2024

MEETING DATE: 01/17/2024

BACKGROUND / ANALYSIS

Owner would like to construct an attached 10 ft x 26 ft bonus room and a 24 ft x 27 ft garage foundation with floor slab & driveway to the east side of the two-family dwelling. The bonus room addition would be set 2.7 feet back (north) from the south wall of the dwelling. The bonus room will be fully constructed but the garage & 2nd floor walls & roof would be completed at some unknown time in the future. A additional variation may be required at that time to construct the garage. 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: 17.1 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: 16.7 feet

Allowed: 20 feet

ATTACHMENTS:

Application, pictures, and drawing

Andrew Rosenthal
834 Mayflower Ave.
Sheboygan, WI 53083
December 8, 2023

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

Dear City of Sheboygan Zoning Board of Appeals :

We applied for a variance in July and received approval on building an addition to our existing house that would include a mudroom and an attached garage. While starting to get bids for this project, we quickly found that we would not be able to afford the addition as written in the variance. We are looking for a different path to get to the full addition. Jeff asked us to fill out another variance laying out what we'd like to do. Same request, different timeline of events.

The cost was too high to do just the exterior shell, unfinished inside. We had applied for permission to do the work, prior to investigating quotes- we did not know the costs going into the request. We are asking that we can do the full concrete work of the project (addition basement, frost wall, garage pad and driveway) and then just building the home addition, externally finished with siding, saving the garage for a later date.

The bottom half of this letter is a great portion of the first letter we submitted. The variances we asked for and were approved was the set back variance and the second garage variance. Those are still being requested but also to allow for the driveway and parking pad to be approve would be larger than what is allowed.

1. To allow a larger than a normal city residential parking pad be put in with the intention of that becoming a garage in the future.
 - a. I believe the allowable size is 10' x 19' (I cannot find the ordinance to refer to), we are looking for a 20' x 27' pad approval.
 - b. The garage is a part of these plans and this project was started with the intention of doing the whole thing. Cost is the issue.
2. It is to our advantage to do all the concrete work in one shot to save cost and the risk of ruining work that is already done.
 - a. Having the equipment come in one trip, not to duplicate costs is the preferred financial path for our family.

- b. We were told it will be more difficult to get the machinery in places once the home addition would be completed.
3. The 10'x 26' addition would be built per the plans. The engineering will include the proper structure to attach the garage to the addition when we decide to do that work.
 - a. We looked at reducing the garage project, but the cost still was not lowered enough for us to do the full shell.
 - b. The home addition load structure will be in place to continue as planned.
 - c. The east side of the addition will be finished with the siding to appear like a finished project, then removed and repurposed when we move to the garage phase.
4. When is the garage phase?
 - a. This is unknown, so the garage is going to be excluded in this variance request.
 - i. We will not be able to complete the project in the allowed timeframe for the variance and open building permit.
 - b. Depending on finances of our family, the plan is to continue as soon as we can afford it. We will come back with another variance at that time.

We hope you will consider this modification to the already approved variance. This phased approach allows for this dream to still be within reach for us.

Below is my original variance letter and explanation. Those items have not changed.

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 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. I hope the plans put together will give enough information to approve the variances.

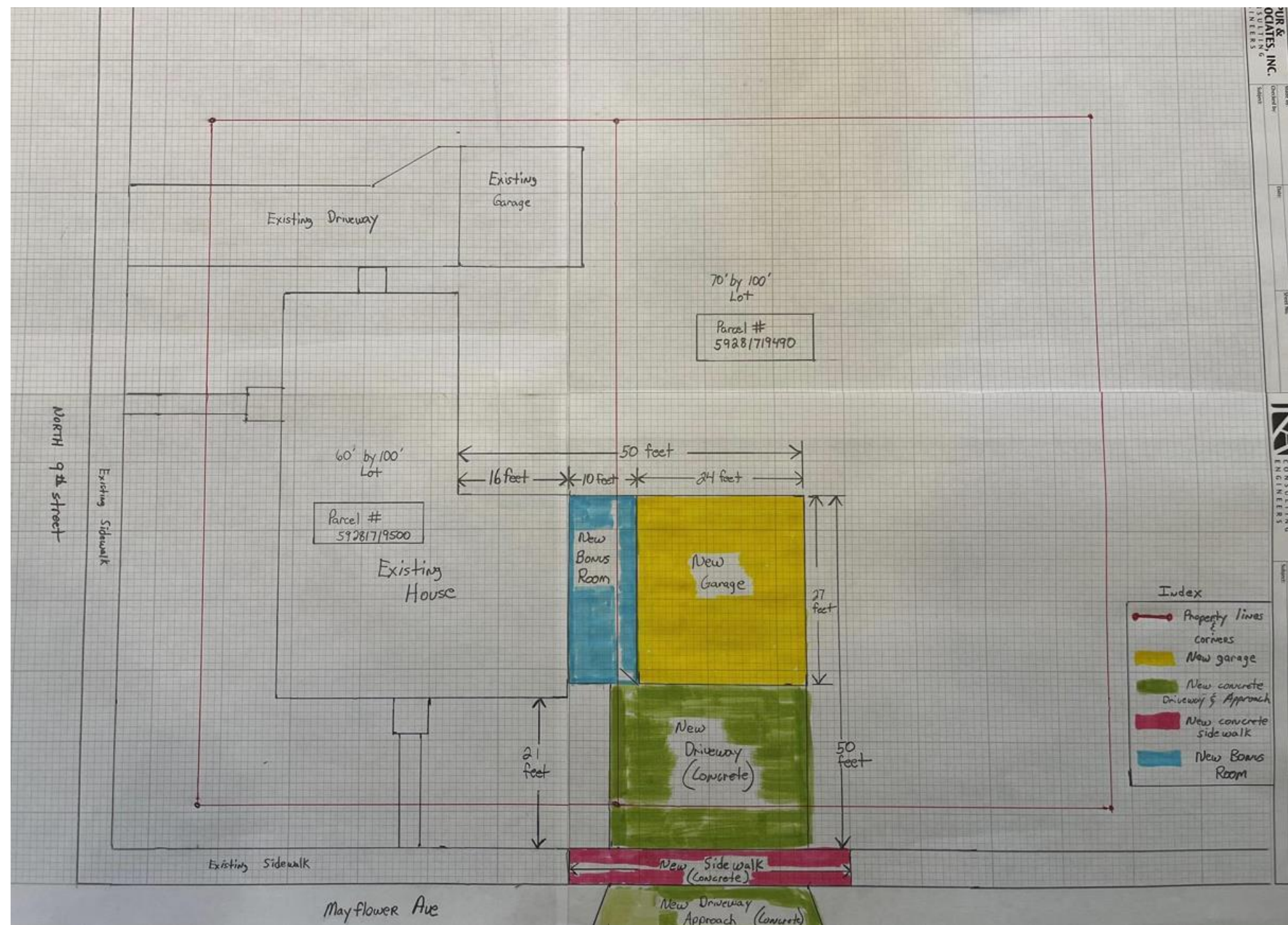
Thank you so much for your time, please feel free to contact me with any questions you have.

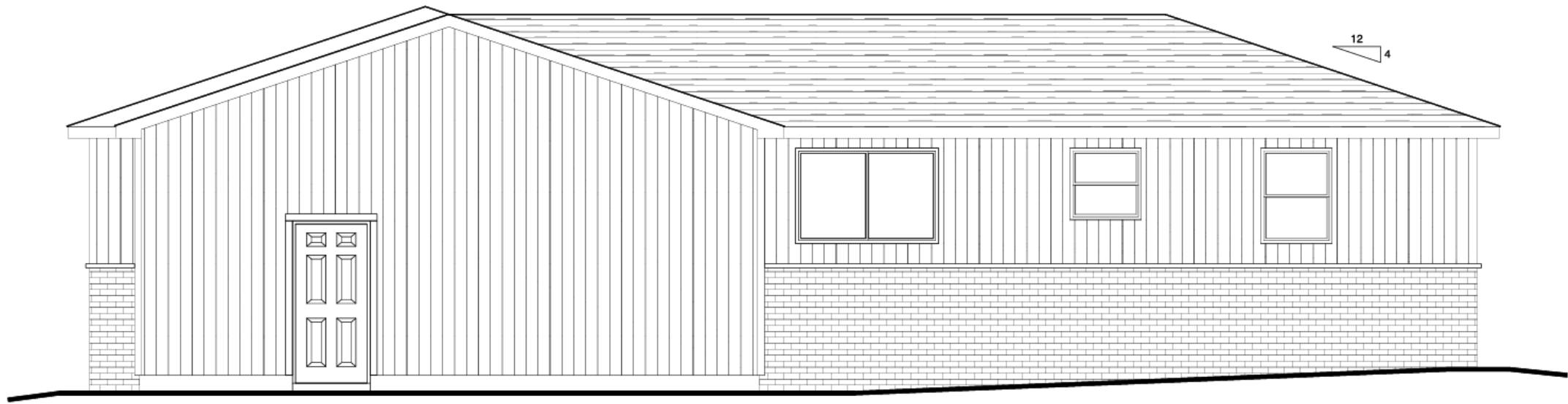
Sincerely,

Andrew Rosenthal

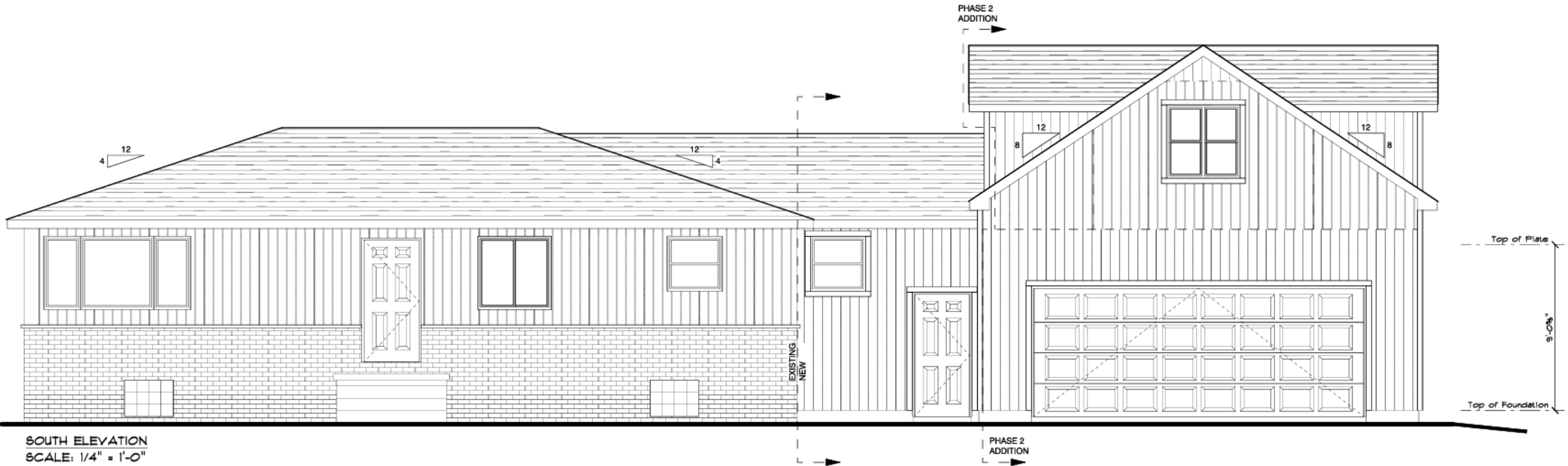




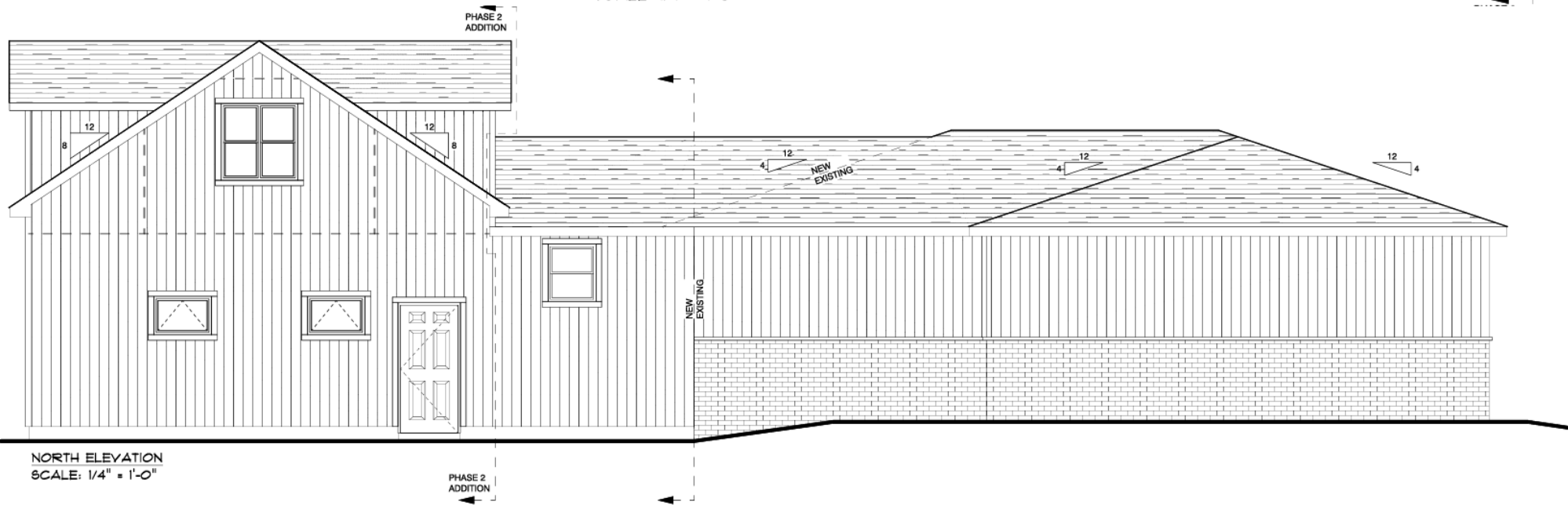
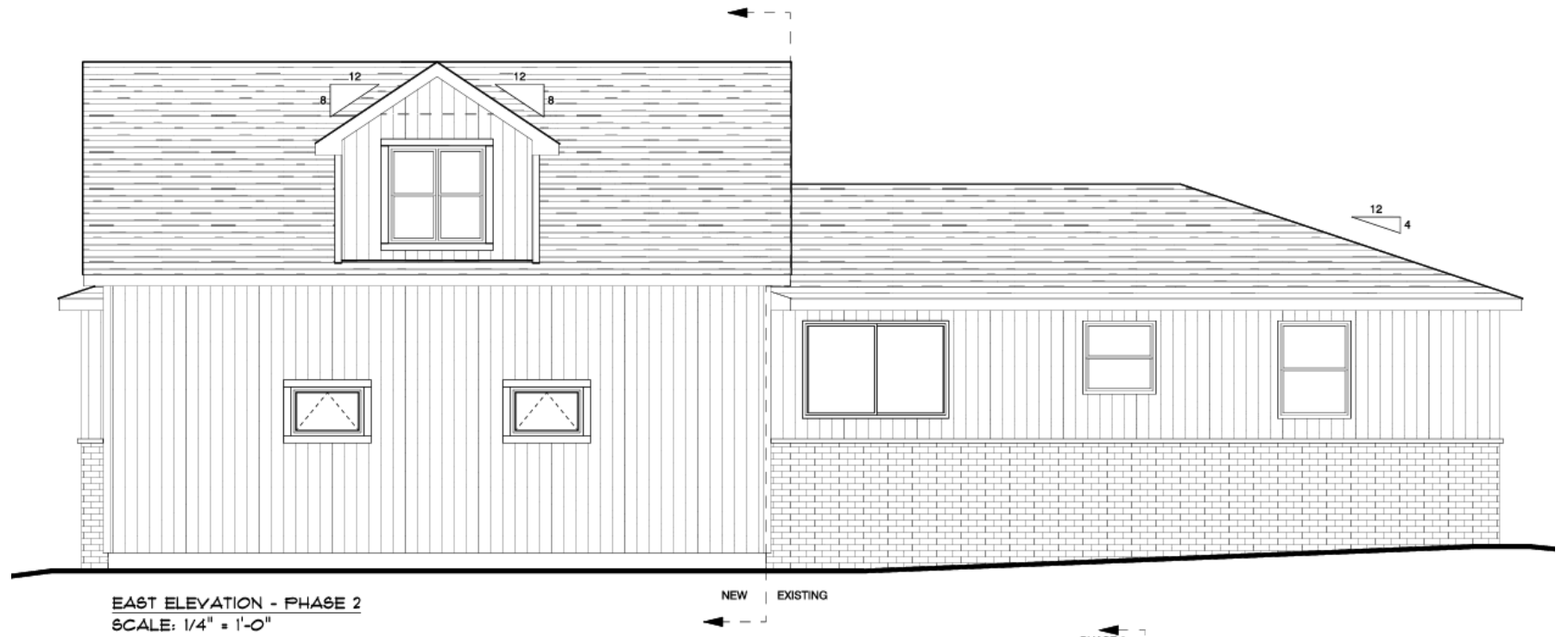


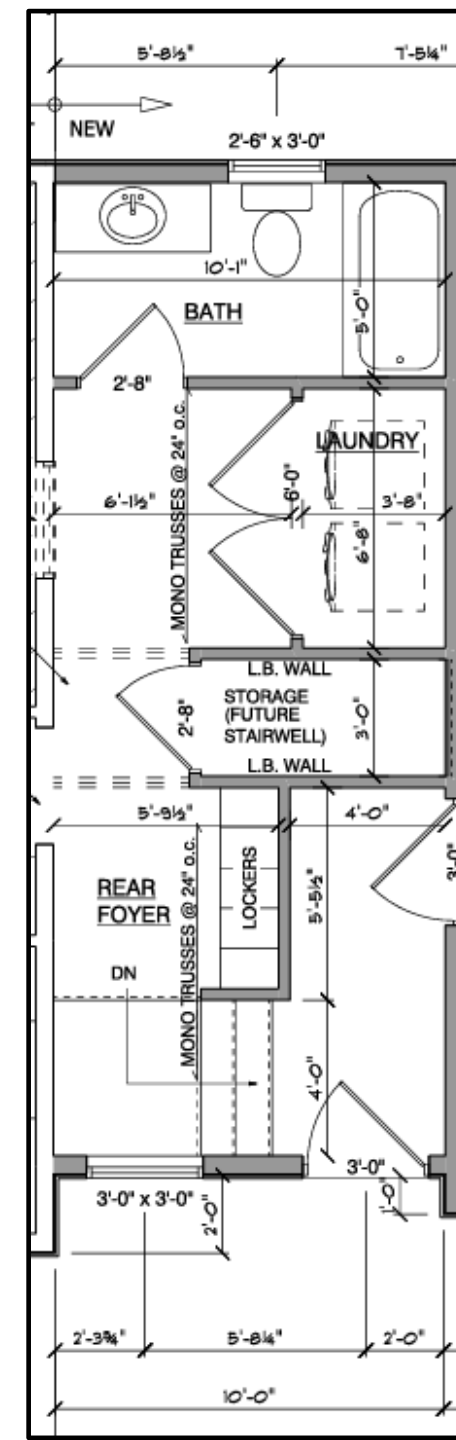


EAST ELEVATION - PHASE 1
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





<https://www.certainteed.com/siding/products/monogram/>

Savannah Wicker (white trim)



Landmark Shingles

Driftwood- to match the existing house



NORTH 9TH ST

