



Board of Appeals

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Agenda

Monday, March 23, 2015

4:45 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Board of Appeals** of the City of De Pere will be held on **March 23, 2015** at **4:45 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

1. Roll Call.
2. Approval of the minutes of the February 23, 2015 Board of Appeals meeting.
3. Request submitted by Jeffrey N. Burkard, 1530 Grace Street, De Pere, Wisconsin to construct a 12' x 24' addition to a detached garage on the property located at 1530 Grace Street, De Pere, Wisconsin which would require a 164 square foot size variance.
4. Request submitted by Paul and Laura Skarivoda, 132 N. Ontario Street, De Pere, Wisconsin to construct a replacement detached garage on property located at 132 N. Ontario Street, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

Adjournment

Any person wishing to attend who, because of disability, requires special accommodations should contact the office of the Building Inspector at 339-4053 by Noon on Monday, March 23, 2015 so that arrangements can be made.

AGENDA SENT TO:

Board Members
Jeffrey N. Burkard
Paul & Laura Skarivoda
Sharon Boyea
Margaret Van Vonderen
Curt Smithson
Jeremy Dash
Dorothy Jameson

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: March 23, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Approval of the minutes of the February 23, 2015 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Feb2015_Minutes_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, February 23, 2015

4:45 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 4:45 PM by Board Member Thomas Keidatz

Attendee Name	Title	Status	Arrived
James Stadler	Board Member	Present	
Roger Galler	Board Member	Present	
Bob De Groot	Board Member	Present	
Thomas Keidatz	Board Member	Present	
Alice Schipper	Board Member	Present	
William Vande Hei	Board Member	Present	

Also present: Building Inspector Dave Hongisto and members of the public.

2. Approval of the minutes of the November 17, 2014 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob De Groot, Board Member
SECONDER:	William Vande Hei, Board Member
AYES:	Stadler, Galler, De Groot, Keidatz, Schipper, Vande Hei

3. Request submitted by the Kini Revocable Trust, 1000 Fox River Drive, De Pere, Wisconsin to construct an attached garage on the property located at 1000 Fox River Drive, De Pere, Wisconsin which would require a 4.2' interior side yard setback variance and a 4' front yard setback variance.

Keidatz read the notice of public hearing, and Hongisto reviewed the variance request. He has received a document from the adjoining neighbor stating that they have no objection to the proposal. Contractor Pat Drury then addressed the board on behalf of the homeowner. He stated that the house sits oddly on the lot, and one corner of the proposed garage will actually be slightly farther from the property line than the current structure. Keidatz polled the board members, who voted unanimously in favor of the request. He noted that based on the characteristics of the neighborhood and the evidence submitted, it would be a hardship not to grant the variance. A building permit must be obtained prior to the start of construction.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Stadler, Galler, De Groot, Keidatz, Schipper, Vande Hei

4. Request submitted by Tom & Julie Flis, 833 Urbandale Avenue, De Pere, Wisconsin to construct an addition to an attached garage on property located at 833 Urbandale Avenue, De Pere, Wisconsin which would require a three (3) foot interior side yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request, explaining that the proposed garage extension would follow the setback of the original garage. Architect Paul De Leeuw addressed the board on behalf of the homeowner. He stated that the addition was designed to preserve the sightline

from the street. Keidatz then polled the board members, who voted unanimously in favor of approving the request. He noted that based upon the characteristics of the neighborhood and the proposed plan to keep the addition in line with the existing structure, it would be a hardship to deny the variance. The necessary permits must be obtained prior to commencing the project.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Stadler, Galler, De Groot, Keidatz, Schipper, Vande Hei

Adjournment

Keidatz motioned, seconded by De Groot, to adjourn the meeting at 5:00 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

Attachment: BoA_Feb2015_Minutes_Draft (3251 : Minutes)

City of De Pere, Wisconsin**Request For Board of Appeals Action**

MEETING DATE: March 23, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Jeffrey N. Burkard, 1530 Grace Street, De Pere, Wisconsin to construct a 12' x 24' addition to a detached garage on the property located at 1530 Grace Street, De Pere, Wisconsin which would require a 164 square foot size variance.

ATTACHMENTS:

- BoA_1530 Grace_Notice of Public Hearing (PDF)
- BoA_1530 Grace_Attachments (PDF)

Publish: March 13, 2015

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Zoning Board of Appeals of the City of De Pere, Brown County, Wisconsin, on Monday, March 23, 2015 at 4:45 p.m. in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matter:

An appeal for a variance from the City of De Pere Municipal Code, Chapter 14.12(2) submitted by Jeffrey N. Burkard, 1530 Grace Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a 12' x 24' addition to a detached garage on the property located at 1530 Grace Street, De Pere, Wisconsin which would require a 164 square foot size variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.12(2) which allows a maximum of 700 square feet for detached accessory buildings.

Dated this 11th day of March, 2015.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_1530 Grace_Notice of Public Hearing (3249 : 1530 Grace St)



CITY OF DE PERE

APPLICATION FOR VARIANCE

Fee: \$ 150.00

Receipt #: 100676

Date: 3-13-15

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) <u>JEFFREY M. BURKARD</u>	Authorized Representative <u>SAME</u>	Title <u>OWNER</u>	
Mailing Address <u>1530 GRACE ST</u>	City <u>DE PERE</u>	State <u>WI</u>	ZIP Code <u>54115</u>
Email Address <u>JB-4757@YAHOO.COM</u>	Phone Number (incl. area code) <u>920-621-7768</u>	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address: <u>1530 GRACE ST. DE PERE, WI 54115</u>	Parcel Number(s):
Legal Description: <u>THE BRUSS ADDITION ELY 11.54 OF LOT 6 BLK 8 & THAT PART OF VOLKER ST LYG BTW BLK 8 & 9 AS VACATED & WIDENED 5' OF BLK 9 8419 SQ FT</u>	<u>20-124-46-1</u>

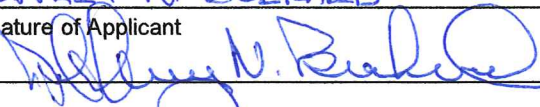
SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	<u>DETACHED OUT BUILDING SIZE (14-12(2))</u>
Ordinance Provision:	<u>DETACHED OUT BUILDING LIMITED TO 700 SQ FT IN SIZE</u>
Project Description:	<u>ADD A 12X24 ADDITION TO THE WEST SIDE OF EXISTING GARAGE</u>
Variance Requested:	<u>ADD 164 SQ FT MORE TO EXISTING 700 SQ FT ALLOWANCE FOR A TOTAL OF 864 SQ FT GARAGE</u>
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	<u>NONE</u>
Describe the hardship(s) that would result if the variance is not granted:	<u>I HAVE 3 CARS AND A MOTORCYCLE AND WOULD HAVE TO CONTINUE RENTING STORAGE SPACE TO KEEP A CAR & MOTORCYCLE IN.</u>
Describe how the variance would not have adverse effects on surrounding properties:	<u>NO ADVERSE EFFECT ON SURROUNDING PROPERTIES.</u>

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 is true and accurate. I certify that the project will be in compliance with all permit 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) JEFFREY N. BURKARD	Title OWNER	Phone Number 920-621-7768
Signature of Applicant 		Date Signed 2-2-15

Maps and scaled drawings which help explain the request are strongly encouraged. Attached additional sheets if necessary.

2-2-15

ZONING BOARD OF APPEALS

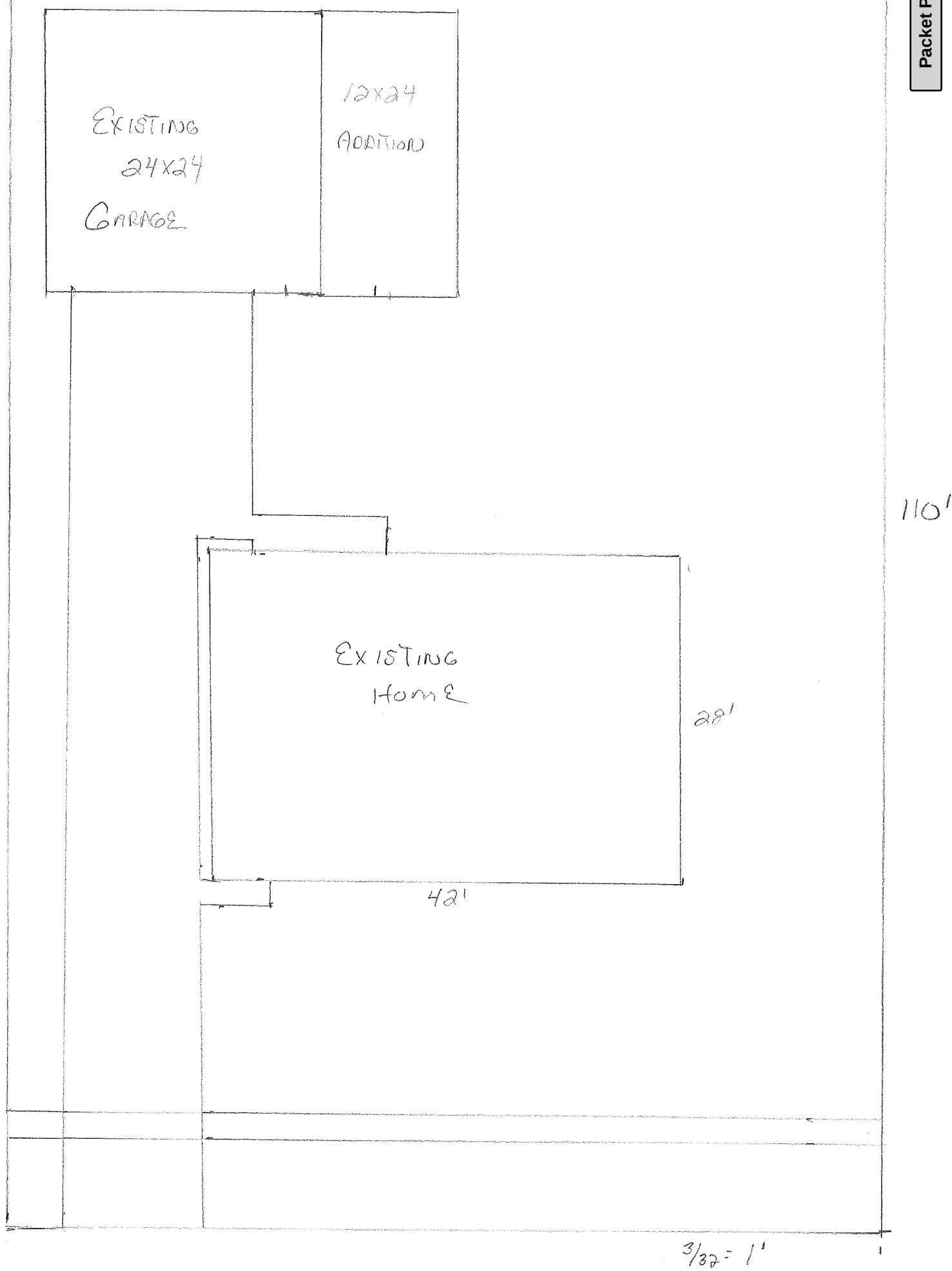
I AM REQUESTING A VARIANCE TO ADD A 12X24 ADDITION TO MY EXISTING 24X24 GARAGE. THE ORDINANCE ALLOWS 700 SQ FT THUS I NEED A VARIANCE FOR THE ADDITIONAL 164 SQ FT FOR A TOTAL OF 864 SQ FT OUTBUILDING.

I OWN 3 CARS AND A MOTORCYCLE. WITH THE EXISTING GARAGE I CAN ONLY FIT 2 VEHICLES IN IT AT ANYTIME I CURRENTLY RENT A STORAGE GARAGE FOR THE OTHER 2 VEHICLES AND THAT IS AN ADDED EXPENSE, PLUS AN INCONVENIENCE.

I HAVE ENCLOSED SIGNATURES FROM THE 4 BORDERING PROPERTIES STATING THEY HAVE NO OBJECTION TO THE ADDITION.

THANK YOU FOR CONSIDERING THIS REQUEST

JEFFREY N. BURKARD
1530 GRACE ST
DE PERE, WI 54115





Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

01/15/2015
Scale 1 inch = 40.0 feet

I HAVE NO OBJECTION TO JEFF BURKARD
 ADDING A 12 X 24 ADDITION TO HIS EXISTING
 GARAGE ON THE WEST SIDE, 1530 GRACE ST.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
MARGARET VAN VANDEREN	1603 Highway ST	Margaret d. Van Vanden
CURT SMITHSON	1526 Grace St.	Curt Smithson
Jeremy Asstl	1527 Highway St.	Jeremy Asstl
Dorothy Jameson	1602 Grace St.	Dorothy C. Jameson

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: March 23, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Paul and Laura Skarivoda, 132 N. Ontario Street, De Pere, Wisconsin to construct a replacement detached garage on property located at 132 N. Ontario Street, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

ATTACHMENTS:

- BoA_132 N Ontario_Notice of Public Hearing (PDF)
- BoA_132 N Ontario_Attachments (PDF)

Publish: March 13, 2015

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Zoning Board of Appeals of the City of De Pere, Brown County, Wisconsin, on Monday, March 23, 2015 at 4:50 p.m. in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matter:

An appeal for a variance from the City of De Pere Municipal Code, Chapter 14.39(6)(3)(b) submitted by Paul and Laura Skarivoda, 132 N. Ontario Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a replacement detached garage on the property located at 132 N. Ontario Street, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.39(6)(3)(b) which requires a six (6) foot interior side yard setback.

Dated this 11th day of March, 2015.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_132 N Ontario_Notice of Public Hearing (3250 : 132 N. Ontario St)

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$ ⁵ 120.00 RECEIPT # <u>100812</u> DATE: <u>3-17-15</u>
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Please print or type using black ink for duplicating purposes.

A. **Property Owner:** Name: Paul & Laura Skarivoda
Mailing Address: 132 North Ontario St
De Pere WI 54115
Phone: 983-0610, 606-8165
Signature: Paul E Skarivoda Date: 3-15-14
pandlskarivoda@tds.net

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: _____
Mailing Address: _____
Phone: _____
Signature: _____ Date: _____

B. **Property Information:**

Tax Key/Parcel: ED-594
Address/Location of Property: 132 North Ontario St
Legal Description: Lessey's Addition to De Pere lot
12 excluding north 5' block 1
Parcel Dimension: 55' x 118'
Parcel Area: .152 (6,646 square feet)
Zoning: R-2, Single & Two family residence district

C: Variance Application:De Pere Municipal Code, Section(s): 14-39(6)(3)(b)Ordinance Provision(s): Requires a six (6) foot interior side yard setbackProposed Use: New Replacement 24'x24' detached garageVariance(s) Requested: 4' interior side yard setback variance

Describe the exceptional or extraordinary circumstances or conditions that apply to your property and not to surrounding properties:

see attached letter

Describe the hardship(s) that would result if the variance is not granted:

see attached letterDescribe how the variance would **not** have adverse affects on surrounding properties:see attached letter

Additional comments may be in the form of a letter to the Zoning Board of Appeals and attached to this application.

March 12, 2015

Chairman Tom Keidatz
Members of the Zoning Board of Appeals
City of De Pere
335 S Broadway
De Pere, WI 54115

Dear Chairman Keidatz and Members of the Zoning Board of Appeals:

We are requesting a side yard setback variance to construct a new replacement detached garage.

The garage will be 24' x 24', four feet wider than the current 20' x 24' garage. We would like to put it in the same location so we can drive straight into the garage. We are currently 2' off of the property line and would like to keep that the same, the additional 4' would be added into the yard, not closer to the property line.

The granting of the variance will not be detrimental to the public welfare or injurious to other property improvements in the neighborhood.

The proposed variance will not impair an adequate supply of light and air to adjacent property.

We will direct storm water off of the roof onto our property, and the new garage will enhance property values in our De Pere neighborhood.

Thank you for your consideration, if you have any questions please call us at 983-0610 or 606-8165.

Sincerely



Paul and Laura Skarivoda
132 North Ontario Street
De Pere, WI 54115
920-983-0610
920-606-8165

enclosures

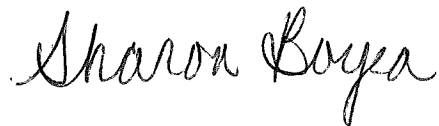
March 15, 2015

Chairman Tom Keidatz
Members of the Zoning Board of Appeals
City of De Pere
335 S Broadway
De Pere, WI 54115

Dear Chairman Keidatz and Members of the Zoning Board of Appeals:

I have reviewed Paul and Laura's plans for the new replacement garage and have no issues with them.

Sincerely

A handwritten signature in black ink that reads "Sharon Boyea". The script is cursive and fluid, with the first name "Sharon" and last name "Boyea" clearly legible.

Sharon Boyea
126 North Ontario Street
De Pere WI 54115

132 N. Ontario St.



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010

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W E
03/16/2015
Scale 1:240