



Board of Appeals

335 South Broadway

Regular Meeting

De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Monday, November 17, 2014

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 **November 17, 2014** 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 September 22, 2014 Board of Appeals meeting.
3. Request submitted by Brett Anderson, 109 N. Ontario Street, De Pere, Wisconsin to construct an addition to a detached garage on the property located at 109 N. Ontario Street, De Pere, Wisconsin which would require a three (3) foot interior side yard setback variance.
4. Request submitted by Catherine Henderson, 614 N. Superior Street, De Pere, Wisconsin to construct a replacement detached garage on the property located at 614 N. Superior Street, De Pere, Wisconsin which would require a six (6) 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, November 17th, 2014 so that arrangements can be made.

AGENDA SENT TO:

Board Members
Brett Anderson
Catherine Henderson
John & Molly Bluma

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: November 17, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Approval of the minutes of the September 22, 2014 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Sep2014_Minutes_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, September 22, 2014

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	Absent	
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 Dennis Jensen and members of the public.

2. Approval of the minutes of the August 11, 2014 Board of Appeals meeting.

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

3. Request submitted by Steven L. Ramsey, 1212 S. Erie Street, De Pere, Wisconsin to construct an eight (8) foot high fence in a rear yard (also known as a front yard in a through lot) on the property located at 1212 S. Erie Street, De Pere, Wisconsin which would require a five (5) foot height variance.

Mr. Ramsey did not appear. Schipper motioned, seconded by Stadler, to table this agenda item until the October Board of Appeals meeting, and provide the applicant with notice of the decision. Upon vote, motion carried unanimously.

4. Request submitted by William Smith, 1219 Meadow View Lane, De Pere, Wisconsin to construct a four (4) foot high fence in a corner side yard setback on property located at 1219 Meadow View Lane, De Pere, Wisconsin which would require a one (1) foot height variance.

Keidatz read the notice of public hearing, and homeowner William Smith addressed the board. He described the purpose of the height variance request. Keidatz then polled the members, who voted unanimously in favor of granting the variance. Keidatz noted that the variance will not be a detriment to surrounding property and will not create a hazard. The homeowner must obtain necessary permits prior to starting the project.

Attachment: BoA_Sep2014_Minutes_Draft (2821 : Approval of the minutes of the September 22, 2014 Board of)

Adjournment

Stadler motioned, seconded by Schipper, to adjourn the meeting at 5:00 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: November 17, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Brett Anderson, 109 N. Ontario Street, De Pere, Wisconsin to construct an addition to a detached garage on the property located at 109 N. Ontario Street, De Pere, Wisconsin which would require a three (3) foot interior side yard setback variance.

ATTACHMENTS:

- BoA_109 N Ontario_Notice of Public Hearing (PDF)
- BoA_109 N Ontario_Attachments (PDF)

Publish: November 7, 2014

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, November 17, 2014 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 14-39(6)(3)(b) submitted by Brett Anderson, 109 N. Ontario Street, De Pere, Wisconsin. Said appeal requests a building permit to construct an addition to a detached garage on the property located at 109 N. Ontario Street, De Pere, Wisconsin which would require a three (3) 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 building setback.

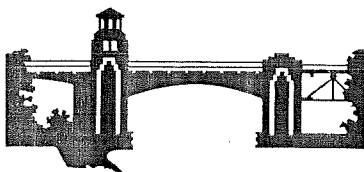
Dated this 5th day of November, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

CITY OF DE PERE

APPLICATION FOR
VARIANCE

FEE: \$120.00

RECEIPT # 97884

DATE: 11-4-14

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Brett Anderson
 Mailing Address: 109 N. Ontario st.
 Phone: 920 412 0774
 Signature: Brett Anderson Date: 11-4-2014

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: ED1087
 Address/Location of Property: 109 N. Ontario st.
 Legal Description: Original Plot of De Pere
Lot 5 Block 47
 Parcel Dimension: 60' x 120'
 Parcel Area: 7,200 sq ft.
 Zoning: R-2, Single & two family Res District

C: Variance Application:De Pere Municipal Code, Section(s): 14-39 (6) (3) (b)Ordinance Provision(s): Requires a 6' interior side yard building setbackProposed Use: 15' x 20' addition to existing 18' x 40' detached garageVariance(s) Requested: 3' interior side yard setback

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

Please see attached letter

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

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

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

Chairman Tom Keidatz
Zoning Board of Appeals Members
335 South Broadway
De Pere, WI. 54115-2593

11/4/14

Dear Mr. Tom Keidatz and Members of the De Pere Zoning Board of Appeals. I am requesting a 3' (three foot) side yard setback variance as I propose to construct an extension addition onto my existing detached garage. The existing garage and proposed addition will not exceed the 700 square foot limitation for garage / utility buildings.

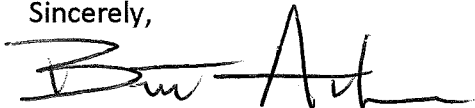
This property at 109 N. Ontario Street is an existing Sub Standard Lot of record and the 6' (six foot) setback requirement creates a hardship as it would create a non-uniform building roof line and a 36' south wall offset from the original existing garage creating an unusable void. By granting this side yard setback variance I will be able to maintain the original concrete line from Ontario Street to the alley which allows me to maintain all of my green space or lawn and I feel this plan will actually enhance property values.

Also as the existing garage is in dire need of an asphalt roof shingle replacement It is my intent to match the shadowed asphalt shingles of the business visually effected by my plans at 921 George Street on my existing garage and the proposed addition. This will also create an aesthetically richer look for my neighbors and traffic on George Street.

My proposed garage addition will in no way create any safety nor snow removal issues as this proposal maintains a 16' (sixteen foot) setback from the alley.

Thank you in advance for your consideration of my variance request.

Sincerely,



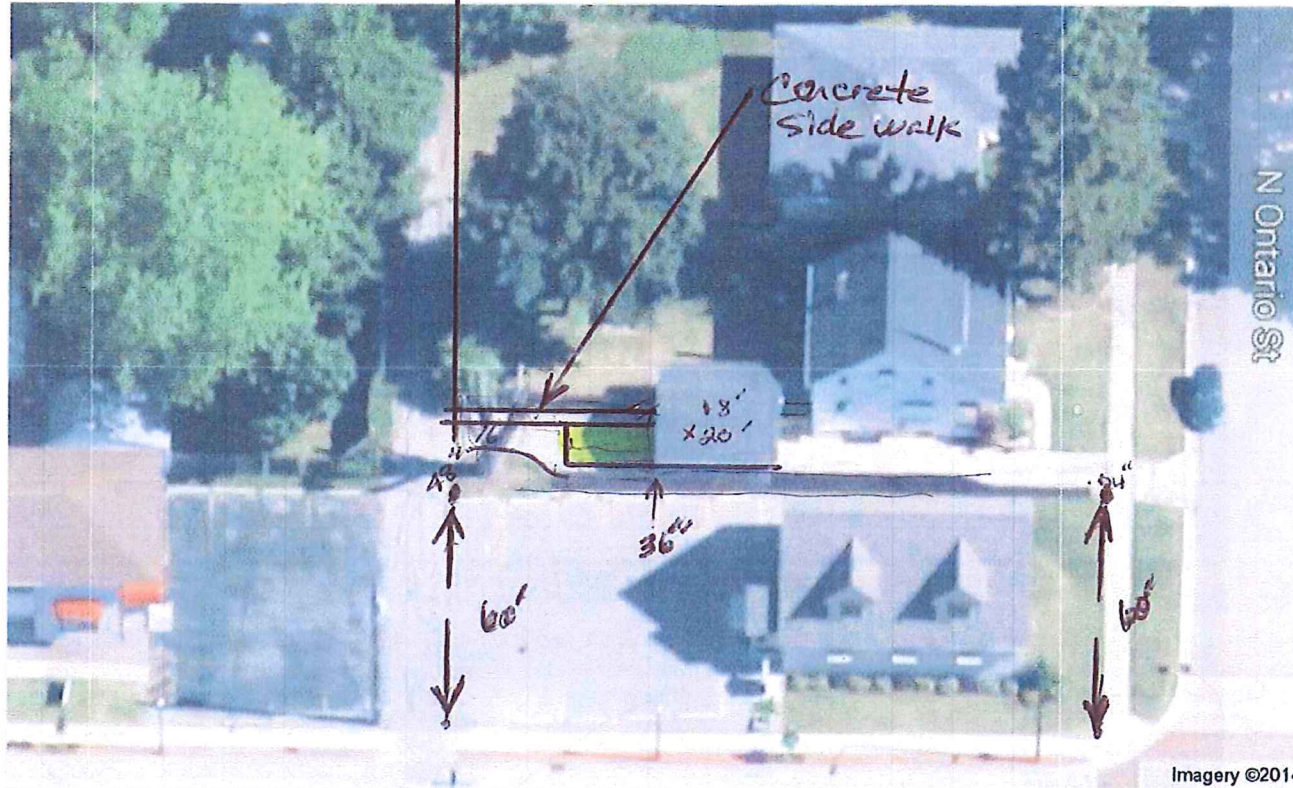
Brett Anderson
109 N. Ontario
De Pere, WI. 54115

Google

Proposed
15' x 20' Extension

To see all the details that are visible on the screen, use the "Print" link next to the map.

N 3rd



16' set back
From alley

20' x 15'
Garage Extension/
Addition

Imagery ©2014 Google, Map data ©2014 Google -



Alley View Looking East

Proposed 15' x 20' westward garage extension

North

Southern-George street view roof line to match existing garage & new roof will duplicate that of 921 Georges Business

South

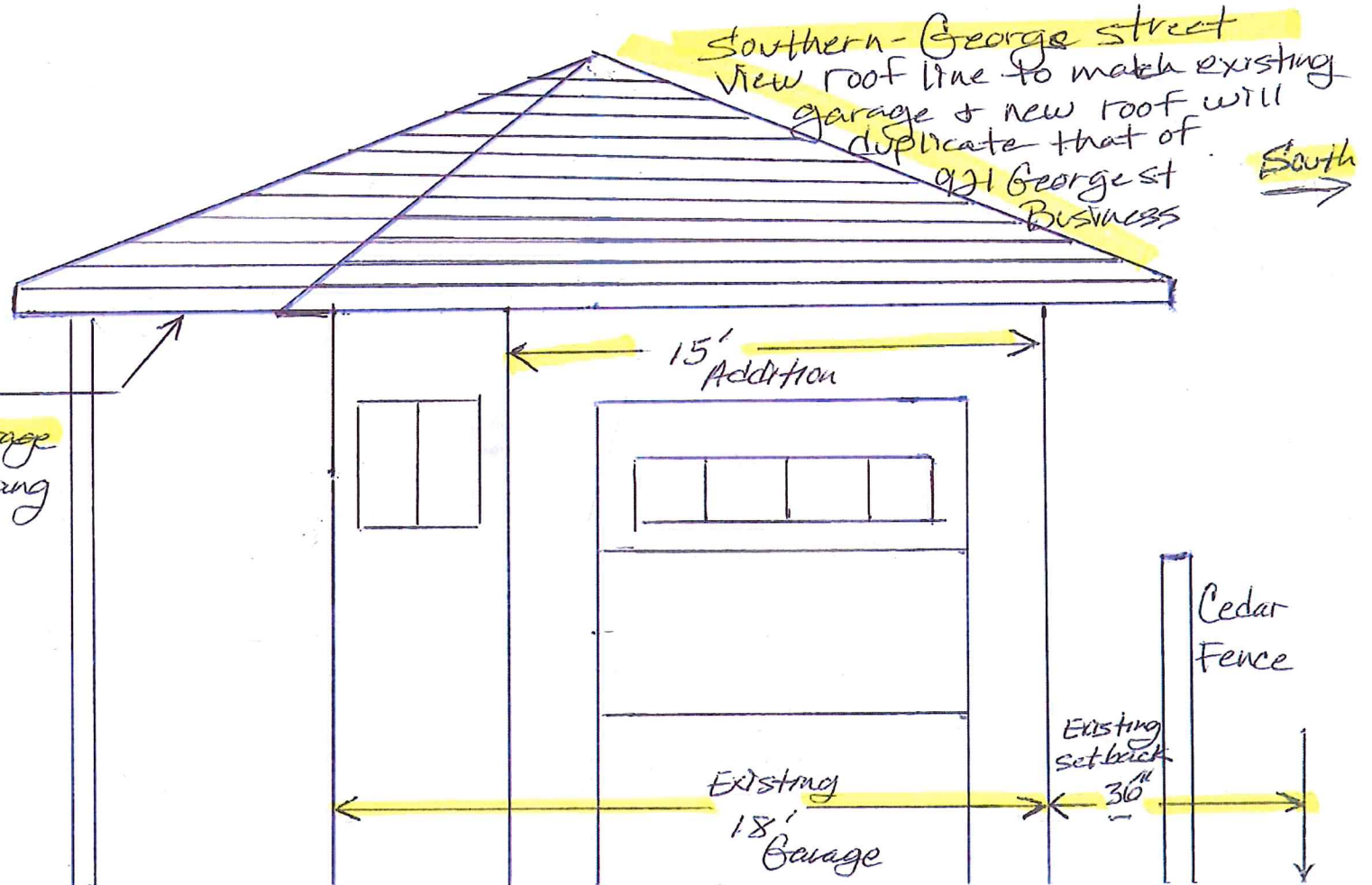
Existing garage porch-overhang

15' Addition

Cedar Fence

Existing setback 36"

Existing 18' Garage



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

MEETING DATE: November 17, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Catherine Henderson, 614 N. Superior Street, De Pere, Wisconsin to construct a replacement detached garage on the property located at 614 N. Superior Street, De Pere, Wisconsin which would require a six (6) foot interior side yard setback variance.

ATTACHMENTS:

- BoA_614 N Superior_Notice of Public Hearing (PDF)
- BoA_614 N Superior_Attachments (PDF)

Publish: November 7, 2014

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, November 17, 2014 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 14-38(5)(3) submitted by Catherine Henderson, 614 N. Superior Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a replacement detached garage on the property located at 614 N. Superior Street, De Pere, Wisconsin which would require a six (6) foot interior side yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-38(5)(3) which requires a six (6) foot interior side yard setback.

Dated this 5th day of November, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$120.00 RECEIPT # <u>97986</u> DATE: <u>11-10-14</u>
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Please print or type using black ink for duplicating purposes.

A. **Property Owner:** Name: Catherine E. Henderson
Mailing Address: 614 N. Superior St
Phone: 920-265-9313
Signature: Catherine E. Henderson Date: 11/6/14

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 501
Address/Location of Property: 614 N. Superior St.
Legal Description: IRWINS 2nd Addition to DePere
Lot 7 Block 18
Parcel Dimension: 60 X 140
Parcel Area: 8400 Square feet
Zoning: R-1, Single Family Residence
District

C: Variance Application:

De Pere Municipal Code, Section(s):

14-38 (5) (3)

Ordinance Provision(s):

Requires a six (6) foot interior
side yard set back

Proposed Use:

Detached garage

Variance(s) Requested:

6' interior side yard building
set back

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.

Chairman Tom Keidatz
Zoning Board of Appeals
335 S. Broadway
De Pere, WI 54115

Requesting a 6' side yard setback variance. (Tree smashed old garage) The garage was torn down.

I would like to construct a new garage in the same location.
Because of the proximity to the lot line, I will have a gutter installed on the roof to direct water away from my neighbors to the north. They have no objection to the proposed garage. Granting of the variance will not be detrimental to the neighborhood. The variance will not impair an adequate supply light supply or air to adjacent property. The new garage will enhance the property values in the neighborhood.

Thank You for your time

Cathy Henderson
614 N. Superior St.
De Pere, WI 54115

--
Cathy Henderson

To whom it may concern,

We, John and Molly Bluma, are not apposed to
Kathy building her garage on the current slab
location.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Bluma".A handwritten signature in blue ink, appearing to read "Molly Bluma".

4.b

<Title>

Packet Pg. 18



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



11/13/2014
Scale 1:240