



Board of Appeals

Regular Meeting

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

Agenda

Monday, October 23, 2017	4:45 PM	De Pere City Hall Council Chambers
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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 **October 23, 2017** 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 August 28, 2017 Board of Appeals meeting.
3. Request submitted by Chad Mishleau, 809 S Melcorn Circle, De Pere, Wisconsin, to construct a deck on the property located at 809 S Melcorn Circle, De Pere, Wisconsin which would require a 3 foot rear yard setback variance.
4. Request submitted by Ralph Solano, 845 S Melcorn Circle, De Pere, Wisconsin, to construct a deck on the property located at 845 S Melcorn Circle, De Pere, Wisconsin which would require an 11 foot rear yard setback variance.
5. Request submitted by Jenny Kraftcheck, 918 Fourth Street, De Pere, Wisconsin to construct a porch replacement on the property located at 918 Fourth Street, De Pere, Wisconsin which would require a 5 foot front yard setback variance.

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the office of the Building Inspector at 339-4053 by noon on the day of the meeting so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Chad Mishleau
Jacob & Jennifer Vanderlogt
Gerald & Judy Finnel
Stacy Anderson
Steven & Sarah Peters
Ralph Solano
Chad Michaelkiewicz
Larry & Patricia Willems
Jonathan & Jennifer Egen
Kailee Dufour
Keith Garot, Coach Builders
Jenny Kraftcheck
Brian & Diane Bower

David Brewer
Anthony Laluzerne
Justin Beno
Patricia Haevers

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: October 23, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the August 28, 2017 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Aug2017_Minutes_Draft (PDF)



Board of Appeals

Regular Meeting

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

Draft Minutes

Monday, August 28, 2017

4:45 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 4:45 PM by Chairman Bob De Groot

Attendee Name	Title	Status	Arrived
Scott Bonfigt	Board Member	Present	
Bob De Groot	Chairman	Present	
Paul De Leeuw	Board Member	Excused	
Roger Galler	Vice Chairman	Present	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	
Andy Van Remortel	Board Member	Present	

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

- Approval of the minutes of the July 24, 2017 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Roger Galler, Vice Chairman
AYES:	Bonfigt, De Groot, Galler, Stadler, Vande Hei, Remortel
EXCUSED:	Paul De Leeuw

- Request submitted by Patricia Rolf, 411 Southern Star Lane, De Pere, Wisconsin to construct a 6' high fence on the property located at 411 Southern Star Lane, De Pere, Wisconsin, which would require a variance to allow a fence higher than 3' in a corner side yard setback.

Bob De Groot read the notice of public meeting and Building Inspector Dave Hongisto reviewed the variance request. He noted that the homeowner did not realize that a fence permit was required. A 6 foot high fence was installed on the property, which is a corner lot. Since the maximum height allowed on a corner lot is only 3 feet, the homeowner was required to apply for the height variance. Boyd Zastrow, the son-in-law to Patricia Rolf, spoke on her behalf. Jim Stadler asked Dave Hongisto if he checked the vision corridor to make sure it is in compliance and Dave replied that it did not obstruct the vision at the corner. Mr. Zastrow added that neighbors were notified and no one had any objection to the fence. Bill Vande Hei moved, seconded by Scott Bonfigt, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot reminded the applicant to obtain a fence permit from the building inspection department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Vande Hei, Board Member
SECONDER:	Scott Bonfigt, Board Member
AYES:	Bonfigt, De Groot, Galler, Stadler, Vande Hei, Remortel
EXCUSED:	Paul De Leeuw

- Request submitted by Richard Resch, 1339 N Summer Range Road, De Pere, Wisconsin to construct a 480 square foot addition to a detached garage on the property located at 1339 N Summer Range Road, De Pere, Wisconsin which would require a 260 square foot size variance.

Bob De Groot read the notice of public meeting and Building Inspector Dave Hongisto reviewed the variance request. The area where the garage addition will be built is at the back of the Resch's property, which is bordered by the St. Norbert Abbey land. Sharon Resch was in attendance to answer any questions from the board. Bill Vande Hei asked how far the detached garage addition will be from the rear property line. Dave replied that it will be 12 feet, which is more than the 4 feet that is required. Jim Stadler asked why the addition was needed. Mrs. Resch replied that they want the addition so they can store 2 additional cars, which at the present time have to be stored offsite. Jim then asked how many cars will be stored in the larger garage. Mrs. Resch replied that there would be a total of 4 cars. Jim asked Dave if there is a limit of how many cars can be stored and Dave replied that there is no limit, as long as all vehicles are licensed and registered. Jim Stadler moved, seconded by Roger Galler, to approve the variance request. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Roger Galler, Vice Chairman
AYES:	Bonfigt, De Groot, Galler, Stadler, Vande Hei, Remortel
EXCUSED:	Paul De Leeuw

Adjournment

Bill Vande Hei moved, seconded by Jim Stadler, to adjourn the meeting at 5:00 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

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

MEETING DATE: October 23, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Request submitted by Chad Mishleau, 809 S Melcorn Circle, De Pere, Wisconsin, to construct a deck on the property located at 809 S Melcorn Circle, De Pere, Wisconsin which would require a 3 foot rear yard setback variance.

ATTACHMENTS:

- BoA_809 S Melcorn_Notice of Public Hearing (DOC)
- BoA_809 S Melcorn_Attachments (PDF)

Publish: October 13, 2017

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 October 23, 2017 at 4:45 PM 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 (6)(1)(b) P.D.D.Overlay submitted by Chad Mishleau, 809 S Melcorn Circle, De Pere, Wisconsin. Said appeal requests a building permit to construct a deck on the property located at 809 S Melcorn Circle, De Pere, Wisconsin which would require a 3 foot rear yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38 (6)(1)(b) P.D.D.Overlay which requires a 25 foot rear yard setback.

Dated this 11th day of October, 2017

BY ORDER OF THE BOARD OF APPEALS

David R. Hongisto, Building Inspector

Attachment: BoA_809 S Melcorn_Notice of Public Hearing (6329 : 809 S Melcorn Circle)

CITY OF DE PERE
RECEIVED

OCT 10 2017

PLANNING DEPT.



CITY OF DE PERE

APPLICATION FOR
VARIANCE

Fee: \$ 168.00

Receipt #: 126433

Date: 10-10-17

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) <i>Chad Mishleau</i>	Authorized Representative	Title <i>Owner</i>	
Mailing Address <i>809 S. Melcorn</i>	City <i>Depere</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address	Phone Number (incl. area code) <i>920 632 2029</i>	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: <i>809 S. Melcorn Depere WI 54115</i>	Parcel Number(s):
Legal Description: <i>Trailside Estates Lot 155</i>	<i>ED 2777</i>

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	<i>14.38(6)(1)(b) P.D.D. Overlay</i>
Ordinance Provision:	<i>Requires a 25' rear yard setback</i>
Project Description:	<i>14x20 Deck</i>
Variance Requested:	<i>Deck encroach on Backset Three (3) foot rear yard setback variance</i>
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	<i>Dim. from house to rear yard lot line 36'</i>
Describe the hardship(s) that would result if the variance is not granted:	<i>with a 25' set back which allows for a 11'0 Deck. Does not even allow for enough room on Deck for patio set</i>
Describe how the variance would not have adverse effects on surrounding properties:	<i>Neighboring properties have encroached with 25' set back (property fenced in anyway)</i>

Attachment: BoA_809 S Melcorn_Attachments (6329 : 809 S Melcorn Circle)

SECTION 5: Certification and Permission

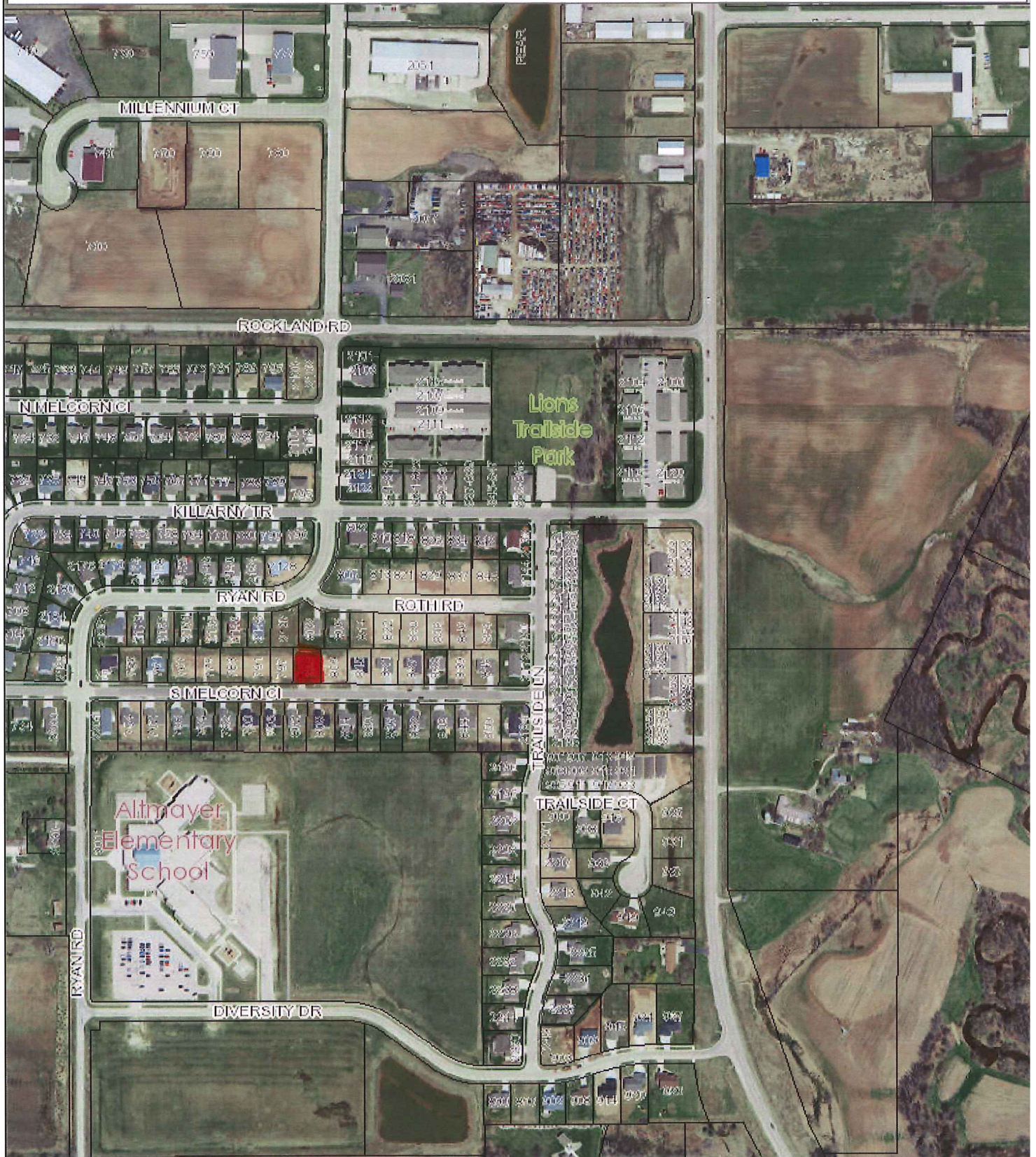
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance 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) <i>Chad Mishleau</i>	Title <i>Owner</i>	Phone Number <i>632 2029</i>
Signature of Applicant <i>Dave Van Rite (Creative Decks)</i> <i>360-8788</i>		Date Signed <i>10/10/17</i>

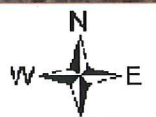
Maps and scaled drawings which help explain the request are strongly encouraged. Attach additional sheets if necessary.

809 S. Melcorn Circle

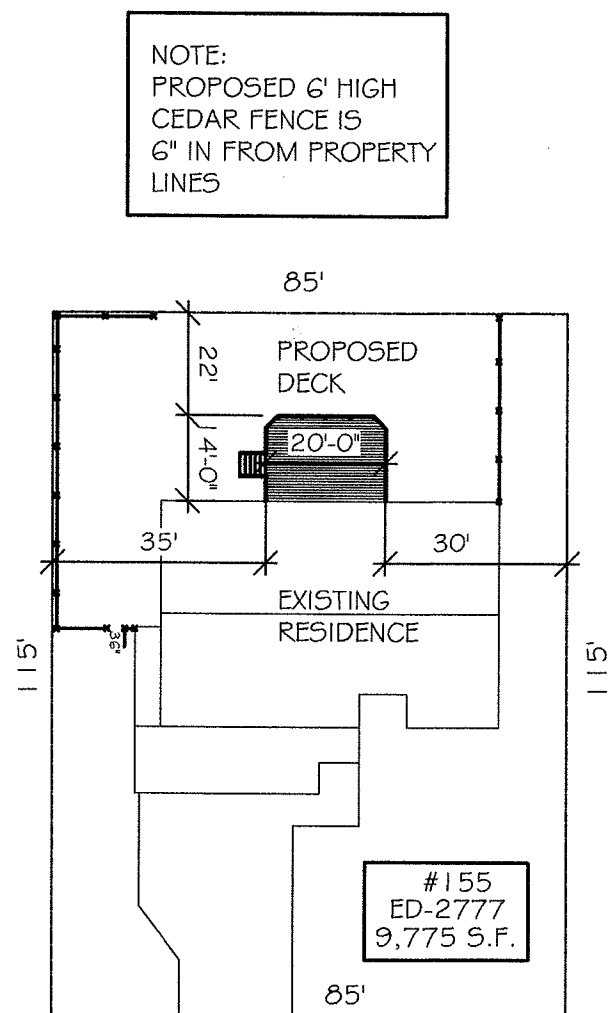


This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness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



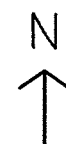
10/18/2017
Scale 1:4800



S. MELCORN CIRCLE

SITE PLAN

SCALE 1" = 30'



OWNER

CHAD MISHLEAU
809 S. MELCORN CIRCLE
DEPERE, WISCONSIN 54155
920 632 2029

INDEX

- 51 SITE AND TITLE SHEET
- 1 DECK AND FRAMING PLANS
- 2 SECTION AND NOTES

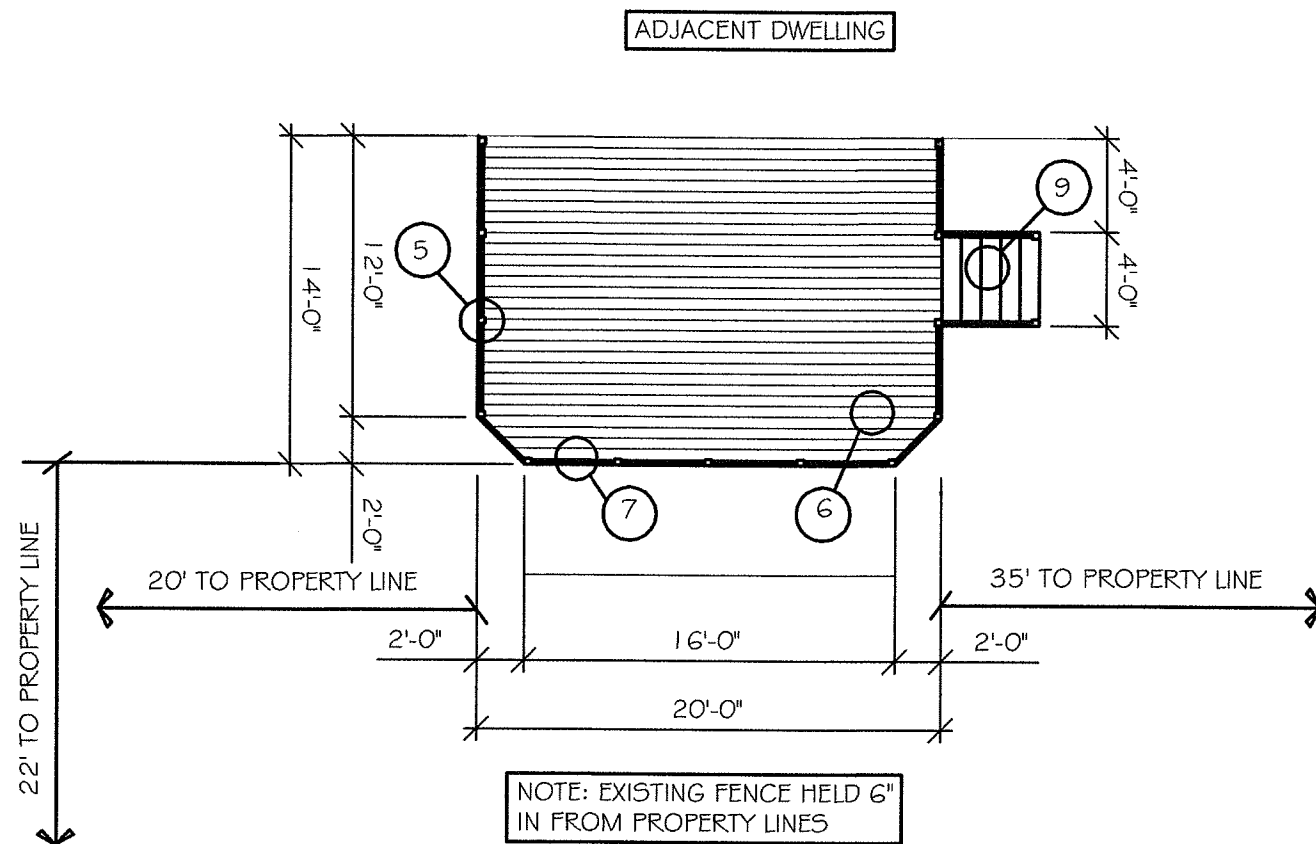
DATE: 10/09/17
REVISIONS 10/09/17

PREPARED BY:
HOME REMAKES
1523 SHADOW RIDGE WAY
DEPERE, WISCONSIN 54115
920 360 5262

CREATIVE DECKS and GAZEBOS, LLC
277 MAYFLOWER ROAD
GREEN BAY, WISCONSIN 54311
920 468 7219

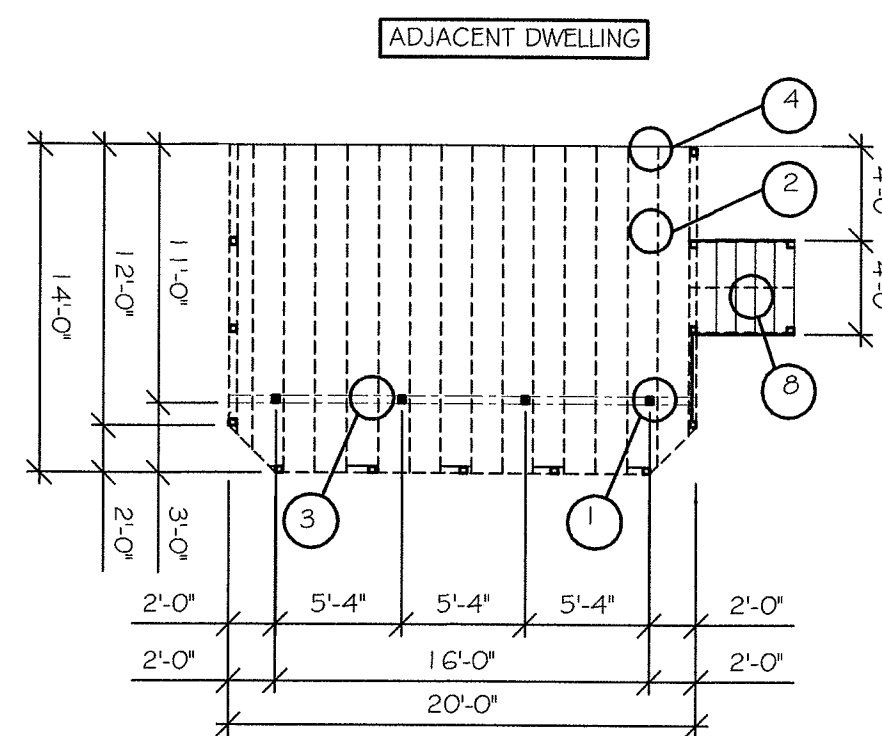
DECK
CHAD MISHLEAU
809 MELCORN CIRCLE
DEPERE, WI 54115

S1



DECK PLAN

SCALE 1/8" = 1'-0"



DECK FRAMING PLAN

SCALE 1/8" = 1'-0"

- ① 6 x 6 TREATED WOOD POSTS TO MINIMUM 48" BELOW GRADE. BEAR ON 8" THICK x 14" CONCRETE AT BOTTOM OF HOLE.
- ② 2 x 8 16" O.C. WITH BRIDGING AT MIDPOINT. SIMPSON JOIST HANGERS TO LEDGER BOARD WITH MIN. 8d x 1 1/2" NAILS. SIMPSON DTT2Z THROUGH TO EXISTING STRUCTURE @ EVERY THIRD JOIST, MAX.
- ③ (2) 2 x 8 OR (1) 2 x 10 BEAM.
- ④ 2 x 10 LEDGER BOARD WITH MIN. 3/8" LAG BOLTS, STAGGERED, 16" O.C. MAX. SPACING
- ⑤ 4 x 4 WOOD POSTS. SEE DECK SECTION.
- ⑥ 5/4" THICK BY 5 1/2" WIDE TREATED DECKING.
- ⑦ WOOD RAIL SYSTEM - SEE SECTION.
- ⑧ (3) 2 x 10 STAIR STRINGERS
- ⑨ (6) RISERS @ 7 1/2". VERIFY EXACT HEIGHT. MINIMUM 10" TREADS.

DATE: 10/09/17		3.b	
REVISIONS			
PREPARED BY: HOME REMAKES		1523 SHADOW RIDGE WAY DEPERE, WISCONSIN 54115 920 360 5262	
CREATIVE DECKS and GAZEBOS, LLC		277 MAYFLOWER ROAD GREEN BAY, WISCONSIN 54311 920 468 7219	
DECK CHAD MISHLEAU		809 MELCORN CIRCLE DEPERE, WI 54115	
1		Attachment: BoA_809 S Melcorn_Attachments (6329 : 809 S Melcorn Circle)	
Packet Pg. 12			

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

MEETING DATE: October 23, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Request submitted by Ralph Solano, 845 S Melcorn Circle, De Pere, Wisconsin, to construct a deck on the property located at 845 S Melcorn Circle, De Pere, Wisconsin which would require an 11 foot rear yard setback variance.

ATTACHMENTS:

- BoA_845 S Melcorn_Notice of Public Hearing (DOC)
- BoA_845 S Melcorn_Attachments (PDF)

Publish: October 13, 2017

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 October 23, 2017 at 4:45 PM 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 (6)(1)(b) P.D.D.Overlay submitted by Ralph Solano, 845 S Melcorn Circle, De Pere, Wisconsin. Said appeal requests a building permit to construct a deck on the property located at 845 S Melcorn Circle, De Pere, Wisconsin which would require an 11 foot rear yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38 (6)(1)(b) P.D.D.Overlay which requires a 25 foot rear yard setback.

Dated this 11th day of October, 2017

BY ORDER OF THE BOARD OF APPEALS

David R. Hongisto, Building Inspector

Attachment: BoA_845 S Melcorn_Notice of Public Hearing (6330 : 845 S Melcorn Circle)



CITY OF DE PERE

RECEIVED

APPLICATION FOR
VARIANCE

SEP 20 2017

PLANNING DEPT.

Fee: \$ 168.00

Receipt #: 125897

Date: 9-20-17

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) Ralph L Solano	Authorized Representative Owner	Title	
Mailing Address 845 S. Melcorn Cir.	City De Pere	State WI	ZIP Code 54115
Email Address silverbackpug@gmail.com	Phone Number (incl. area code) (920) 445-6699	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) Same	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: 845 S. MELCORN CIR DE PERE, WI 54115	Parcel Number(s):
Legal Description: Trailside Estates Lot 149	ED 2771

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	14.38 (6)(1)(b) P.D.D. overlay
Ordinance Provision:	Requires a 25' rear yard setback
Project Description:	16' x 14' Deck
Variance Requested:	Eleven (11) foot rear yard setback variance
Describe the exceptional 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:	" "
Describe how the variance would not have adverse effects on surrounding properties:	" "

Attachment: BoA_845 S Melcorn_Attachments (6330 : 845 S Melcorn Circle)

845 S. Melcorn Circle

N.T.S.



Attachment: BoA_845 S Melcorn Attachments (6330 : 845 S Melcorn Circle)



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



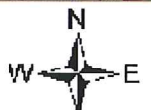
10/18/2017
Scale 1:240

845 S. Melcorn Circle



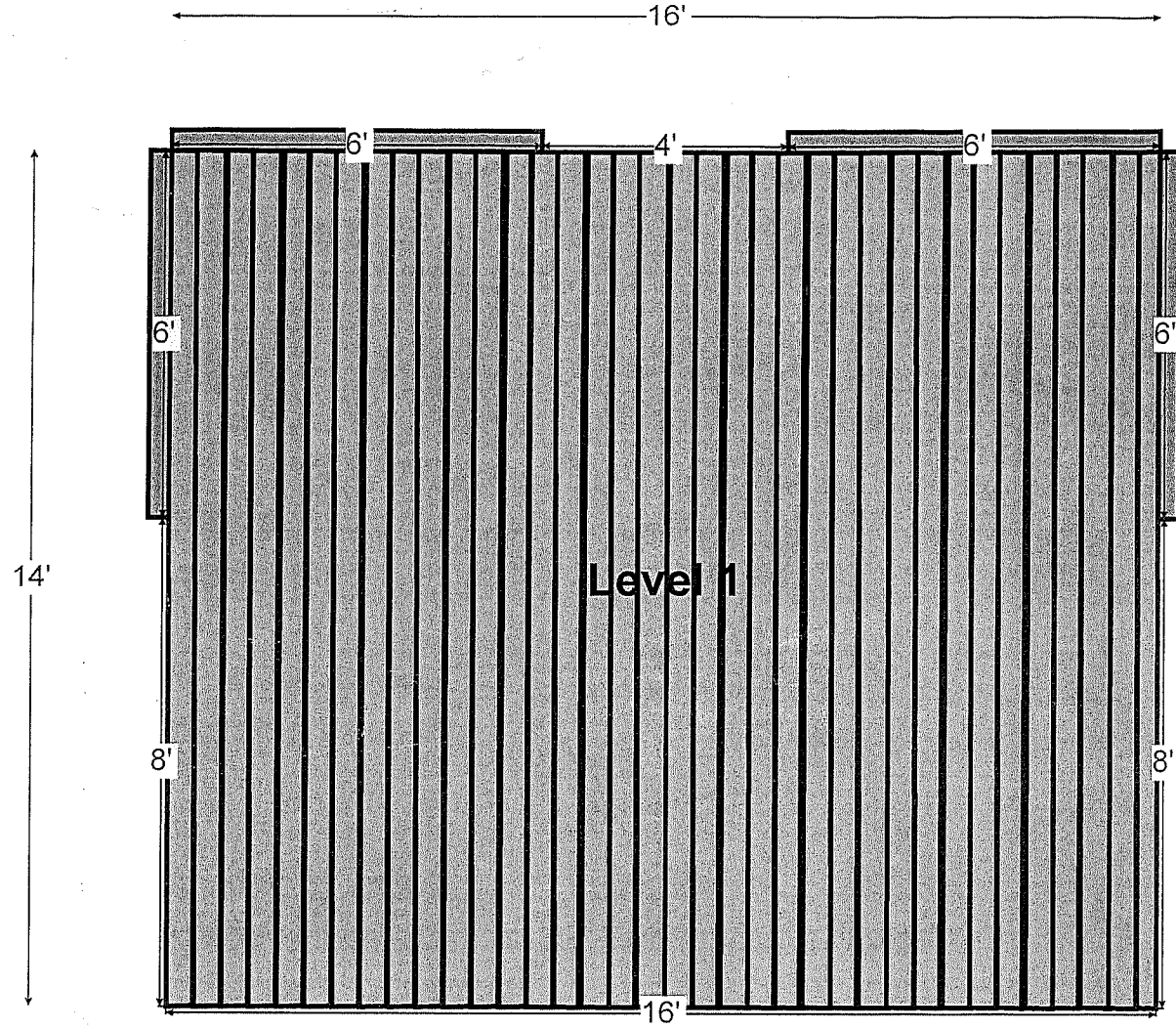
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Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010

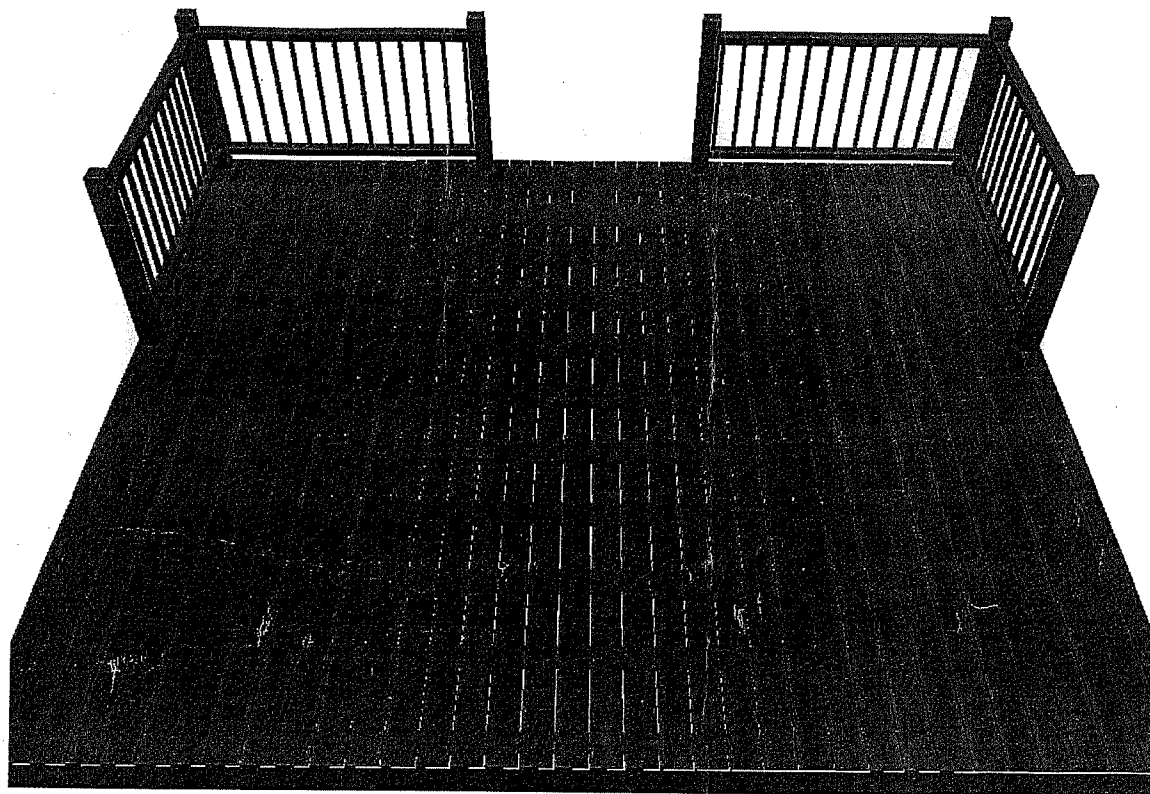


10/18/2017
Scale 1:4800

Attachment: BoA_845 S Melcorn_Attachments (6330 : 845 S Melcorn Circle)



Railing



845 S Melcorn Circle
De Pere, WI 54115

October 18, 2017

Robert De Groot - Chairman
Building Inspection Department
City of De Pere
335 S. Broadway
De Pere, WI 54115

Dear Mr. De Groot:

I am writing to seek a variance for the construction of a raised and free-standing deck for our single-family home located on parcel number ED-2771. The current set back requirements and dimensions of the lot impose significant limitations on usable backyard area. This home addition would allow us to make use of the full potential of the property for the enjoyment of our family, and neighborhood friends, during all seasons.

The granting of the variance will not be detrimental to the public welfare or injurious to other property within the neighborhood. Additionally, I have consulted with the neighboring property owner of the lot directly behind our lot regarding this request, and have included a letter stating no opposition to my proposal.

Thank you for considering this request.

Sincerely,



Ralph and Jessica Solano
(920) 445-6699

CC David Hongisto, Chief Building Inspector

Attachment: BoA_845 S Melcorn_Attachments (6330 : 845 S Melcorn Circle)

Dave Hongisto

From: keithgarot@new.rr.com
Sent: Wednesday, October 18, 2017 10:09 AM
To: Dave Hongisto
Subject: 845 S Melcorn - Deck Variance

Hello Dave,

As the owner immediately behind S. Melcorn and the developer of the subdivision, I have no objection to the proposed rear yard variance for Mr. Solono's deck.

Thank you,

Keith Garot
920-621-4929
keithgarot@new.rr.com

Attachment: BoA_845 S Melcorn_Attachments (6330 : 845 S Melcorn Circle)

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

MEETING DATE: October 23, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Request submitted by Jenny Kraftcheck, 918 Fourth Street, De Pere, Wisconsin to construct a porch replacement on the property located at 918 Fourth Street, De Pere, Wisconsin which would require a 5 foot front yard setback variance.

ATTACHMENTS:

- BoA_918 Fourth_Notice of Public Hearing (DOC)
- BoA_918 Fourth_Attachments(PDF)

Publish: October 13, 2017

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 October 23, 2017 at 4:45 PM 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 14-37 (2)(c) submitted by Jenny Kraftcheck, 918 Fourth Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a porch replacement on the property located at 918 Fourth Street, De Pere, Wisconsin which would require a 5 foot front yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-37 (2)(c) which requires a 15 foot front yard setback.

Dated this 11th day of October, 2017

BY ORDER OF THE BOARD OF APPEALS

David R. Hongisto, Building Inspector

Attachment: BoA_918 Fourth_Notice of Public Hearing (6331 : 918 Fourth Street)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 168.00
		Receipt #: 126455
		Date: 10-10-17

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) Jenny Kraftcheck	Authorized Representative	Title Home Owner	
Mailing Address 918 4th St	City De Pere	State WI	ZIP Code 54115
Email Address jennykraftcheck@gmail.com	Phone Number (incl. area code) (920) 764-0423	Fax Number (incl. area code) N/A	

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: 918 4th St De Pere, WI 54115	Parcel Number(s):
Legal Description: Norman Addition Lot 11	WD 741

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	14-37(2)(c)
Ordinance Provision:	Requires a 15' front yard setback (Average of block)
Project Description:	porch replacement
Variance Requested:	Setback change of just less than 2 feet from current, failing porch.
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	House located close to front lot line & outswing screen door requires landing before stairs for safety. (5' front yard setback variance)
Describe the hardship(s) that would result if the variance is not granted:	snow/ice Safety issue because stairs not covered
Describe how the variance would not have adverse effects on surrounding properties:	Porch to be largely replaced with ground-level improvement that will increase visibility

Attachment: BoA 918 Fourth Attachments (6331 : 918 Fourth Street)

918 Fourth Street



Attachment: BoA_918 Fourth Attachments (6331 : 918 Fourth Street)

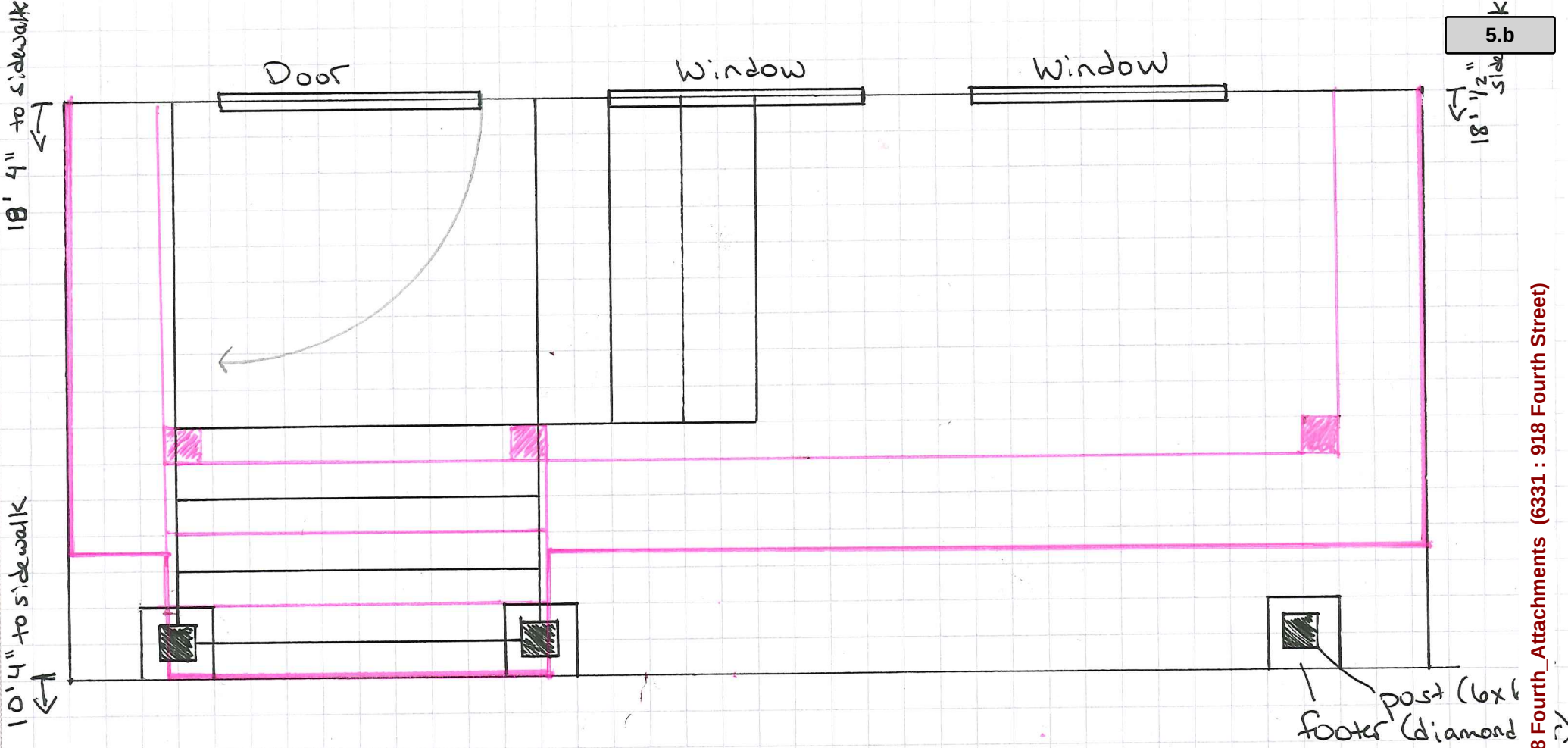


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Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010



10/18/2017
Scale 1:240



Pink = current porch, stairs & overhang
black = proposed stairs & overhang. No porch - ground level veranda/patio style

Reason for larger overhang = prevent ice on stairs.

Kraftcheck - 918 4th St

Dear Zoning Board of Appeals:

Greetings! My husband and I moved into this house in December 2009. Our home was formerly a college rental. We bought the place as both our first house and a fixer-upper. We've taken great pride in restoring beautiful features and renovating as needed to improve function and bring the house up to date. We have largely found the building application process to be easy to follow with and the Building Inspectors to be helpful in our endeavors.

However, we are encountering the variance process for the first time as we plan to remove & replace the front porch because of its failing supports. Like the rest of our neighborhood, our house already sits less than the required setback from the sidewalk.

In an effort to improve the safety of those entering our front door, our plan is to increase the overhang so it completely covers the stairs. Our aim is to help prevent ice and snow buildup in the winter and provide a dry place for people to wait when there's rain.

We are cognizant of the fact that our front yard will feel smaller if the porch extends out further which is why we plan to do a larger overhang but replace the elevated porch structure with ground level pavers. We plan to maintain a landing outside the front door because of the screen door which swings outward. This is the reason our stairs cannot be close to the house and we feel our overhang needs to extend further to cover the stairs.

Thank you for your consideration with this request.

Sincerely, 
Jenny Kraftcheck

Attachment: BoA_918 Fourth_Attachments (6331 : 918 Fourth Street)