

# Board of Zoning Appeals

May 17, 2017

7:00 pm

# 232 3<sup>rd</sup> St. N.

- The contractor is proposing to place a wall sign on the third side of a building.
- Municipal code section 111-94-Wall signs states Wall signs may be placed on no more than two separate walls of a building.
- The owner proposes to place a sign on a third wall of the building.
- For this project to proceed as proposed the board would have to grant a variance allowing this sign to be placed on the third wall of the building.

232 3<sup>rd</sup> St. N.



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# 303 State St.

- The contractor is proposing to place a wall sign on the third side of a building.
- Municipal code section 111-94-Wall signs states Wall signs may be placed on no more than two separate walls of a building.
- The owner proposes to place a sign on a third wall of the building.
- For this project to proceed as proposed the board would have to grant a variance allowing this sign to be placed on the third wall of the building.

# 303 State St.

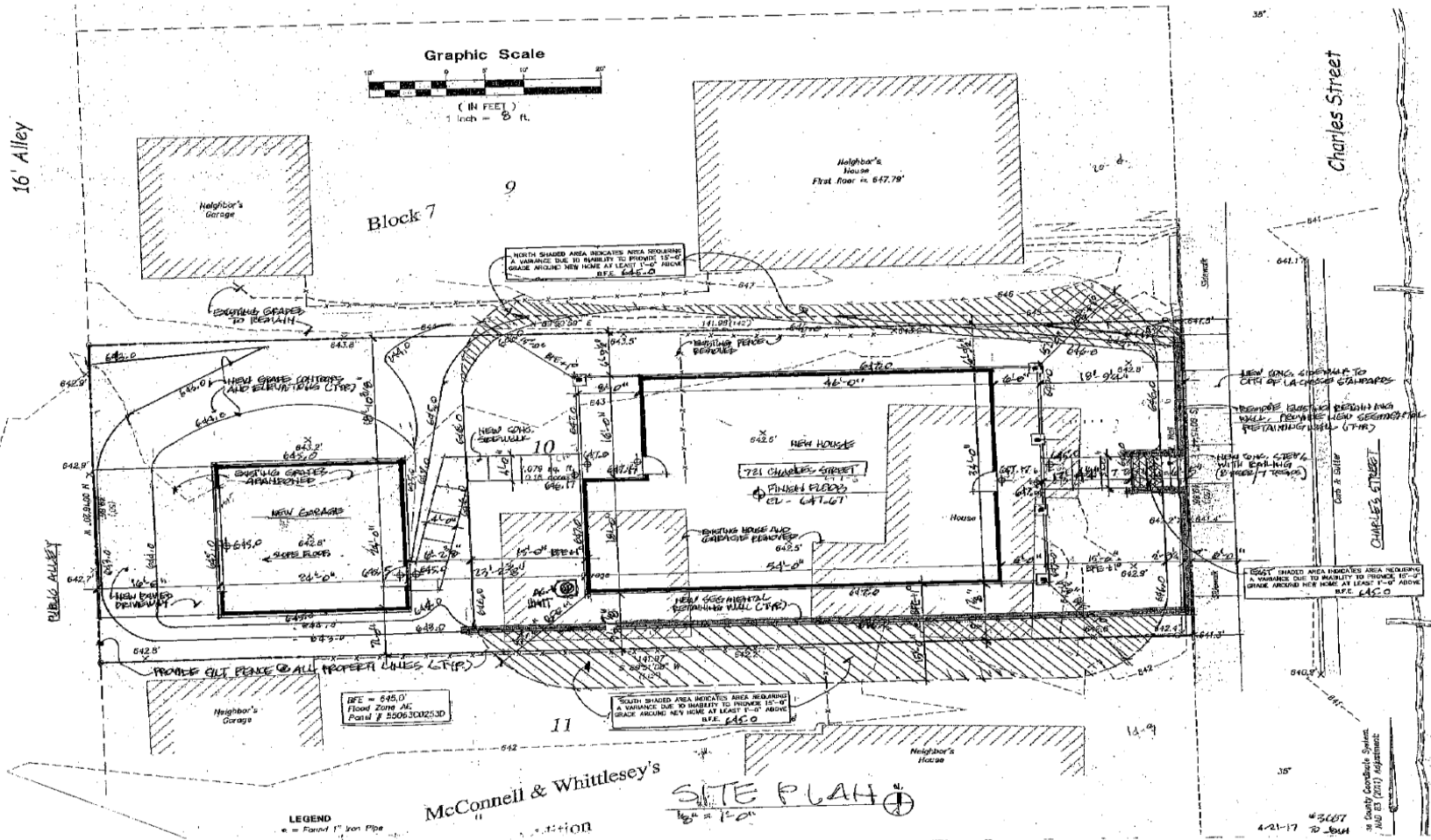




# 721 Charles St.

- The owner applied for a building permit to construct a single family dwelling in the flood plain at this address.
- Municipal Code 115-281 Flood Fringe District states that fill shall be placed one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.
- Three variances will need to be granted for this project to proceed as proposed. A variance of 9 feet for the fill on the north side of the building, a variance of 3 feet for the east side of the dwelling, and a variance of 9 feet for the fill on the south side of the dwelling.

# 721 Charles St.



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# 163 Copeland Ave.

- The owner constructed a wooden fence on this property without a permit.
- Municipal Code 115-398 (d) states that fences on nonresidential property shall be of an open type similar to woven wire, chain link or wrought iron fencing.
- The owner used wood to construct the fence.
- A variance allowing a wood fence in a nonresidential property will need to be granted for this fence to remain.

# 163 Copeland Ave.



# 163 Copeland Ave.



# 163 Copeland Ave.



# 923 16<sup>th</sup> St. S.

- The owner has proposed to split this parcel into two separate parcels.
- Municipal Code 115-142 (c) (2) states that every lot in the single family residence district not of record September 15, 1966, shall have an area of not less than 7200 square feet.
- Municipal Code 115-143 (e) states every lot shall front or abut for a distance of at least 30 feet on a public street.

# 923 16<sup>th</sup> St. S.

- The owner propose lot 1 to have 4577 sq ft of lot area, lot 2 to have 5837 sq ft of lot area, and for lot 2 to have 16.66 feet of street frontage.
- Lot 1 will require a lot area variance of 2623 sq feet. Lot 2 will require a lot area variance of 1363 sq feet, and lot 2 will require a street frontage variance of 13.34 feet for these lots to be split as proposed.

# 923 16<sup>th</sup> St. S.

## CERTIFIED SURVEY MAP

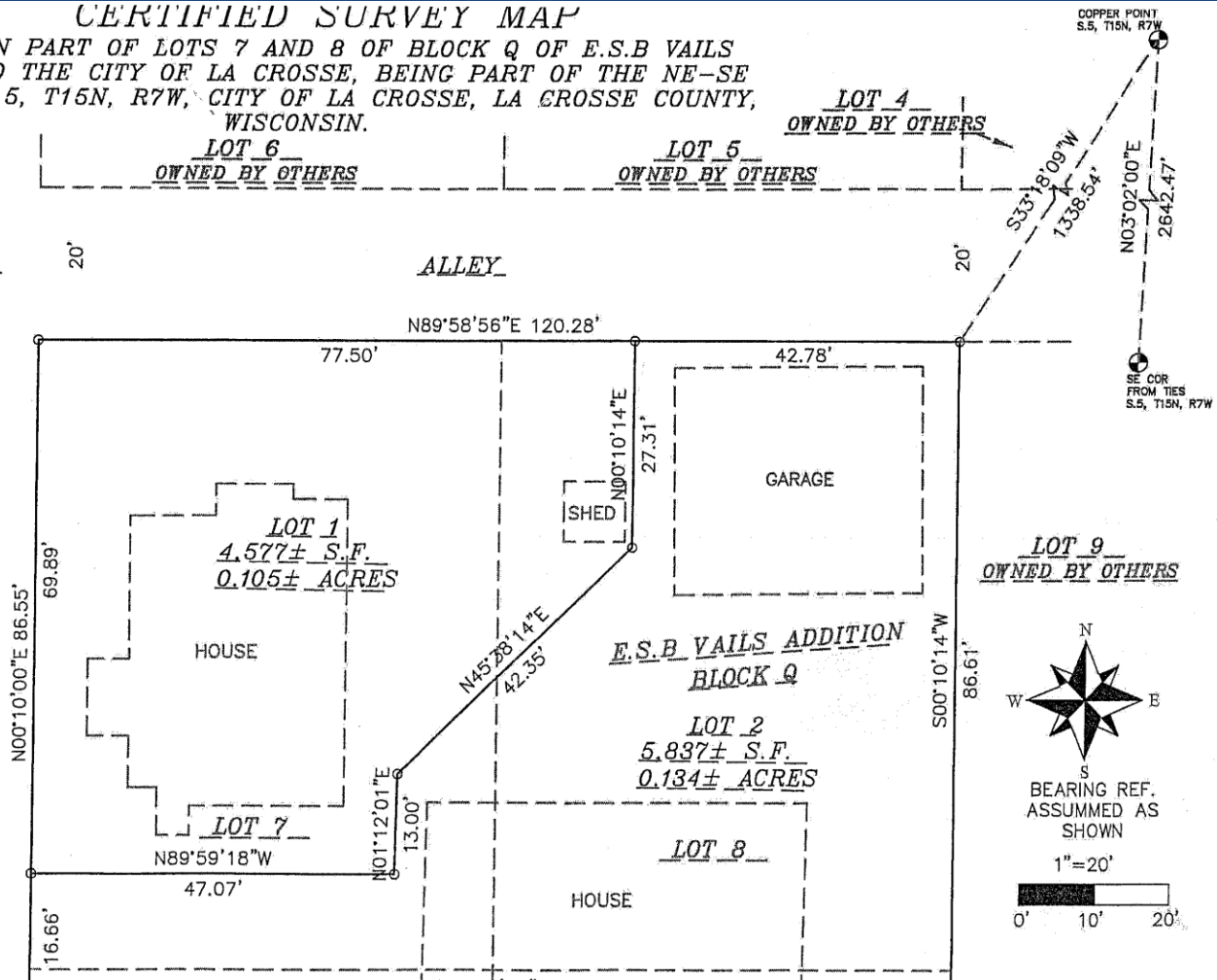
LOCATED IN PART OF LOTS 7 AND 8 OF BLOCK Q OF E.S.B VAILS  
ADDITION TO THE CITY OF LA CROSSE, BEING PART OF THE NE-SE  
OF SECTION 5, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY,  
WISCONSIN.

66'

### LEGEND

○ SET 3/4" X 18" IRON BAR 1.5 LB/FT

16 TH ST.



# 923 16<sup>th</sup> St. S.

