

# Board of Zoning Appeals

June 19, 2019

7:00 PM

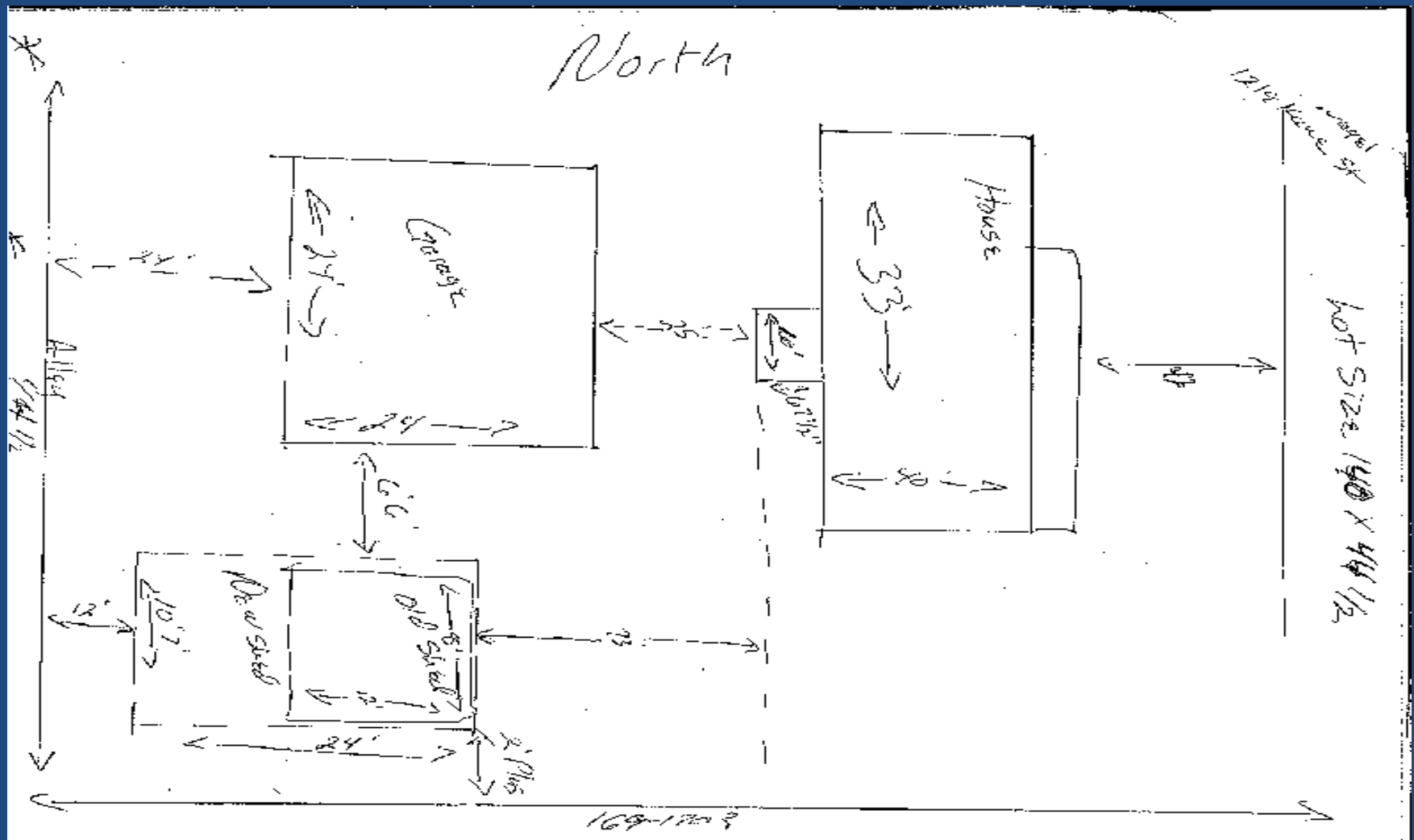
# Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests
- All three must be met for a variance to be granted.

# 1219 Kane St.

- The owner is proposing to construct a new yard shed.
- Municipal code section 115-390 (2) (c) states that yard sheds are limited to 120 square ft. maximum.
- The owner proposes a yard shed that is 254 square ft.
- For this project to proceed as proposed the board would have to grant a variance of 134 square ft. to 120 square ft. allowed.

# 1219 Kane St..



# 1219 Kane St..





1219 Kane St.





# 1219 Kane St.





# 1219 Kane St.





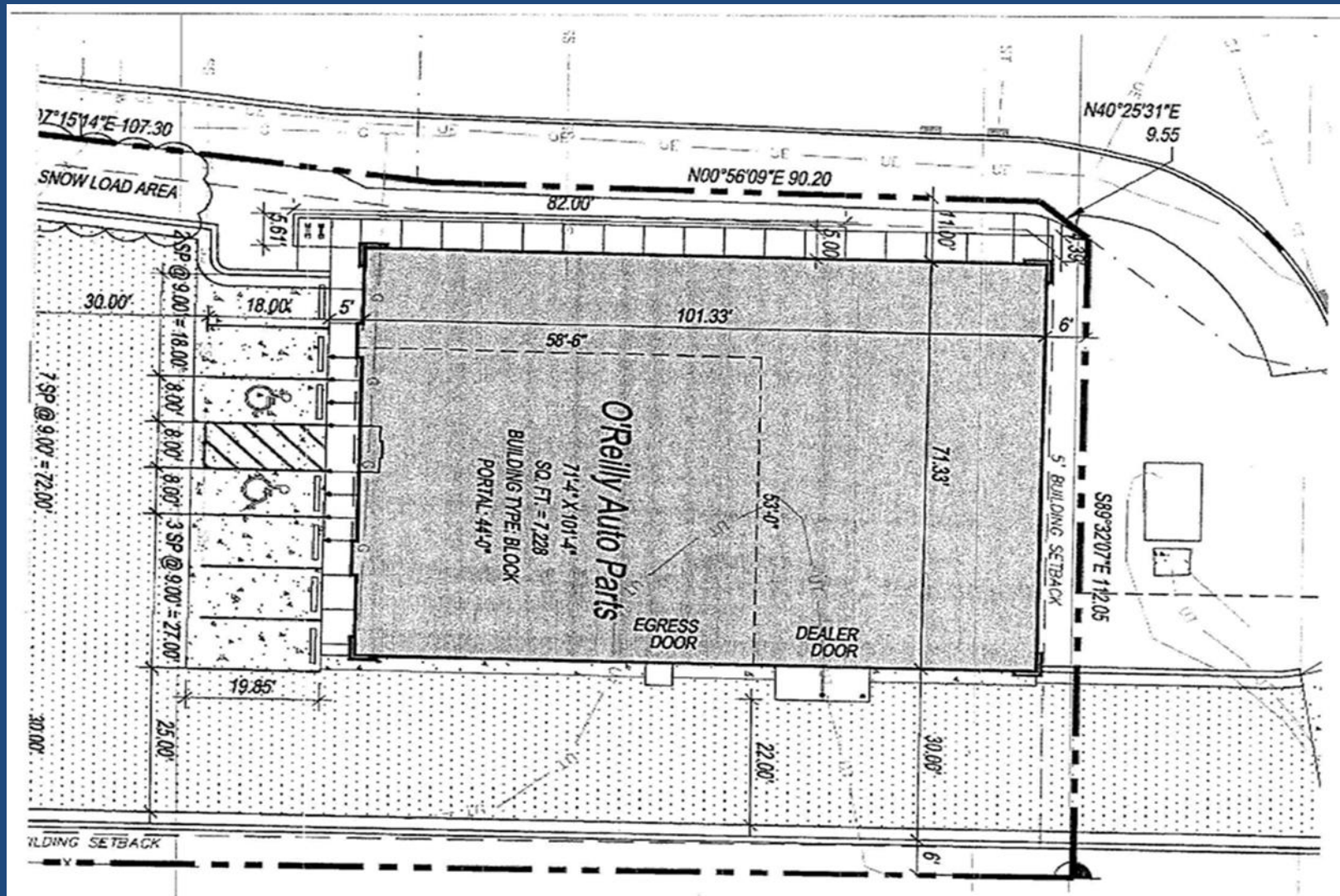
# Requirements for granting a variance

- \* No hardship. This is a self created hardship. In the variance application the owner claims he needs more room for his stuff.
- \*There are no unique property limitations. This is a typical City lot.
- \*There is no harm to public interest.
- \*This request does not meet the criteria for granting variances.

# 710 George St..

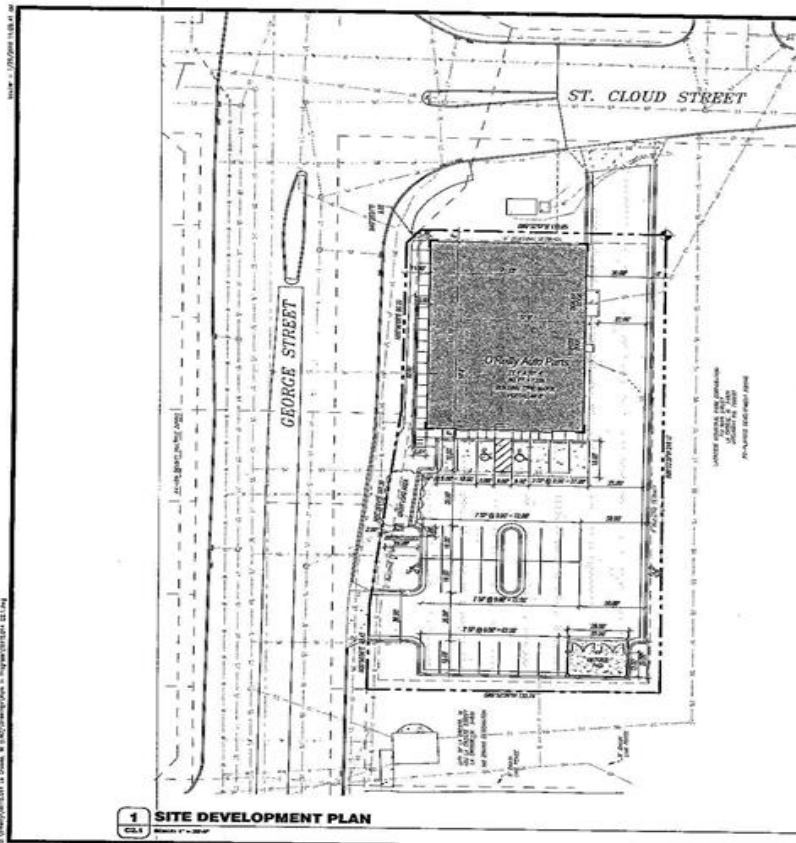
- The owner is proposing to raze the existing retail store and build a new retail store which will not meet the minimum requirement for fill around the perimeter of a building in the floodplain.
- Municipal code section 115-281(a)(1) states that the elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of section 15-281(3)(a)(2) can be met. **The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.**
- For this project to proceed as proposed the board would have to grant variances of nine feet (9) on the north side and four feet (4) on the west side to the fifteen foot (15) requirement of elevated fill beyond the limits of the structure.

# 710 George St.












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ZONING CODE	
ZONING	G-2
CLASSIFICATION	21,352 SQ. FT. (GROSS SURFAC)
PRIORITY AREA	17,400 SQ. FT.
PAYMENT AREA	
PAYING SURFAC	2 SQ. FT. 1,800 SQ. FT. GRA
PAVING FORMULA	94.4 SQ
SPACE SIZ	20
SPACE REQUIRED	20
SPACE PROVIDED	3
P.E. SPACE PROVIDED	3

### SYMBOLS LEGEND

NOTE: Legend for human and limited construction drawing language

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW SIGN LOCATION
	NEW CONCRETE RAISED BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

DEVELOPER SPECIAL NOTE:  
 BEFORE ANYTHING BEING TO BE LOST, FROM HERE IN  
 FORWARD, SHALL BE CONCRETE AND IT IS RECOMMENDED CONCRETE  
 BEING APPLIED INSTEAD OF ADJACENT TO BUILDING FOOTING.  
 BEING CONSIDERED, BEING WITH FURTHER DESIGN  
 RECOMMENDATIONS FOR REVIEW AND APPROVAL.

**SYSTEM NOTE:**  
PRIOR TO CONTRACT CLOSURE, CONTRACTORS SHALL SECURE THE SERVICES OF A SUBSTANTIAL AND EXPERIENCED TO PROVIDE THE SERVICE OF COMPLETE PRIMARY VENT FLOOD AND MAJOR GIVE REPAIRS AND APPROXIMATELY 400,000 GALLONS TO INFLUENCE TOWERS FOR AROUND 200,000 GALLONS.

**811**

### GENERAL NOTES

- [illegible]



**CONTRACTORS:**

**ANDERSON ENGINEERING, INC.**  
10000 W. 10TH AVE.  
SPRINGFIELD, MO 65804  
PHONE: 417-886-2360  
FAX: 417-886-2700

**AST, INC.**  
1244 W. 140 ST.  
LIMA, OH 46830  
PHONE: 419-337-9300  
FAX: 419-337-9300

**SGE, INC.**  
300 S. JEFFERSON AVE  
SPRINGFIELD, MO 65801  
PHONE: 417-882-2200  
FAX: 417-882-1280

PATRICK G. BEEBE, ARCHITECT

DATE RECD \_\_\_\_\_  
ATK NO \_\_\_\_\_



**SHEET TITLE:**  
**SIZE DEVELOPMENT PLAN**

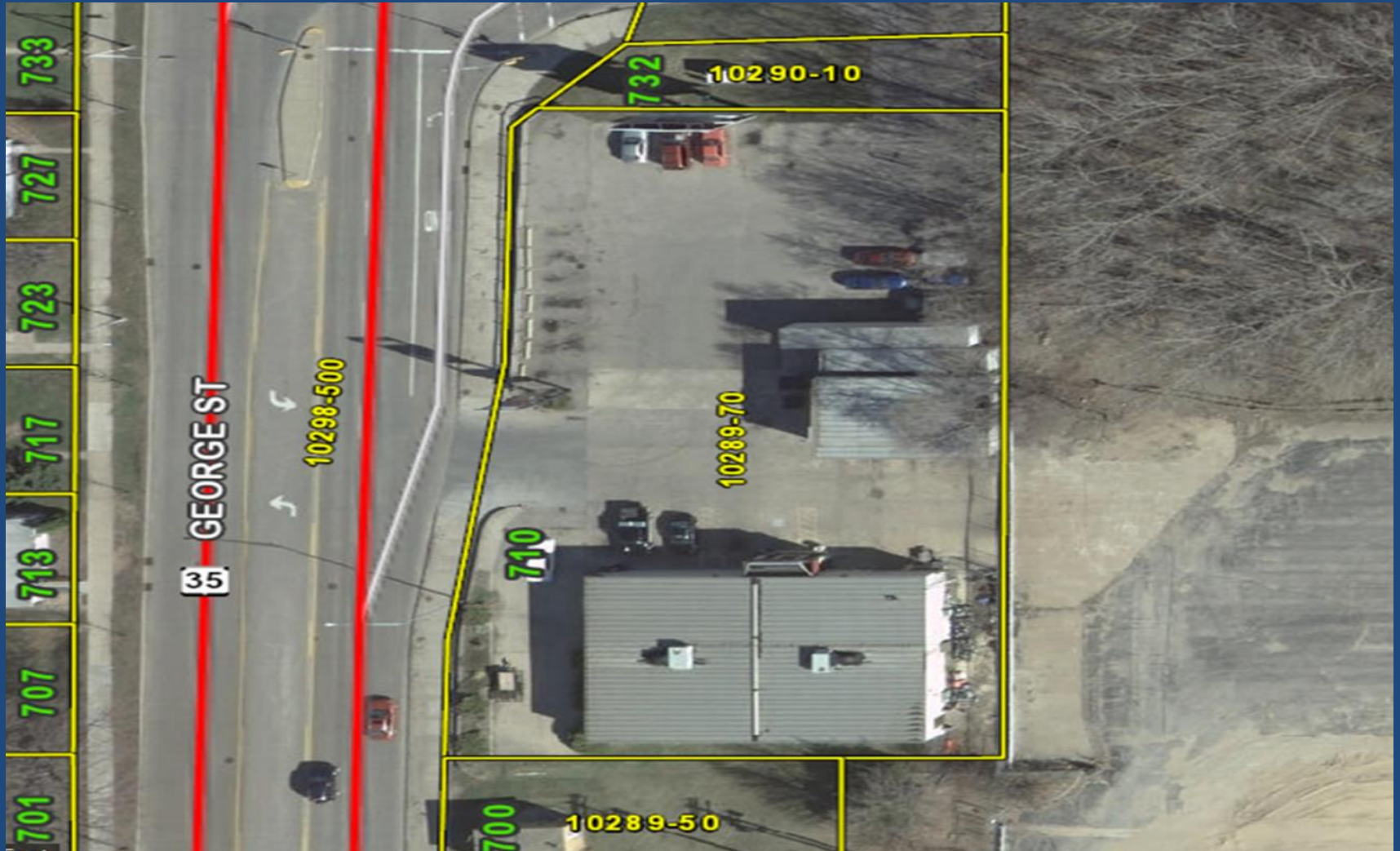
REVISIONS:		
NO.	DATE	BY

PROJECT NO. \_\_\_\_\_ DATE ISSUED \_\_\_\_\_

C2.1

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# 710 George St.



# 710 George St.



728 George St  
La Crosse, Wisconsin  
[View on Google Maps](#)





# Requirements for granting a variance

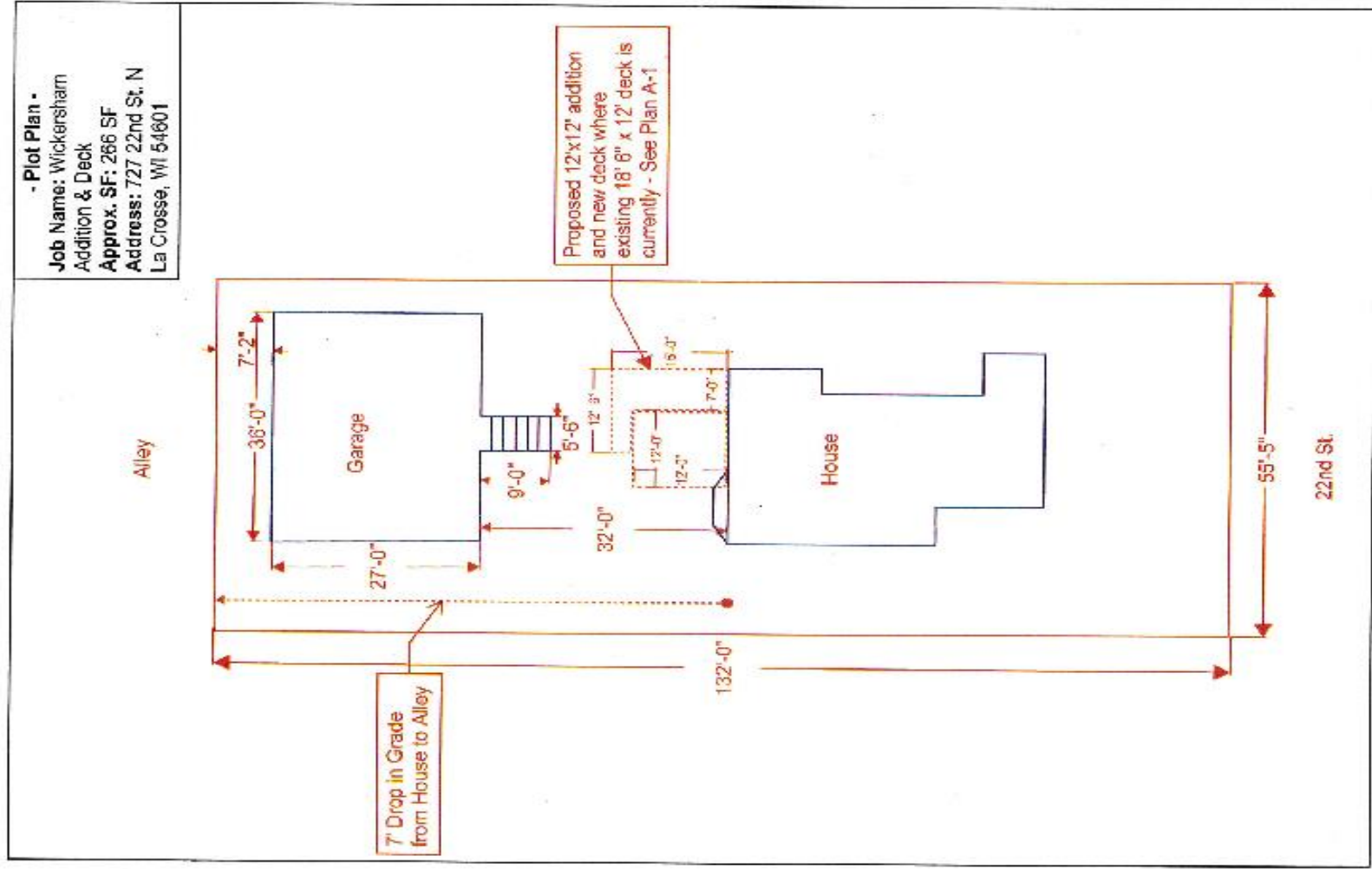
- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

This variance has been granted previously.

# 727 22<sup>nd</sup> St. N.

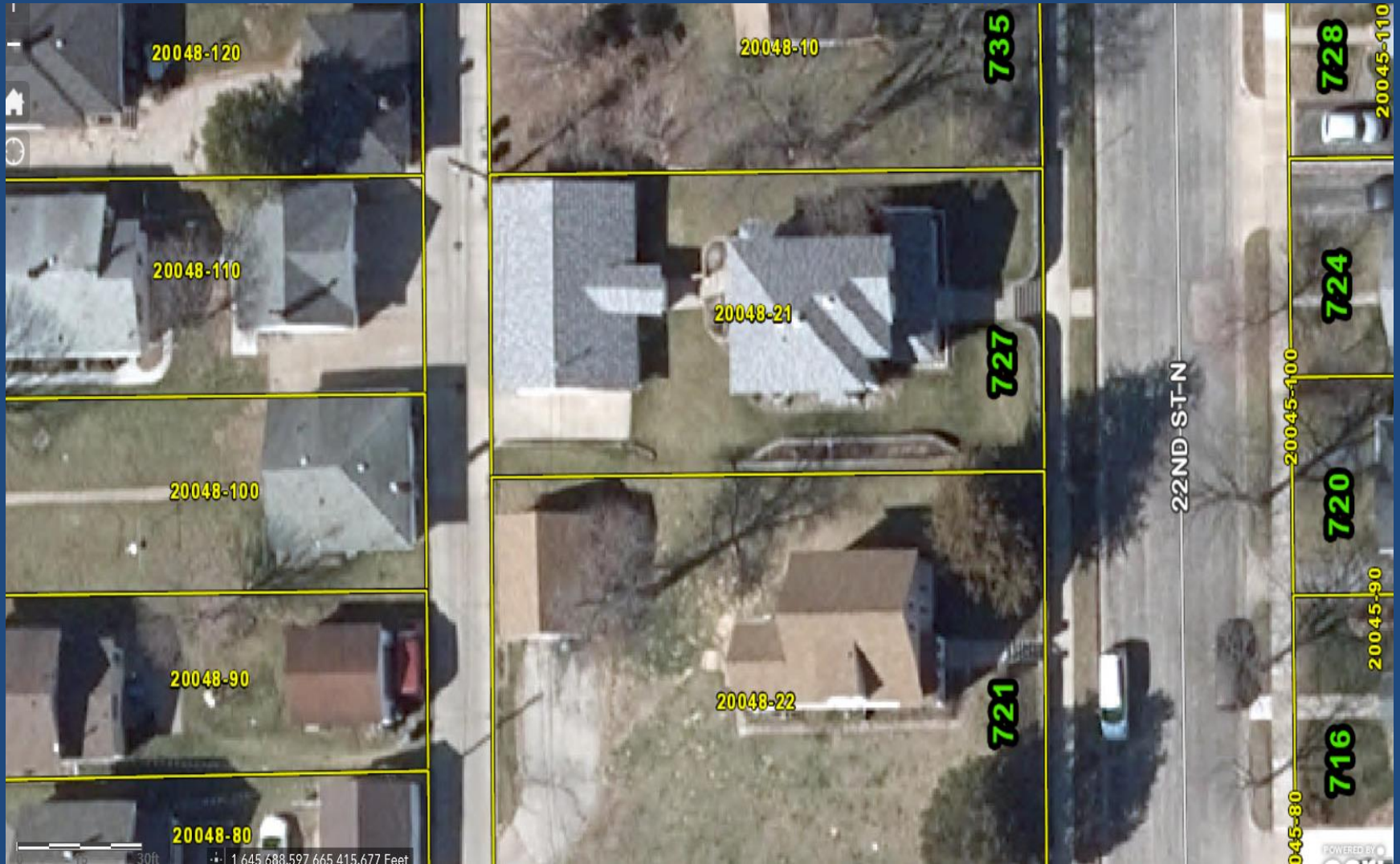
- The owner is proposing to remove an existing deck and replace with an addition and new deck.
- Municipal code section 115-390 (2)(c) states that residential accessory structures are limited to 1000 square ft. or 35% of the rear yard.
- The existing garage is already 1022 square ft.
- For this project to proceed as proposed the board of zoning appeals would grant a variance of 33 square ft to the 989 square ft. allowed.

# 727 22<sup>nd</sup> St. N.





# 727 22<sup>nd</sup> St. N.





# 727 22<sup>nd</sup> St. N.



727 22nd St N  
La Crosse, Wisconsin  
[View on Google Maps](#)

# Requirements for granting a variance

- \* No hardship. This is a self created hardship. The code allows an addition/deck to be built without encroaching further into the require setbacks. Reduce deck by 3' and a permit can be issued.
- \*There are no unique property limitations. This is a typical City lot.
- \*There is no harm to public interest.
- \*This request does not meet the criteria for granting variances.

# 411 3<sup>rd</sup> St. S.

- The owner is proposing a freezer addition and new stairs leading to the upstairs apt.
- Municipal code section 115-151 requires a 20' rear yard setback if any part of the structure is used for a residential unit.
- For this project to proceed as proposed the board would have to grant a variance of 20' to the required 20' rear yard setback.



# 411 3<sup>rd</sup> St. S.

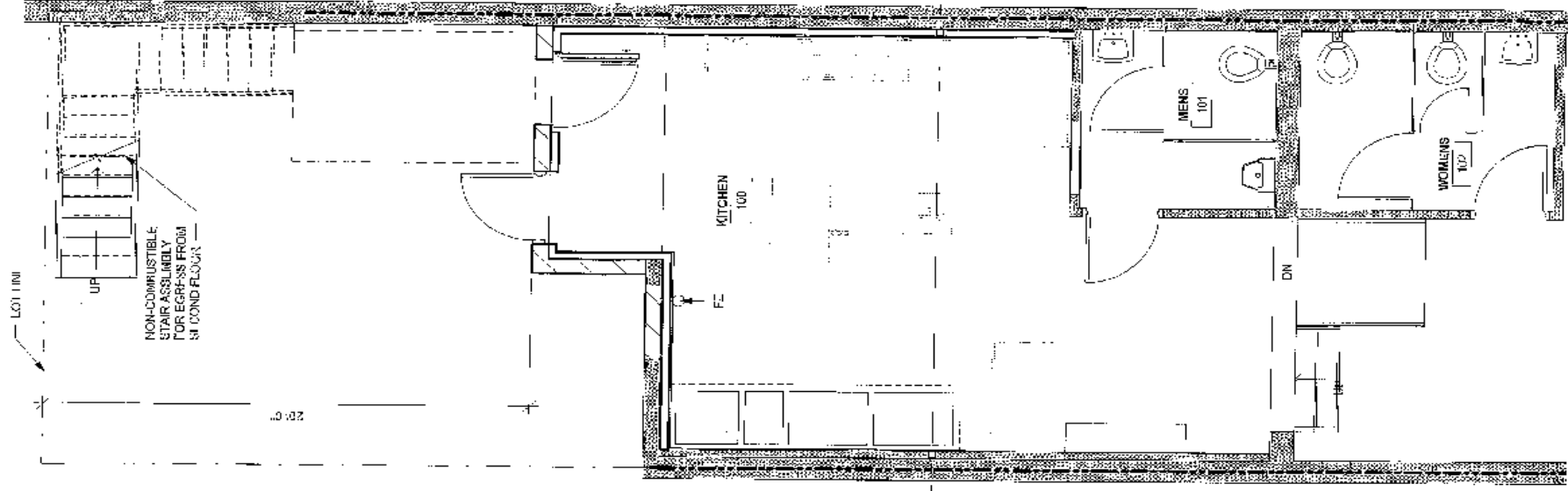
LIVING FEATURES:  
 ASCE 2002.1  
 PARTMENT COMPLEX = 40 OCCUPANTS  
 WATER CLOSET, MEN/WOMEN, UO, 1 PFR, 75  
 CLOZING, 2700 CLOZING  
 AVATOBUS, MEN/WOMEN, UO, 1 PFR, 200  
 (ACTIVITY) 1 PFR GENDER

## CODE DATA LEGEND:

2 HOUR 30, 1 1/2 GALL (6 MIN DOORS)

PATH OF TRAVEL

C FE FIRE EXTING. BUSH-HANDS/EXT. ACCOUNTED



# 411 3<sup>rd</sup> St. S.



# 411 3<sup>rd</sup> St. S.





# Requirements for granting a variance

- \* No hardship. This is a self created hardship. The plan could be changed to add the freezer addition to the north east corner which would meet the setback requirements. The required second exit stairs would still need a variance for the setbacks but would not need the entire 20' variance.
- \*There are unique property limitations. This lot does not have the typical depth of a down town lot.
- \*There may be harm to public interest. It may make it difficult for Emergency Personnel in the alley.
- \*This request does not meet the criteria for granting variances.

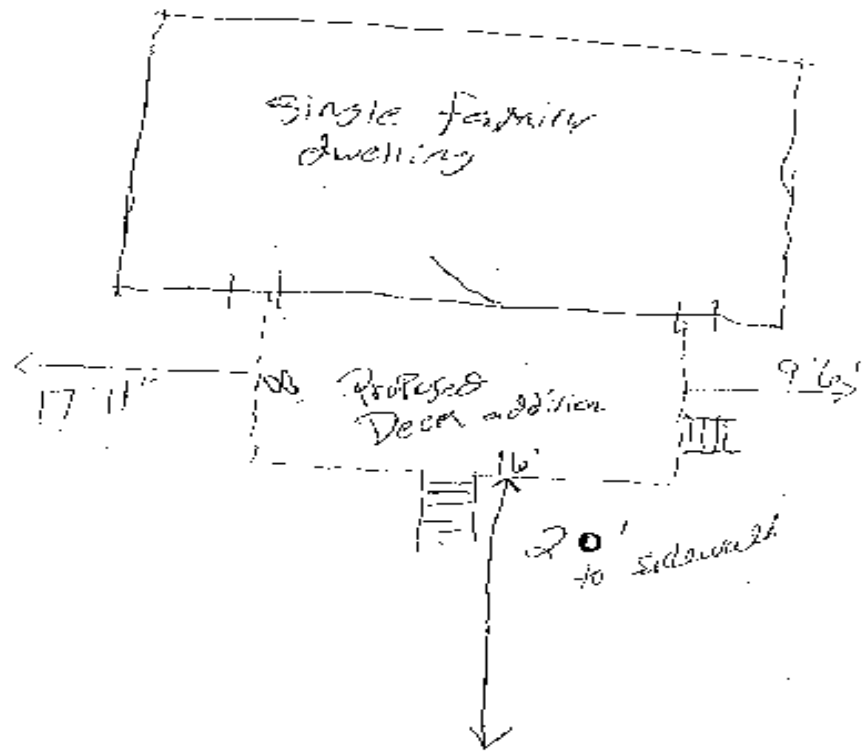


# 1647 Charles St.

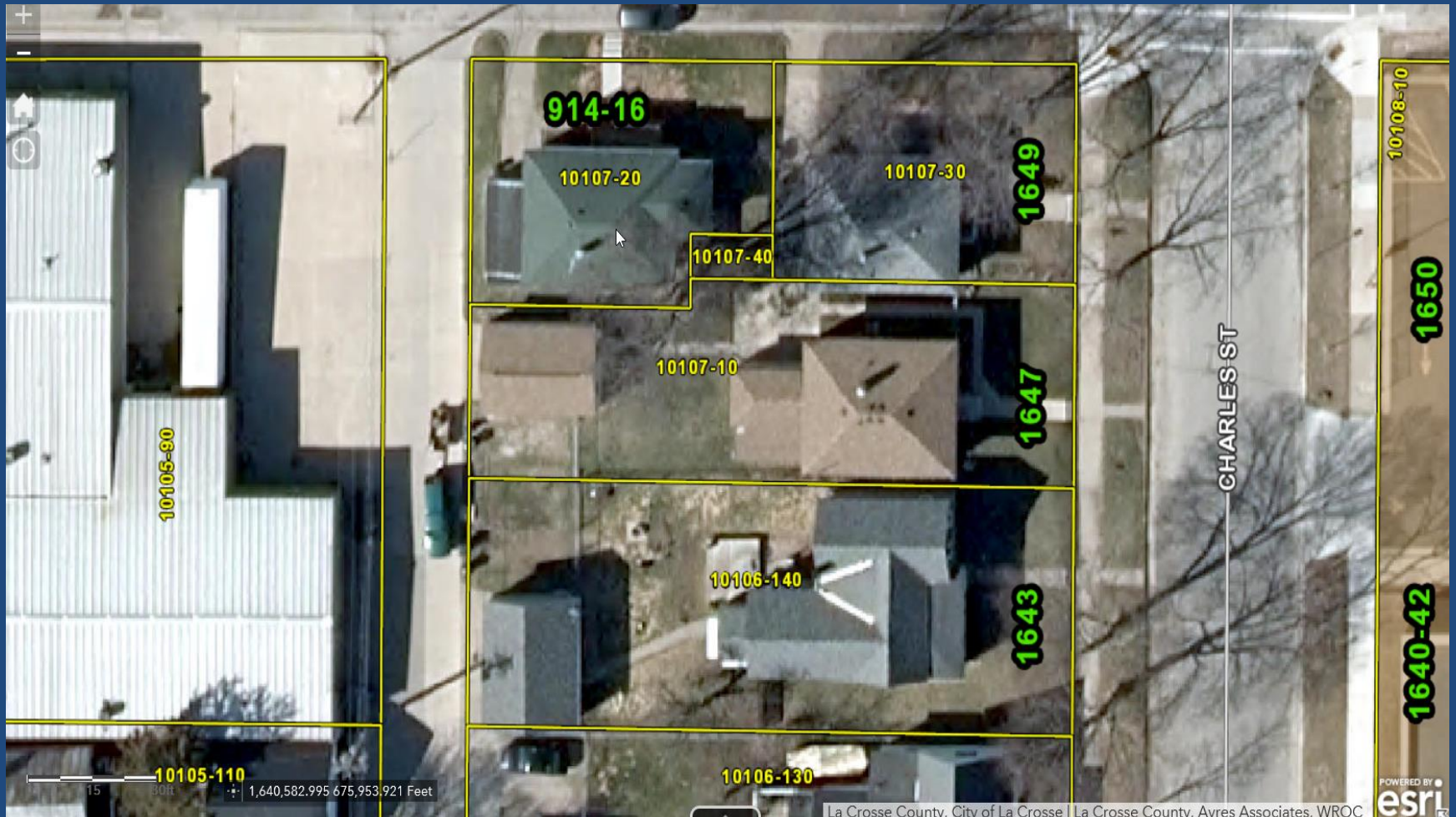
- The owner is proposing to build a new deck in the front yard.
- Per municipal code section 115-143(c)(2) states that shall be a front yard setback of 25' or the average of the neighboring main structures.
- The owner is proposing a 20' front yard setback.
- For this project to proceed as proposed the board would have to grant a variance of 5' to the required 25'.

# 1647 Charles St.

Plans Submitted



# 1647 Charles St.





# 1647 Charles St.





# Requirements for granting a variance

- \* No hardship. This is a self created hardship. The same deck or larger can be built in the rear yard to meet all the accommodations listed in the variance application.
- \*There are no unique property limitations. This is a typical City lot.
- \*There is no harm to public interest.
- \*This request does not meet the criteria for granting variances.

# Requirements for granting a variance

- Please add this presentation as part of the minutes for this meeting.