

Board of Zoning Appeals

March 15, 2021

4:00 PM

Requirements for granting a variance

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

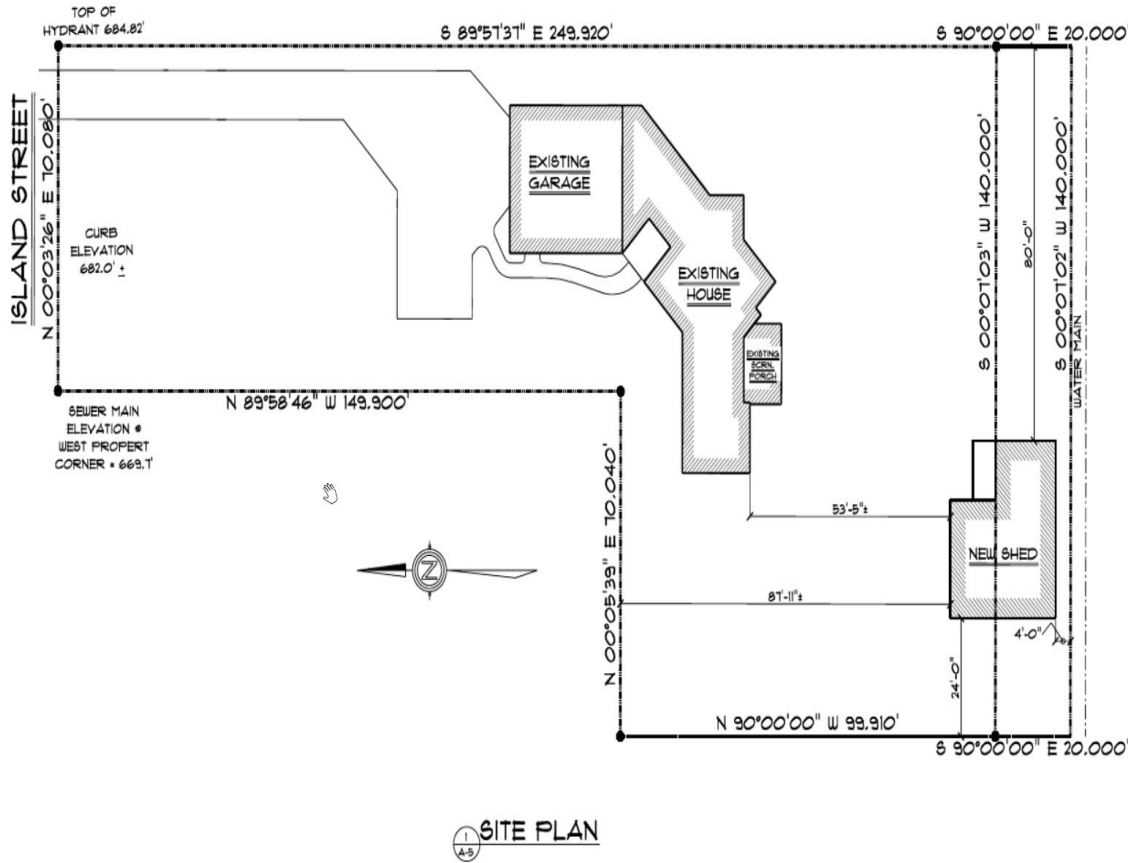
1524 Island St.

- The owner has applied for a permit to build a detached garage.
- Municipal Code 115-142 (2) states that accessory buildings can include only one private garage.
- Municipal code 115-390 (1) states that the overall height of accessory buildings shall not exceed 17 feet from finished floor to the highest point, the overall wall height shall not exceed ten feet and the main garage doors shall not exceed eight feet in height.

1524 Island St.

- The owner currently has an attached garage making this the second garage on the property.
- The owner proposes the garage to have an overall height of 21'10", with a wall height of 10'6" and a garage door height of 9'.
- Four variances will need to be granted for this project to proceed as proposed. A variance to allow an additional garage. A variance of 4'10 19/32" for the overall height. A variance of 6" for the wall height, and a variance of 1' for the garage door height.

1524 Island St.

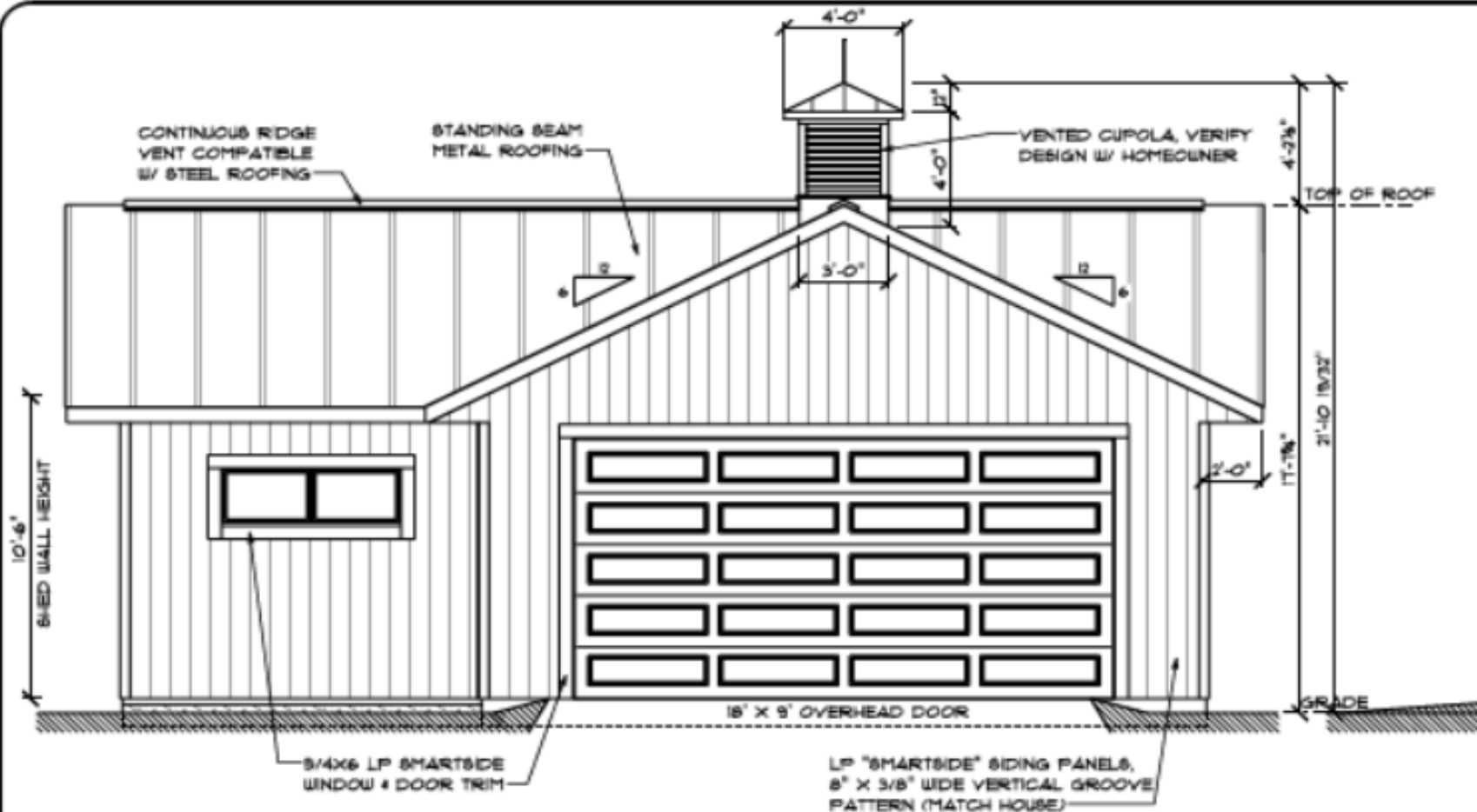


DRN. BY:	RYAN R.
DATE:	GAR. 8Q.F.T.
REVISIONS	
DATE:	JANUARY 25, 2021

<p>THESE PLANS HAVE BEEN PREPARED BY A REGISTERED DRAFTSMAN/DESIGNER AND NOT A REGISTERED ARCHITECT OR ENGINEER. ALTHOUGH ALL EFFORT HAS BEEN MADE TO AVOID ERRORS, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MATERIALS, SIZES, STRUCTURAL INTEGRITY, AND COMPLIANCE WITH STATE AND LOCAL BUILDING CODES.</p>	<p>RUGROLD DRAFTING & DESIGN</p> <p>Ryan Rugrold - Owner 405 Main Street S., Suite 100 Holmen WI 54636 website: www.Rugrold.com</p>
---	--

<p>HOMEOWNER:</p> <p>THURSTON SHED</p> <p>CATHY & DAVE</p>	<p>1524 ISLAND CT. LA CROSSE WI 54601</p>
--	---

1524 Island St.



 **FRONT ELEVATION**

1524 Island St.



1524 Island St.



Requirements for granting a variance

- **Unnecessary Hardship:** There is no unnecessary hardship because the dwelling can still be used without a second garage.
- **Hardship Due to Unique Property Limitations:** This is larger than a normal size City lot.

Requirements for granting a variance

- No Harm to Public Interests:
Granting 4 variances would set a dangerous precedence which would be a harm to the Public Interests.
- These variances should not be granted because they do not meet all three requirements per the State to grant a variance.

Requirements for granting a variance

- If these variances are granted, which they shouldn't be, please add a stipulation that the lots are required to be combined prior to issuing a building permit.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.