

Board of Zoning Appeals

MAY 22ND, 2023

4:00 PM

Requirements for granting a variance

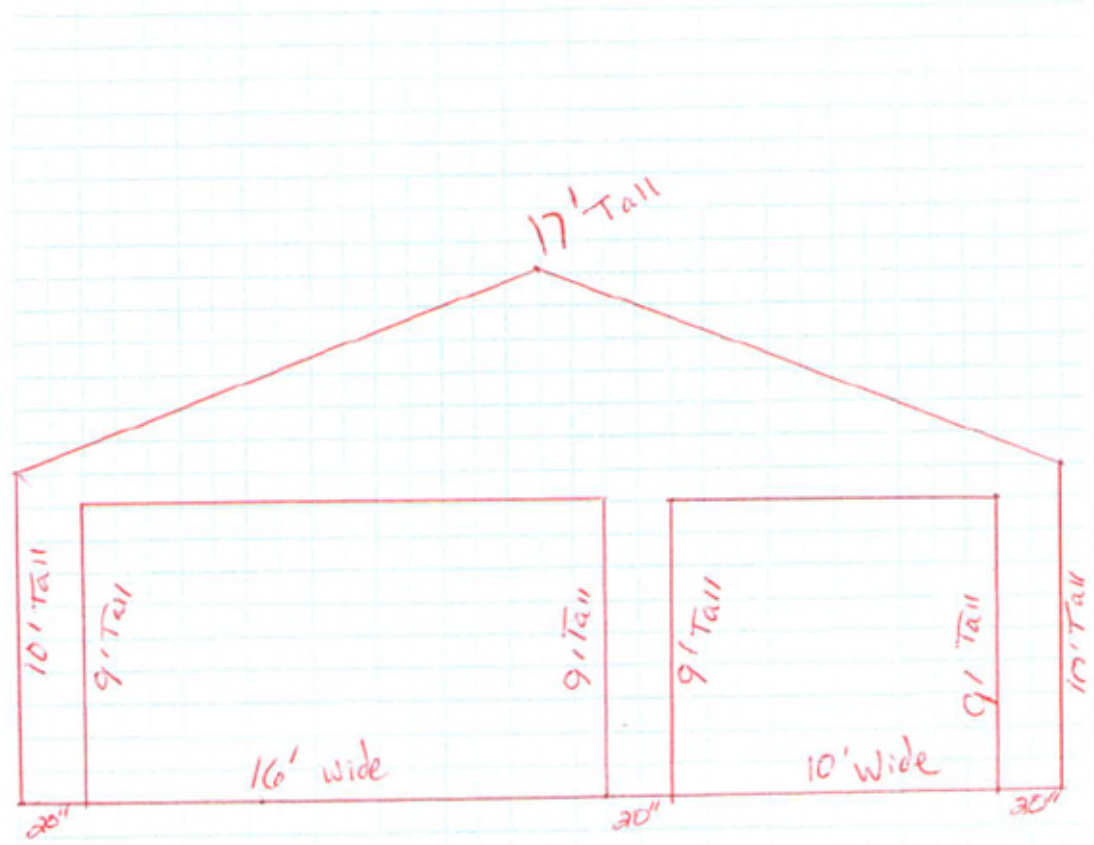
- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

2206 15th PL. S.

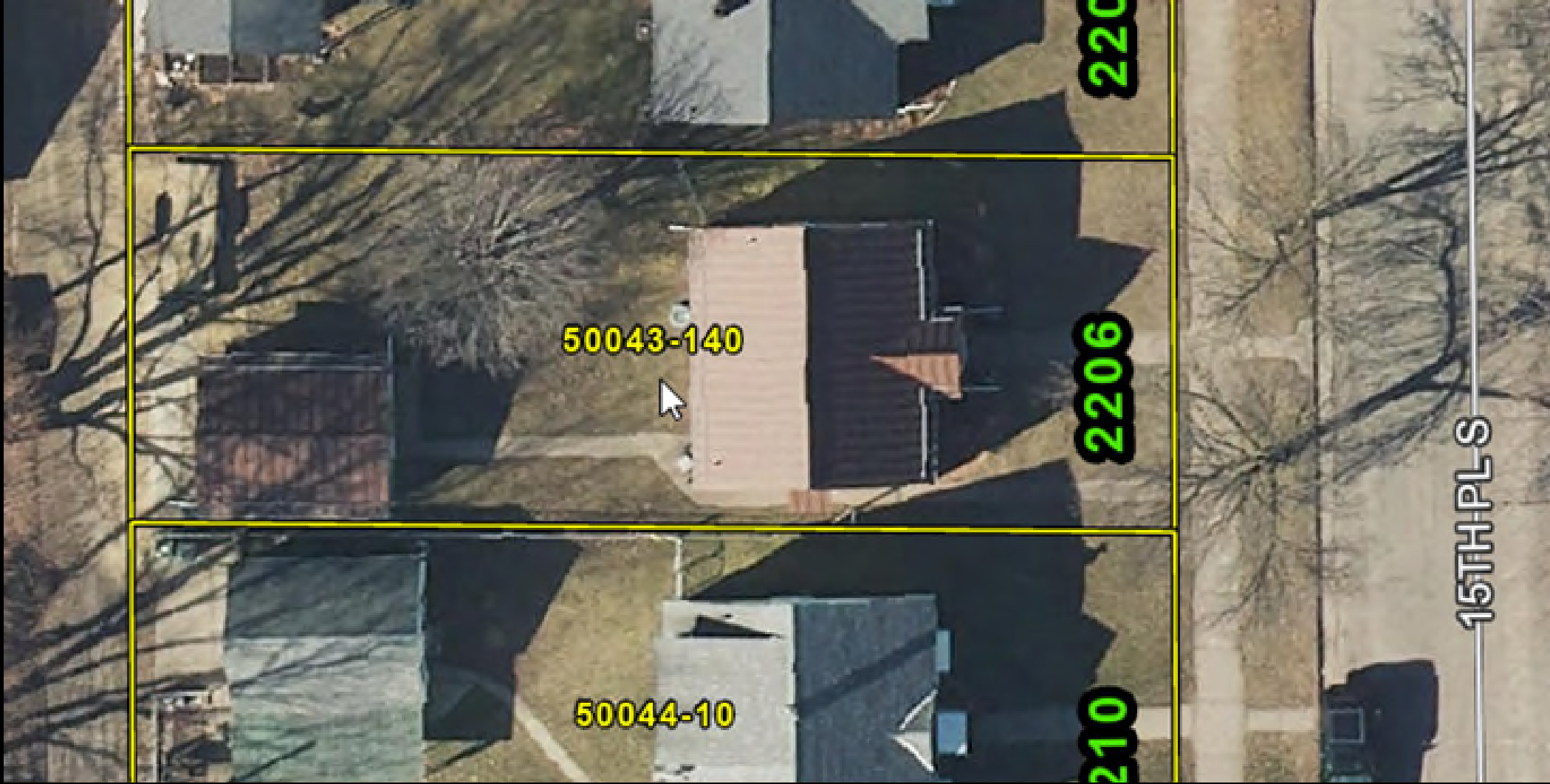
- The applicant has applied for a permit to construct a new detached accessory structure.
- Municipal code 115-390(1)(d)1, Height and Area requirements.
- The overall maximum vertical distance of detached residential accessory buildings, excluding carriage house accessory structures, shall not exceed 17 feet from the lowest floor elevation to the highest point of the structure with the overall wall height not to exceed ten feet and **the main garage doors not exceeding eight feet in height from the lowest floor elevation**. Detached garage roofs shall be framed to a pitch of not less than a four and 12 cut.

2206 15th Pl. S.

- The applicant proposes a garage door height of 9 feet.
- A variance of 1 foot to the garage door height would need to be granted for this project to proceed as proposed.



Alley 2206 15th pl S.
DEXTER MALIN



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2206

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15TH-PL S

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La Crosse, Wisconsin

[View on Google Maps](#)



2330 Mississippi St.

➤ The applicant has applied for a permit to construct a new attached garage at this address.

➤ Municipal code 115-142(c)(1) *Area regulations.*

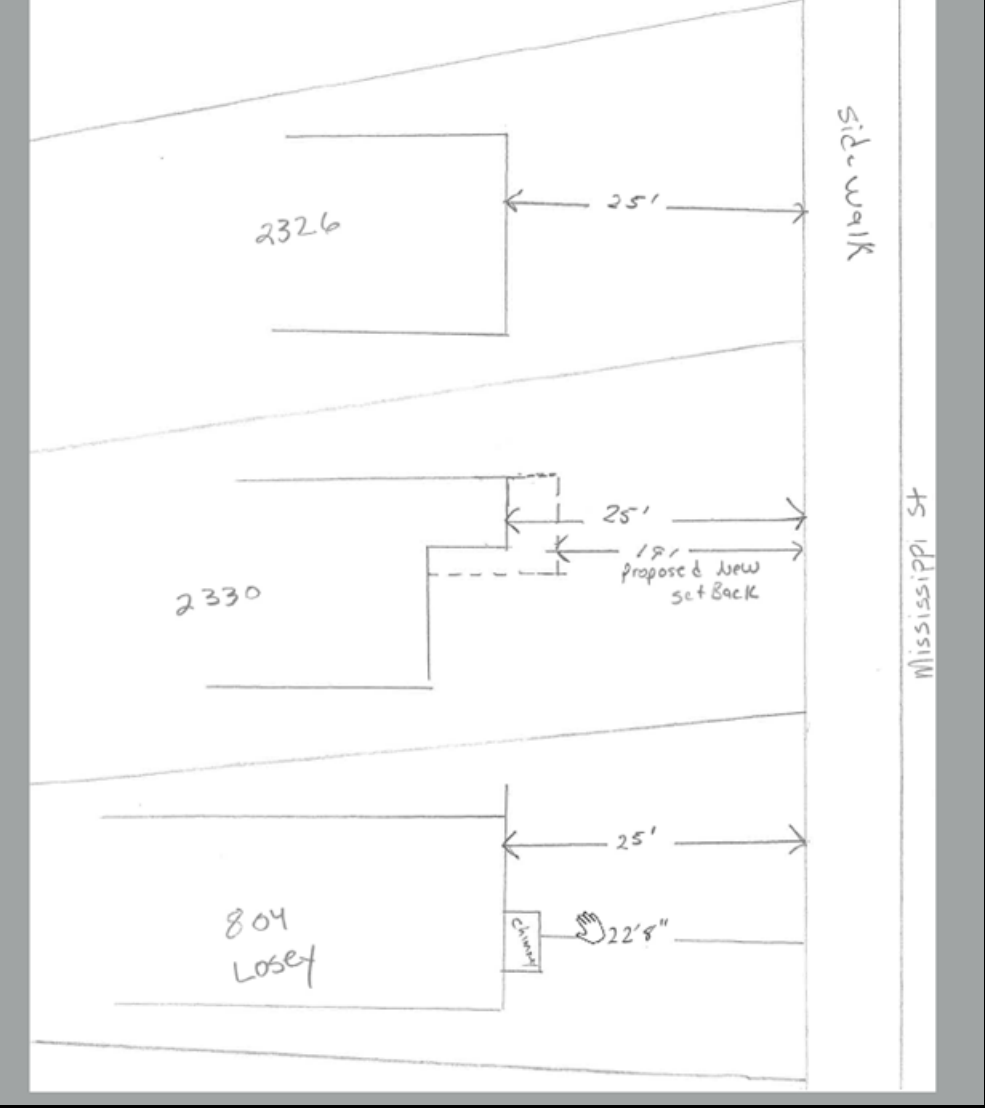
Front yard, side yard and rear yard. Front yard, side yard and rear yard regulations applicable in the Residence District shall apply to the Single Family Residence District.

➤ Municipal code 115-143 (c) (2) *Front yards.*

On every lot in the Residence District, **there shall be a front yard having a depth of not less than 25 feet**, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case.

2330 Mississippi St.

- The required front yard setback for this property is 25 feet
- The owner proposes a front yard setback of 19 feet.
- A variance of 6 feet to the required 25 foot setback will be needed for this project to proceed as proposed.



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LOSEY BLVD S





Board of Zoning Appeals

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