Board of Zoning Appeals

AUGUST 18TH, 2025

4:00 PM

Requirements for granting a variance

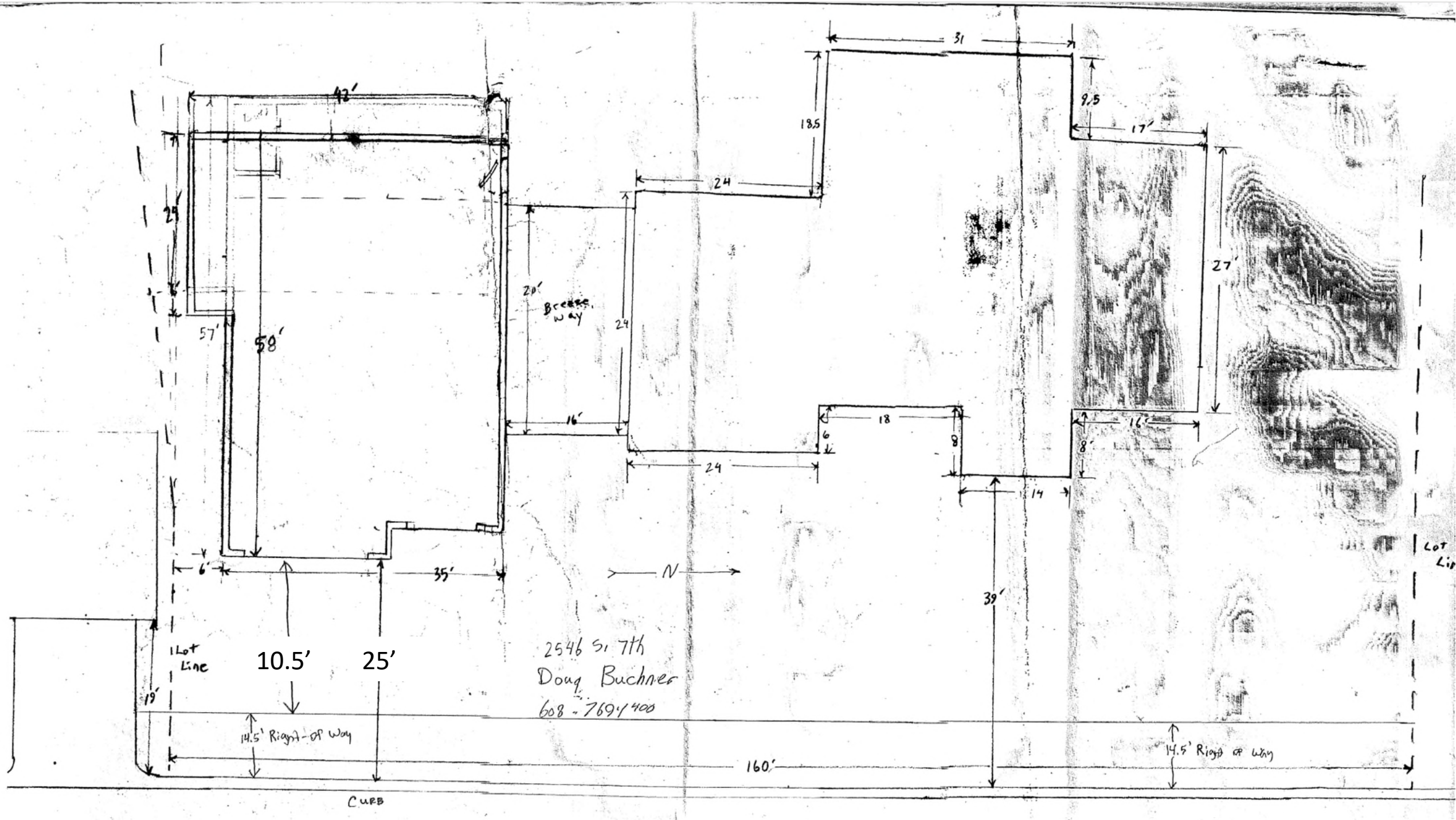
- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

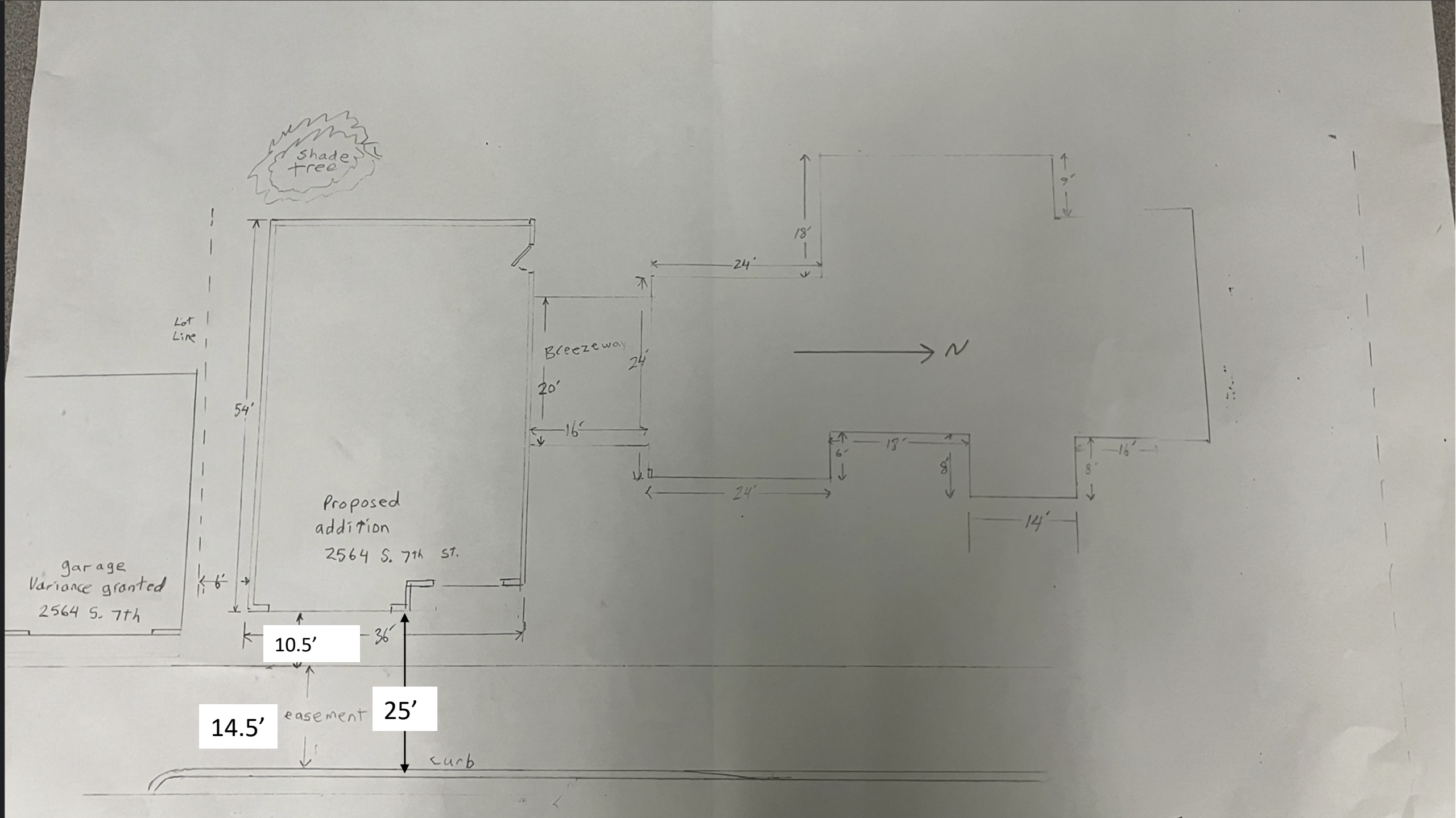
2546 7th St S

2546 7th St S

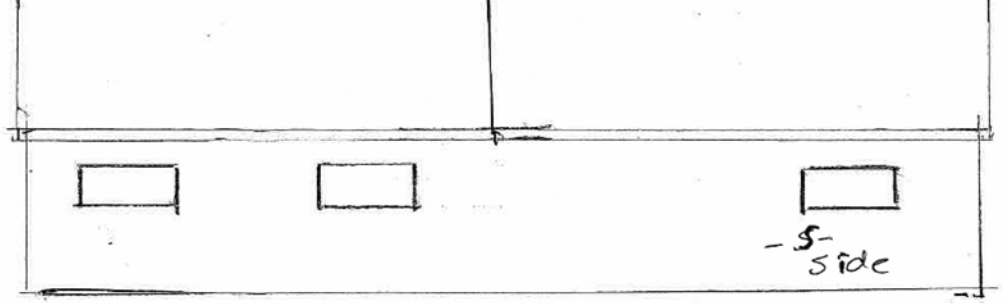
- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet,** 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.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 14.5 feet would need to granted for this project to proceed as proposed.

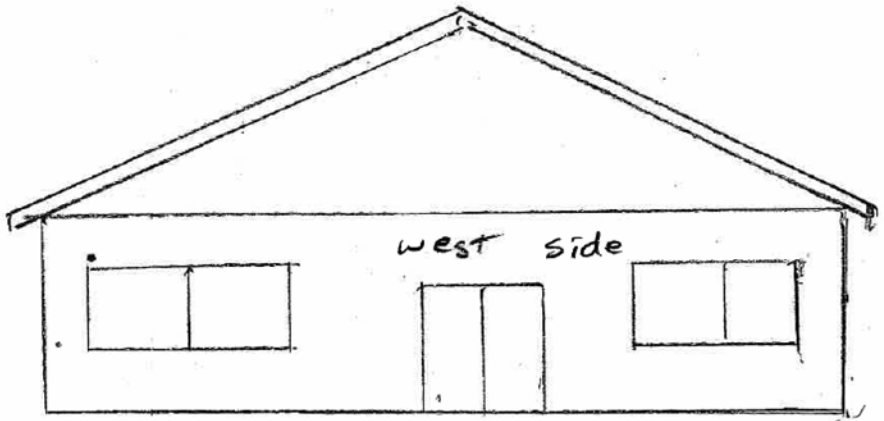
20242-60
2534
20242-80
2540
20242-85
2546
20242-90
2575
20242-10
7TH ST S
2564
20242-110
2568
20242-120
2574
20242-130
30
60ft
1,638,963.510 653,557.996 Feet
La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse
POWERED BY esri

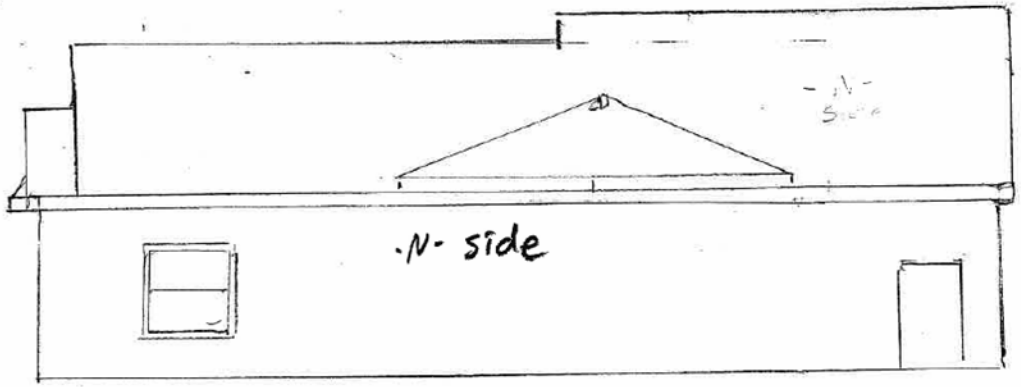

42'
29'
57'
58'
6'
35'
N
20'
Breeze Way
24
16'
24
18.5
31
9.5
17'
27'
16'
8'
18
6
8
14
39'
Lot Line
10.5'
25'
19'
14.5' Right-of Way
160'
CURB
14.5' Right of Way
2546 S. 7th
Doug Buchner
608-769-1400

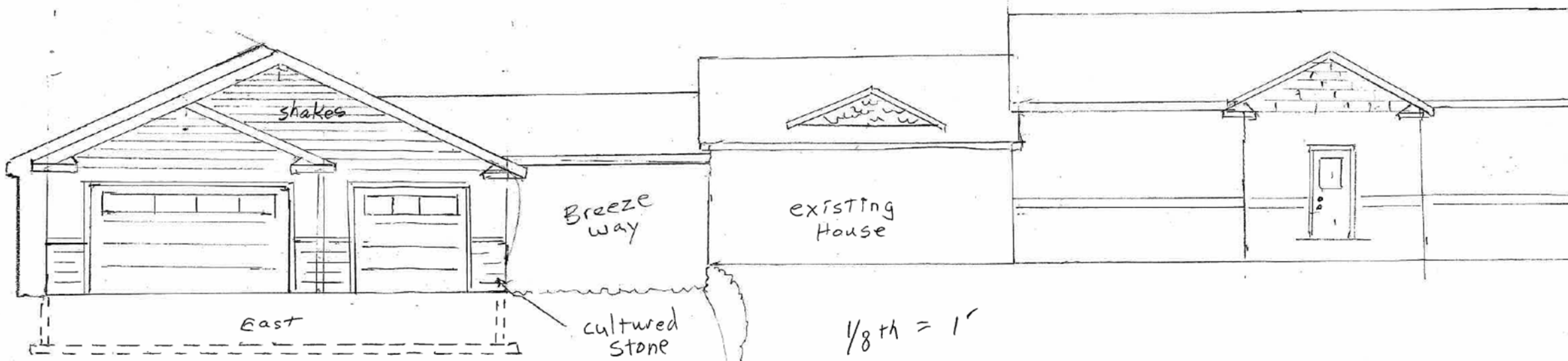

Shade tree
Lot Line
54'
Breezeway
24'
20'
16'
18'
24'
9'
N
6'
13'
8'
16'
8'
24'
14'
Proposed addition
2564 S. 7th St.
garage
Variance granted
2564 S. 7th
6'
36'
10.5'
14.5'
easement
25'
curb

Doug Buchner
608.769.1400
2546 S. 7th

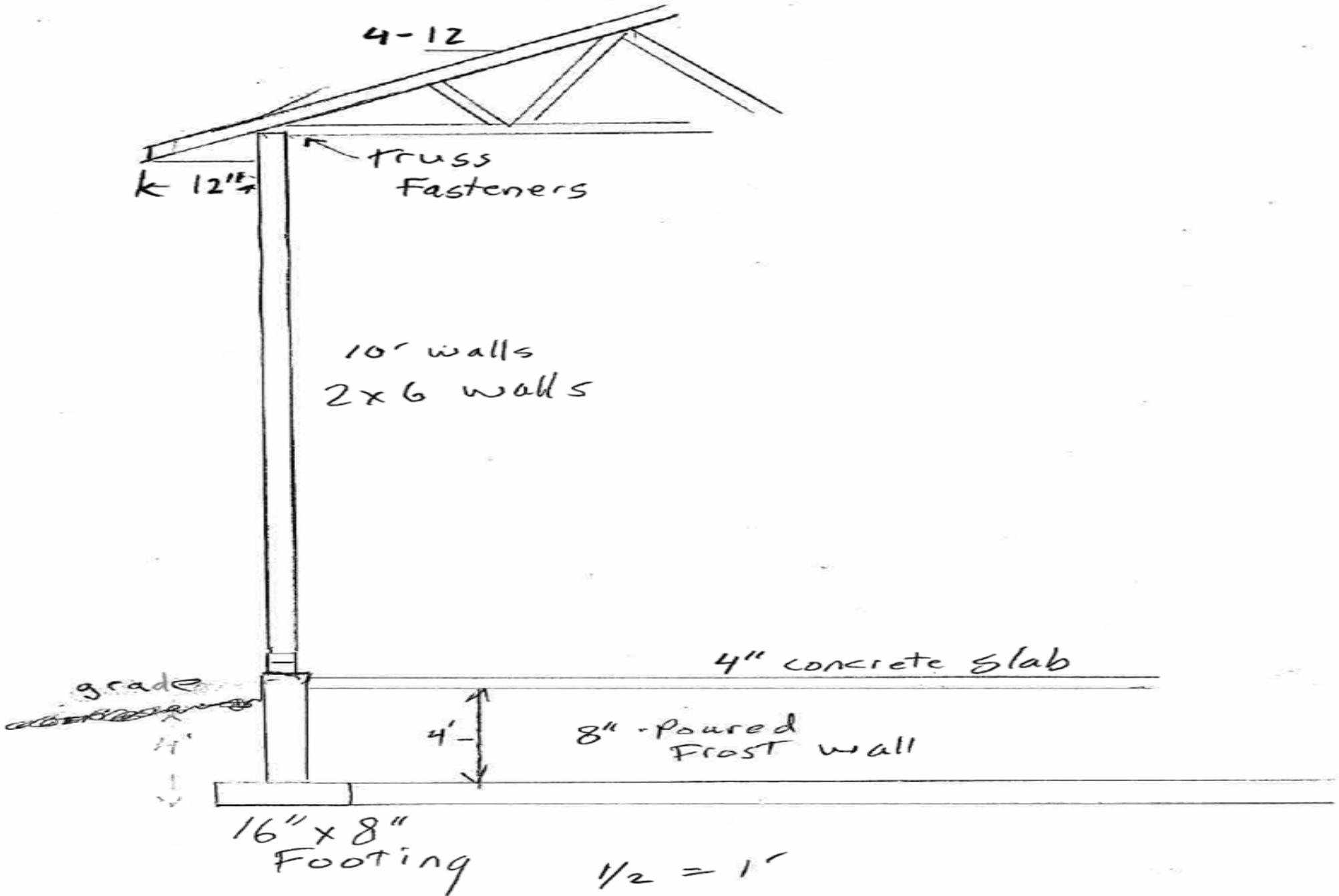








1/8th = 1'


4-12
truss Fasteners
12"
10' walls
2x6 walls
4" concrete slab
grade
4'
8" - Poured Frost wall
16" x 8" Footing
1/2 = 1'

2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.

- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.

- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

3102 Chestnut Pl

3102 Chestnut Pl

- The applicant has applied for an administrative appeal of two items.
- It appears one appeal is the determination that an industrial use was approved for a party.
- It appears the other appeal is that a residential/commercial rowhouse was refused.
- No permits have been applied for or permits issued for either of the alleged appeals submitted. The Zoning Administrator feels that for this reason, these appeals shouldn't be heard as no official determination has been made via issuance of a permit or denial letter being supplied.

104 22nd St S.

104 22nd St S.

- The applicant has applied for a permit to construct a fence that does not meet the required setbacks along a public alley.
- Municipal Code Sec. 115-398.(C)(1) Fences and Hedges- Residential fences are permitted up to the property lines in Residential Districts but shall not, in any case, exceed a height of six feet without a conditional use permit, shall not exceed 48 inches in height from grade in the front, side, or rear yard setback abutting a public sidewalk, shall not encroach into any vision corner and **shall not be closer than three feet to any public right-of-way along a public alley**. The height of any fence shall be measured as an average and shall not include the posts or pillars to which a fence is attached.
- The Board of Zoning Appeals would have to grant a variance of 3' to allow a fence to be placed on the rear property line along a public alley.

2140

20234-20

104

20234-10

22ND ST S

104 22nd St S.

42” Powder Coated Aluminum Fencing proposed on top of existing retaining wall.

104 22nd St S.

- Unnecessary Hardship. There is no unnecessary hardship as the fence can be installed to meet code.

- Hardship Due to Unique Property Limitations. There are no unique property limitations as this lot is the same size as many in the City.

- No Harm to Public Interests. There is harm to the public interest if alley is redone, the city would be required to pay to remove and reinstall the fence if needed.

This variance should not be granted.

Board of Zoning Appeals

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