

# Board of Zoning Appeals

June 21st, 2021

4:00 PM

# Requirements for granting a variance

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

# 1711 Weston St.

- The owner has applied for a permit to build a covered front porch addition.
- Municipal Code 115-143(c) states 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.

# 1711 Weston St.

- A variance of 1'7" to the required 15'1" will need to be granted for this project to proceed as proposed.

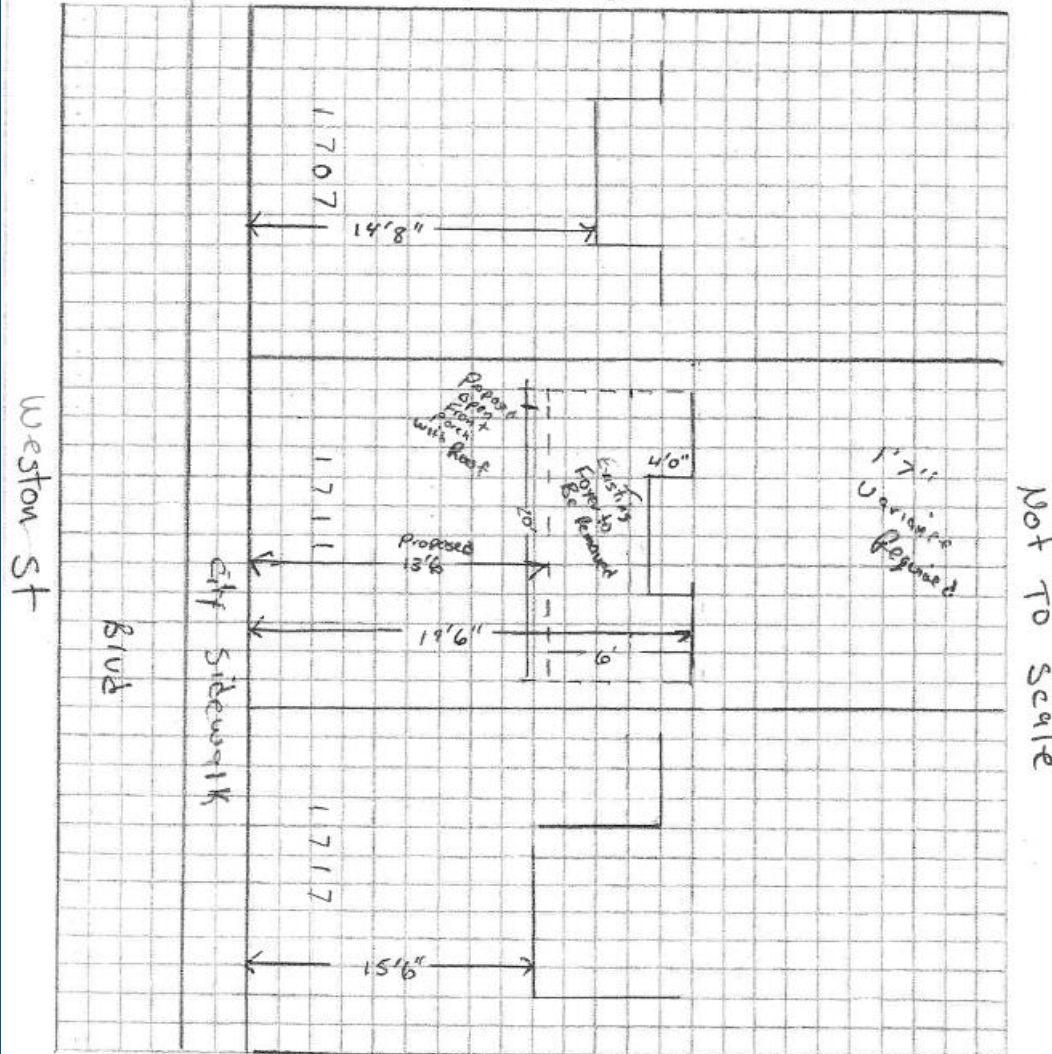
# 1711 Weston St.

Steiger Steel and Fabricating, Inc.

2811 So. 28th Street  
La Crosse, WI 54601

1711 Weston St.

(608) 788-4239  
FAX (608) 787-8964



# 1711 Weston St.



# Requirements for granting a variance

- Unnecessary Hardship: The property can still be used as a dwelling. No Hardship.
- Hardship Due to Unique Property Limitations: There are not unique property limitations. This lot is the same size and shape as numerous lots through out the City.
- No Harm to Public Interests: There is no harm to the public interest.

# Requirements for granting a variance

- Based on this, this variance should not be granted.



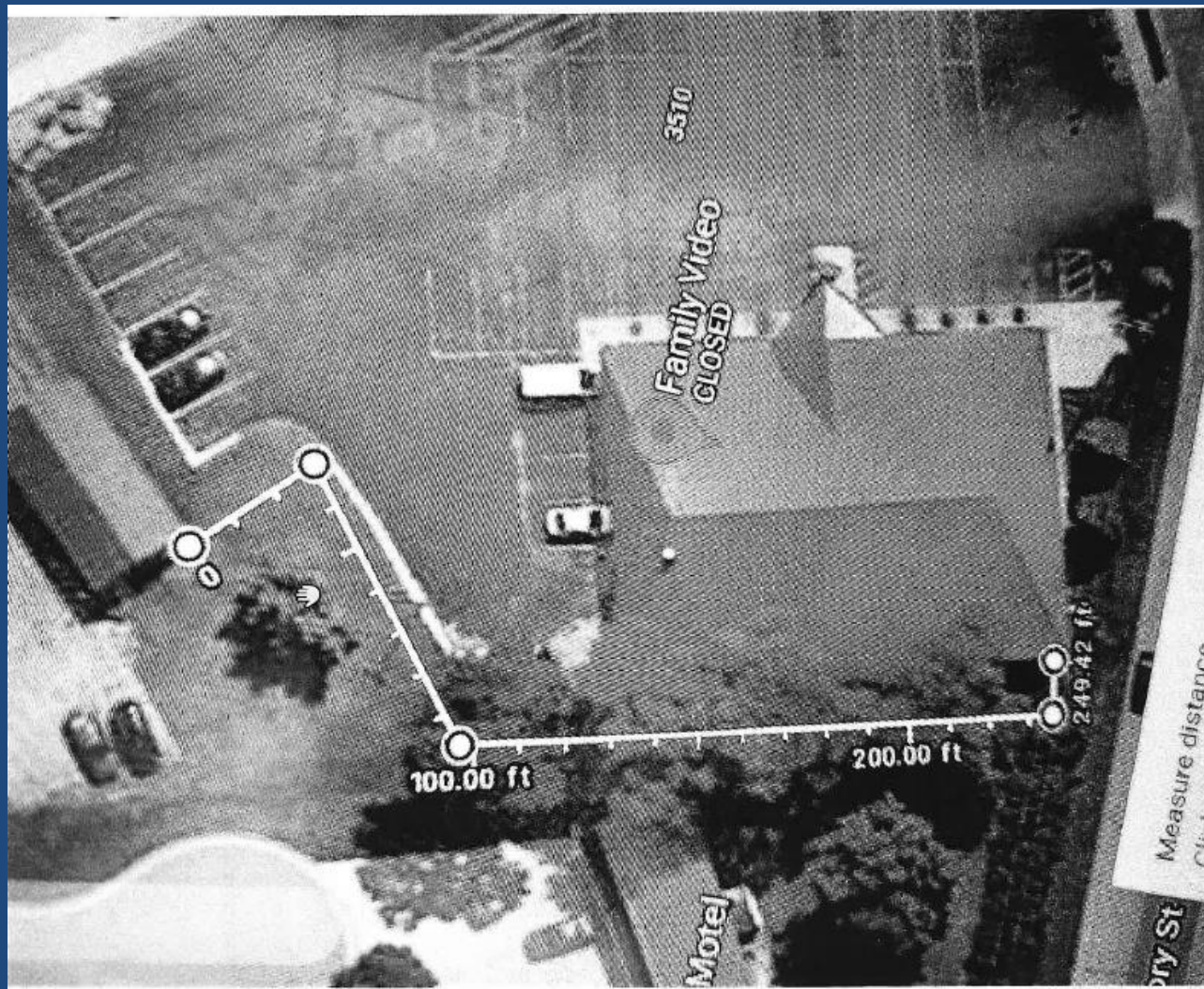
# 3514 Mormon Coulee Rd

- The owner has applied for a fence permit to install a solid wood fence on a commercially zoned property.
- 115-398 (d) states fences are permitted on the property lines in all commercial zoning districts... and shall be of an open type similar to woven wire, chainlink or wrought iron fencing.

# 3514 Mormon Coulee Rd

- A variance to allow a wooden privacy fence would have to be granted to allow the project to proceed as proposed.

# 3514 Mormon Coulee Rd





# 3514 Mormon Coulee Rd



# 3514 Mormon Coulee Rd



1x6 treated fence boards  
4x4x10 treated posts  
posts every 8 ft.  
finished side facing motel

# Requirements for granting a variance

- Unnecessary Hardship: A permitted style fence would prohibit trespassing.
- Hardship Due to Unique Property Limitations: There are no unique property limitations. This is a large commercial lot.
- No Harm to Public Interests: This may prohibit the ability of emergency personnel to view what is happening on the property.

# Requirements for granting a variance

- Based on this, the variance should not be granted.

# Board of Zoning Appeals

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