

Summary for Schopf/Bowen
West Juniper St
281-64-61001702

Nancy Schopf and Fred Bowen (Adam Kozlowski, Agent) are petitioning for a double-variance from chapter 23 (Floodplain Zoning Code) and chapter 20 (Zoning Code) of the Municipal Code for a new single-family residential dwelling on an existing vacant lot located on West Juniper Street (between 129 and 147 W Juniper St). Because of the narrowness of the existing lot (~53'), and the location within the floodplain, it is difficult for the owners to build. They are asking for a variance from c. 23.04(3)(a)(1) and c. 20.07(7)(f). They are described as follows:

c. 23.04(3)(a)(1) states the following:

"The elevation of the lowest floor, excluding the basement or crawlway, shall be at or above the flood protection elevation on fill. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure."

Because of the narrowness of the lot and the City's sideyard setback requirements, it is difficult to fill for 15' outside of the home. The builder is proposing to grade the from the first floor height of 587.4' to the existing grade of 584' for 10' surrounding the home. The ZBA recently heard similar cases during the March 8th meeting.

c. 20.07(7)(f) states the following:

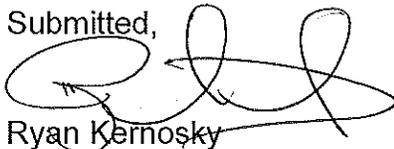
(7) Aesthetic Requirements. All dwellings located in the R-1, R-2, R-3 and R-4 residential districts shall comply with the following requirements:

(f) Have a ratio of the dwelling's length to width of no greater than 2.5 to one

Similar to the floodplain variance, the narrowness of this lot makes it difficult to build on while meeting the setback requirements set forth within our zoning code. The proposed dwelling meets all of the setback requirements, but has a length to width ratio of 2.7 to one, which is higher than the 2.5 to one ratio maximum set within our code.

Building and site plans have been submitted to the WI-DNR, and the DNR has no objections to the variance. Please let me know if you have any further questions.

Submitted,



Ryan Kernosky
Planner / Zoning Administrator

Storm Water Review

April 7, 2016

Owner: Nancy Schopf

Location: Parcel #281-64-61001702

Per the undated site plan from Mau & Associates (Drawing No X-747 with a seal dated 3-10-16) it appears the floor slab of the home will be at an elevation of 587.5' which is 0.5' higher than required. With regards to the exterior grading, the site plan calls for the finished grading to be at an elevation of 586.0' or higher from the home out 15' at the front and back yards. However, on the sides of the home portions of the building will only be approximately 10' from the lot line. Along the lot lines the elevations range anywhere from 583.98' to 585.31'. Therefore, if the grades tapered out from the house starting from an elevation of 587.40' as shown on the site plan there could be between 3.42' and 2.09' of elevation change over the 10' distance. This could lead to minimum slopes of 34.2% to 20.9% (33% is generally considered a maximum for grass). Generally, grades should be held down approximately 6" from the bottom of any wall framing or siding, therefore, it may make sense to lower the fill elevation at the house to 587.0' which would reduce the potential side yard slopes to a range between 30.2% and 16.9%.

Per the site plan it appears that the current property lines are the low points between the property in question and the adjacent properties. In addition it appears that there is drainage occurring along the property lines that goes from the South end of the property traveling North to the roadway. However, the entire area is very flat and with the very low amount of slope aiding the drainage described it is likely that most of the water infiltrates into the grass in the area and that the area is typically relatively wet without long periods of dry conditions. The additional impervious areas (house and driveway) will reduce the areas available to infiltrate water. In addition, downspouts from the house could cause concentrated flows of water. These two factors may cause ponding conditions along the property lines due to the relatively flat contours of the area. To help minimize this concern the downspouts of the home could be connected to drainage piping that could be tied into storm sewer catch basin that is located within the curbing near the NE corner of the property. Another option to help minimize ponding along the property lines would be to run a drain tile just below the ground under the property lines that also ties into the storm sewer catch basin.

Possible suggestions and/or requirements:

- 1) Reduce the fill elevation around the house from 587.4' to 587.0'
- 2) Tie the downspouts of the home to drainage piping that gets tied into the storm sewer catch basin that is located within the curbing near the NE corner of the property.
- 3) Run a drain tile just below the ground under the property lines that ties into the storm sewer catch basin that is located within the curbing near the NE corner of the property.

Chad Shefchik

City Engineer

**CITY OF STURGEON BAY
VARIANCE APPLICATION
ZONING BOARD OF APPEALS**

Date Received: 3/18/16
 Fee Paid \$ 300.00
 Received By: CN

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Adam Kollowski	Nancy Schopf + Fred Bowen
Company	C+C Custom Builders	
Street Address	950 CHALLENGER DR.	2468 Ironwoods Dr.
City/State/Zip	Green Bay, WI 54311	Green Bay, WI 54304
Daytime Telephone No.	920-360-0529	920-499-5819
Fax No.	920-468-3242	

STREET ADDRESS OF SUBJECT PROPERTY: VACANT LOT BETWEEN 129 W. JUNIPER +
Location if not assigned a common address: 147 W. JUNIPER

TAX PARCEL NUMBER: 281 6461001702

CURRENT ZONING CLASSIFICATION: R-2

CURRENT USE AND IMPROVEMENTS:
VACANT LOT

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: C. 23.04 (3)(a)(1), C. 20.07(7)(d)

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
 North: WAGE
 South: R-2 Single family home
 East: R-2 Single family home
 West: R-2 Single family home

VARIANCE STANDARDS

Please address how the proposed variance meets each of the three required standards for authorizing variances. (Attach additional sheets, if necessary)

1. Unnecessary hardship: See ATTACHED

2. Unique physical property limitation: _____

3. Protection of public interest: _____

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN: _____

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

Nancy E. Schopf _____ Nancy E. Schopf _____ 3-17-16
Property Owner (Print Name) Signature Date

Adam Korlowski _____ _____ 3-17-16
Applicant/Agent (Print Name) Signature Date

I, Adam Korlowski, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

3-18-16 _____ [Signature] _____ [Signature]
Date of review meeting Applicant Signature Staff Signature

- Attachments:**
Procedure & Check List
Agreement For Reimbursement of Expenses

STAFF USE ONLY

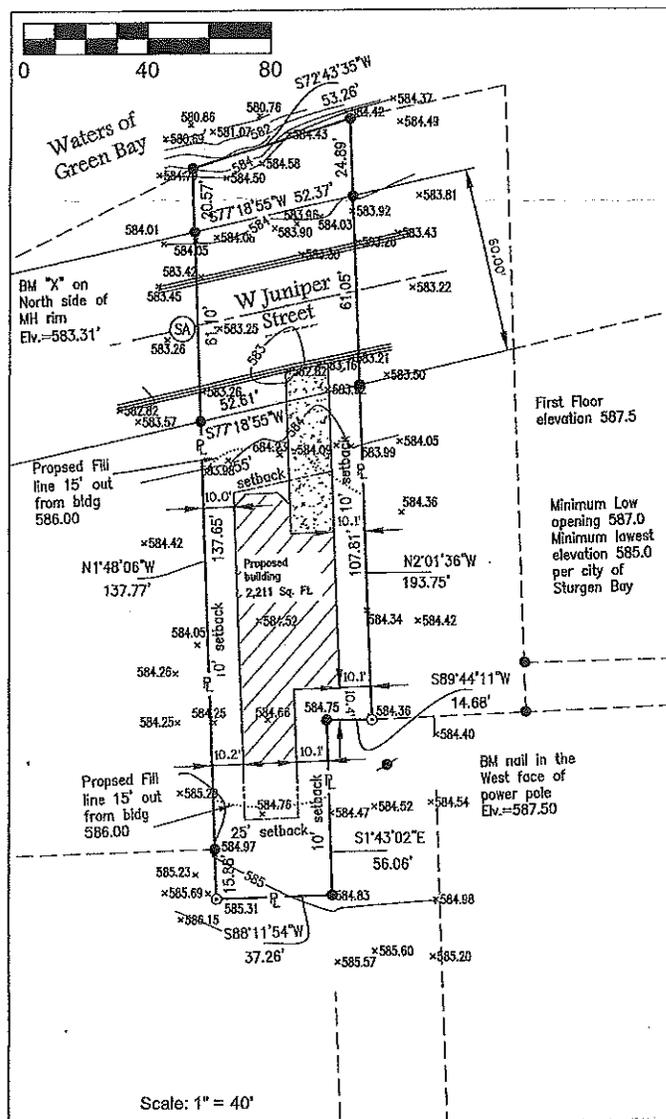
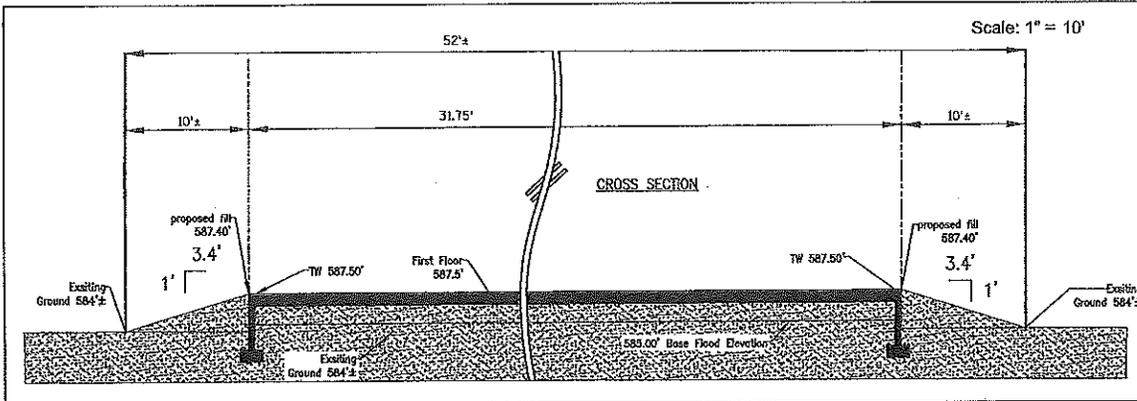
Application conditions of approval or denial:

Date _____ Community Development Director _____

1. Unnecessary Hardship: We are looking to build a conforming, single-family new residence on a very narrow lot which resides almost entirely within the floodplain and we are requesting a fill requirement variance. The lot is very narrow (approximately 52' wide) and we have designed a house to fit within all building setbacks and would like to slope the grade from the lowest opening back to the existing grade at the lot lines. The house is designed with 4' frost walls and slab at grade to keep the height of the structure to minimum a based on the lowest opening requirements. In addition, we are also requesting a variance on the length to width ratio for the house due to the narrowness of the lot. The house, as designed to fit within the buildable setbacks, is less than 32' wide and has a 2.73 to 1 ratio.
2. Unique physical property limitation: The property is less than 52' wide which only allows a structure that is less than 32' wide to be built on it. Also, the property is almost completely within the flood plain. We don't have enough room to keep the grade 1' above flood plain, 15' away from the structure, so we are asking to slope the grade back to existing levels on the property line to have minimal impact on neighbors trees located right at the property line.
3. Protection of public interest: The proposed house is designed to fall within all building setbacks and the roof water will be collected and piped underground and ejected directly into the storm water line to minimize any additional water being shed onto neighbor's property. Discussions were had with the neighbors and plans have been redesigned and retaining walls eliminated in an effort to minimize any impact on existing houses. Historically, the lot had a house on it that was only a few feet off of the west property line. The lot has been vacant since that house was lost due to a fire. The proposed house will be more conforming to current setbacks than the previous house was.

Site Plan

Part of Lots 17 and 18, Subdivision 61, according to the recorded Assessor's Map of the City of Sturgeon Bay of the City of Sturgeon Bay, Door County, Wisconsin.
"West Juniper Street"



North

Bearings are referenced to the North Right of Way of Juniper street assumed to be $S77^{\circ}18'55''W$, Elevations are referenced to the NAVD88 Benchmark Datum.

Note: Variance will be needed for fill less than 15 feet from the structure at 1' above flood elevation.

Legend

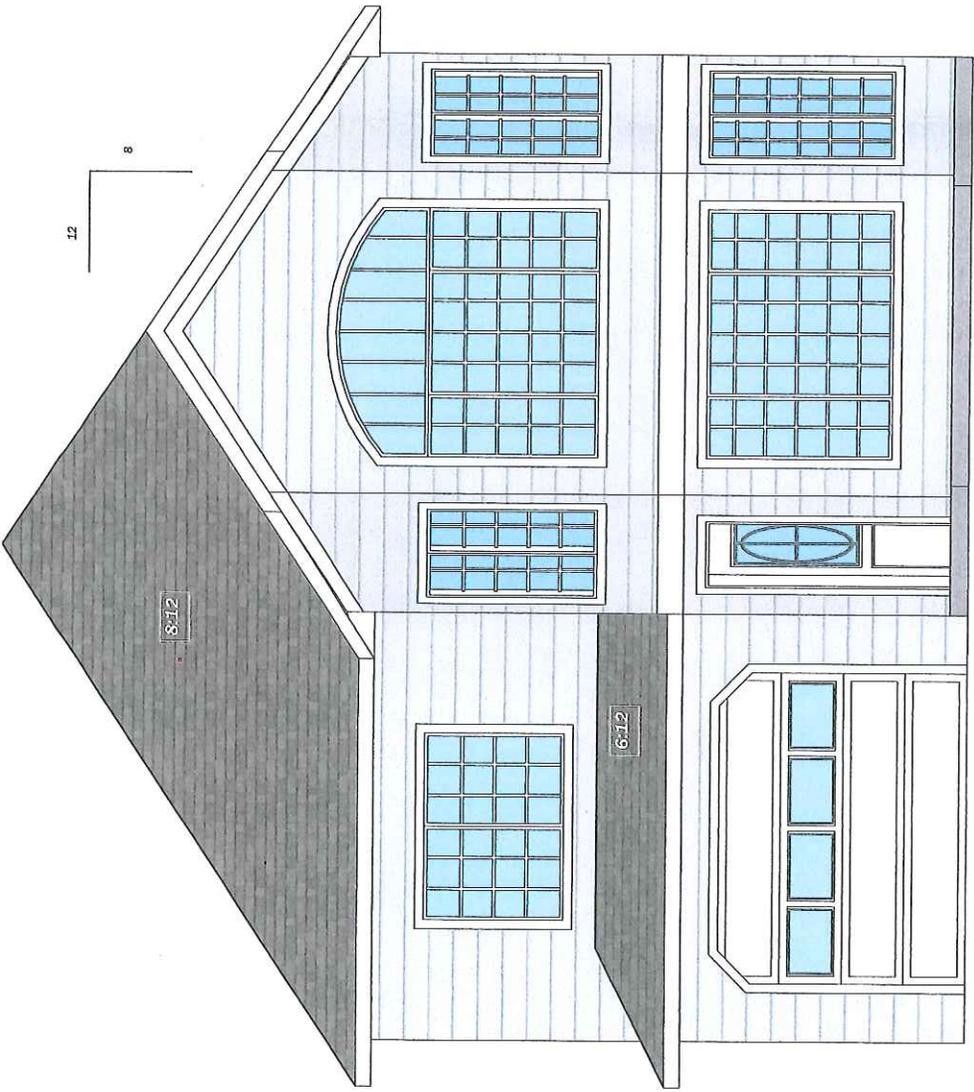
- proposed building
- proposed drive way
- iron pipe found
- iron rod found
- +100.00 existing elevations.

Flood elev. = 585.00'
Per Door County
Zoning Inspector

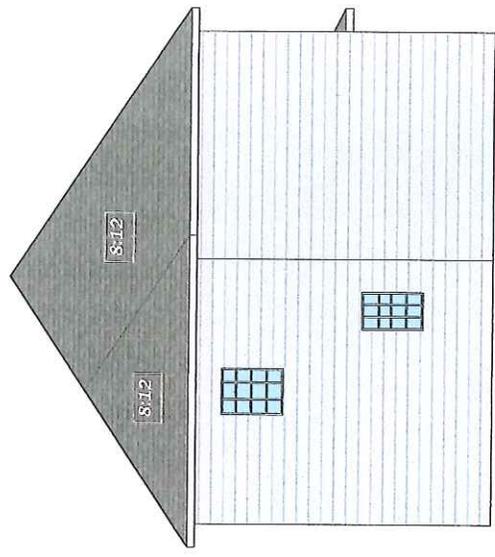
Client: C & C Custom Homes
Tax Parcel: 281-64-61001702
Drafted By: JRW
File: C-8215Site Plan 021616.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-8670 Fax: 920-434-9672

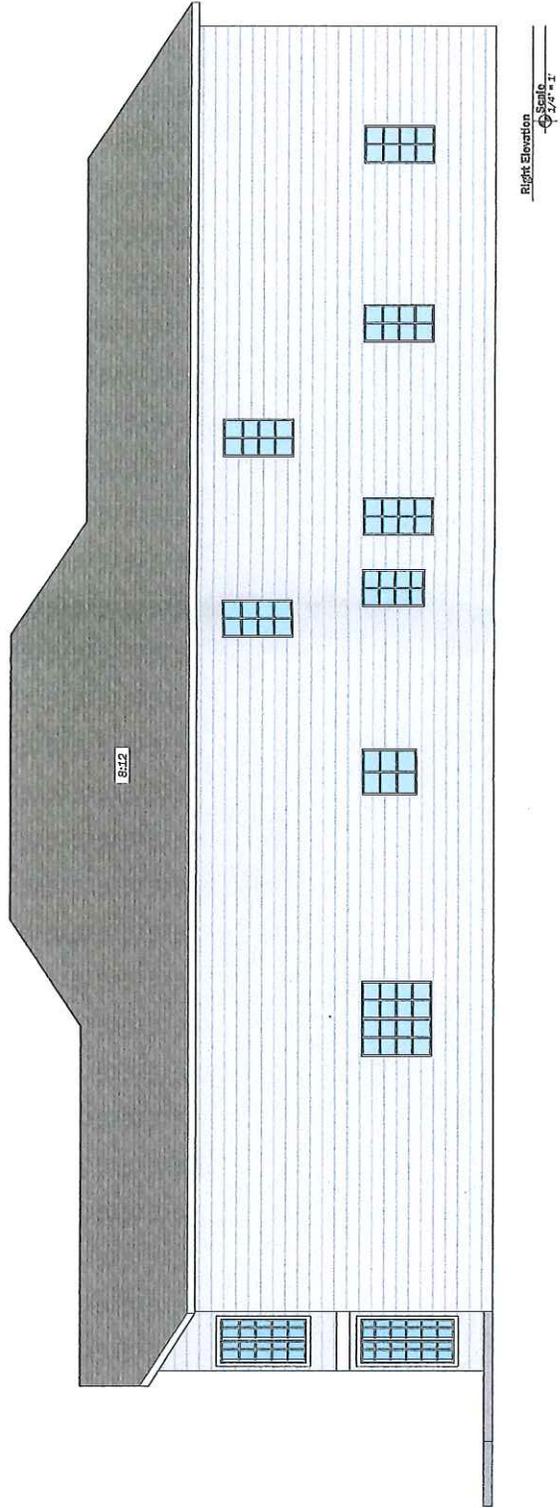
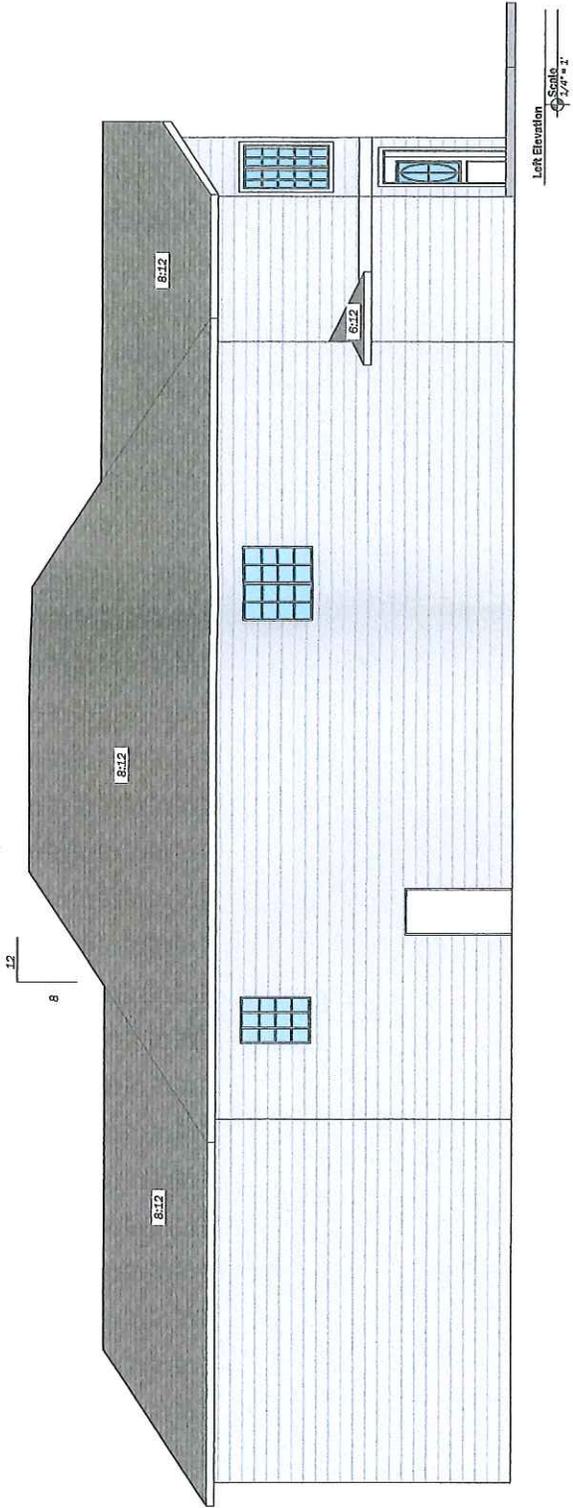
Sheet One of One
Project No.: C-8215
Drawing No.: X-747

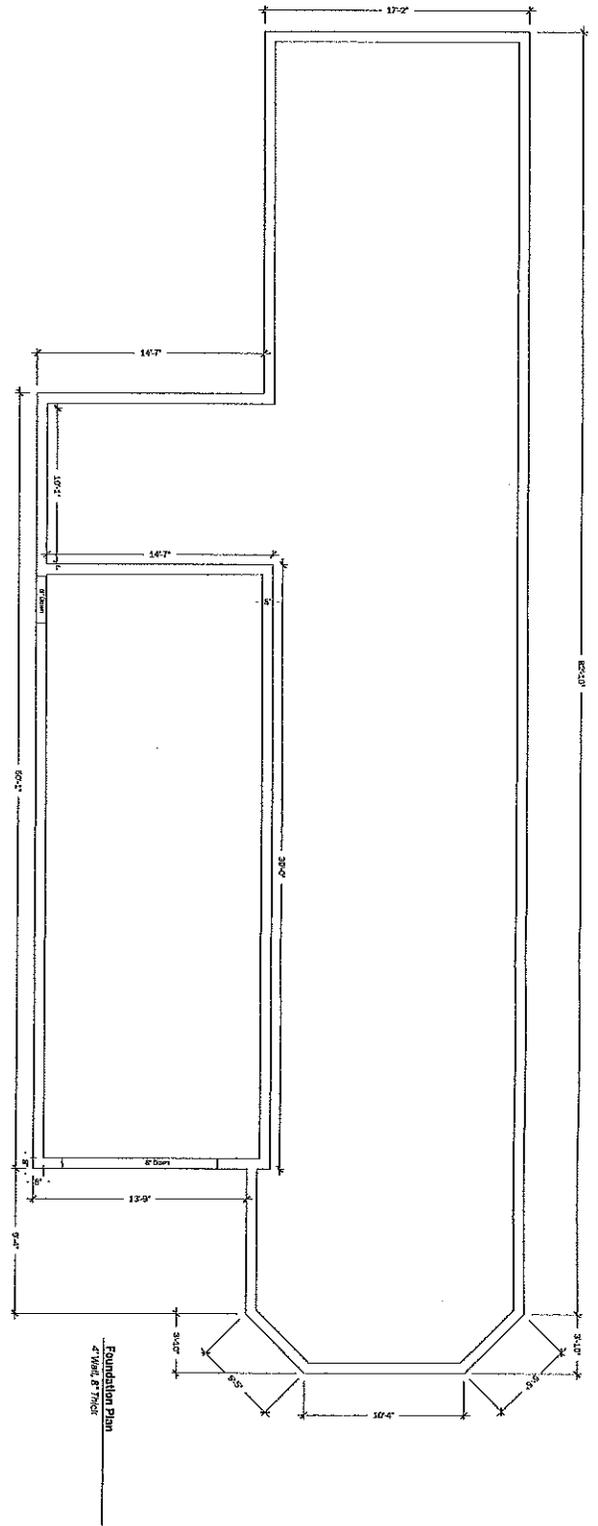


Front Elevation
Scale: 1/2" = 1'



Rear Elevation
Scale: 1/2" = 1'

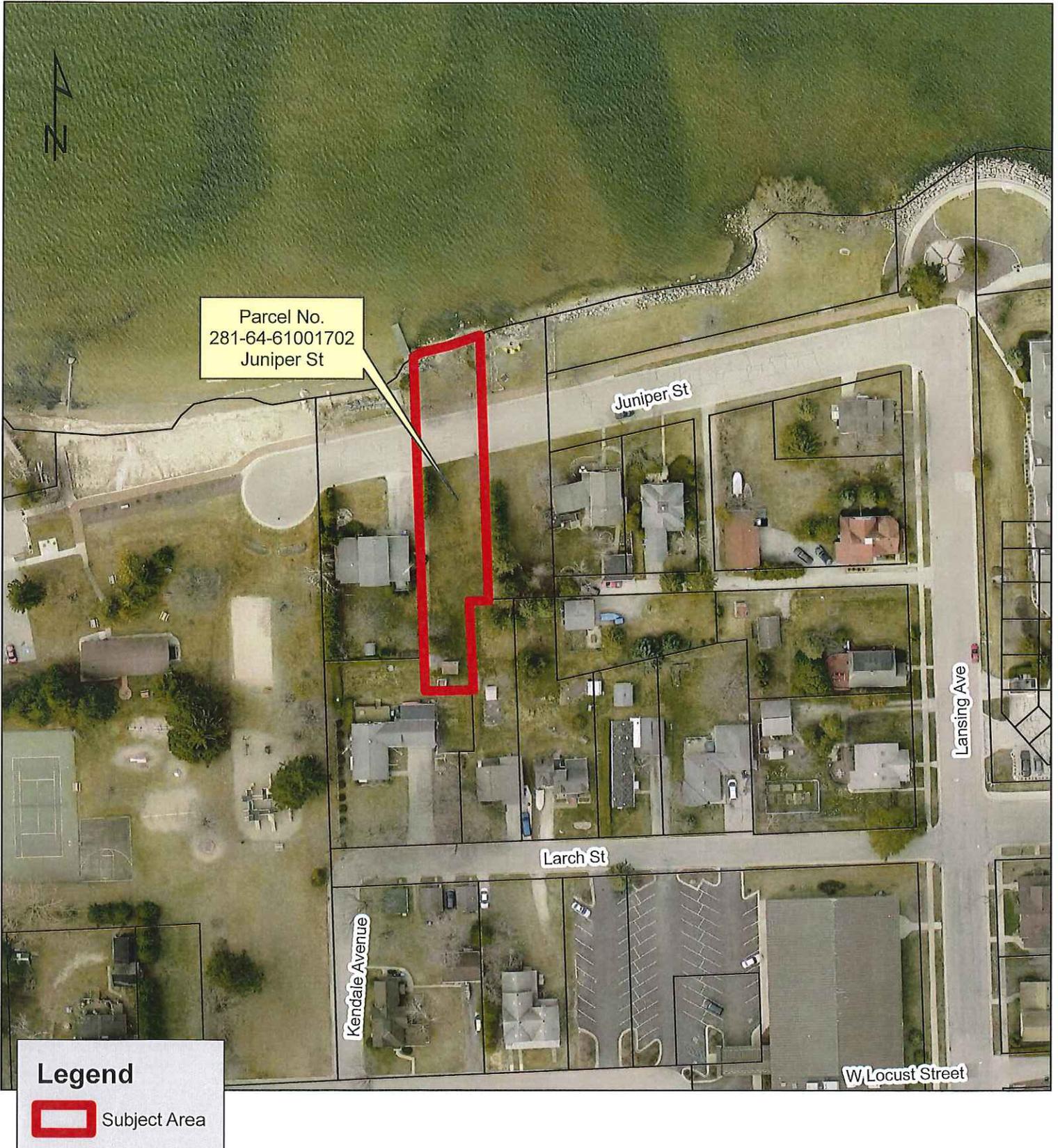




Location Map

Public Hearing - Nancy Schopf

Floodplain Zoning & LW Ratio



NOTE: Public Hearing to be held April 12, 2016 at 12 Noon in the City Council Chambers (City Hall, 421 Michigan St)