



Application for Variance or Appeal

Applicant Name: Allen Levee
 Address: 421 William St City: Racine
 State: WI Zip: 53402
 Telephone: 414 364-2413 Cell Phone: 414 364-2413
 Email: allen.levee@gmail.com

Agent Name: _____
 Address: _____ City: _____
 State: _____ Zip: _____
 Telephone: _____ Cell Phone: _____
 Email: _____

Property Address (Es): 421 William St Racine WI 53402
 Current Zoning: Residential
 Current/Most Recent Property Use: Garage/Studio
 Proposed Use: Dwelling unit
 Code section from which variance is sought: Section 114-771



If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

- 1. An electronic submission via email/USB drive/CD/Download link; and
- 2. One (1) paper copy, no larger than 11" x 17" size.

| Required Submittal Item | Applicant Submitted | City Received |
|--|--|---------------|
| 1. Variance/Appeal Application | <input checked="" type="checkbox"/> | |
| 2. Written description of project, including: <ul style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot | <i>city currently HAS</i> <input type="checkbox"/> | |
| 3. Site Plan (drawn to scale), including: <ul style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout | <input checked="" type="checkbox"/> | |
| 4. Zoning Analysis Table <ul style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces | <i>city submitted ARCHITECTURAL Plan</i> <input type="checkbox"/> | |
| 5. Review Fee | <input type="checkbox"/> | |

Acknowledgement and authorization signatures

A variance is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions of approval which must be adhered to.

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): *Alto...* Date: *Sept 24, 2020*

Applicant Signature (acknowledgement): _____ Date: _____





The board of appeals shall not vary the regulations of the zoning code unless it shall make findings based upon the evidence presented to it in each specific case that (use the lines to explain how your request meets these criteria):

- (1) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;

CURRENTLY I LIVE IN A 4 BEDROOM HOME ON THE PROPERTY. IT IS WAY TOO MUCH SPACE FOR A SINGLE PERSON. ALSO WITH PROPERTY TAXES AND REPAIR + MAINTENANCE COSTS RISING IT IS CREATING A FINANCIAL BURDEN.

- (2) The conditions upon which an application for a variance is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification;

THE PROPERTY HAS AN EXTREMELY LONG DRIVEWAY AND THE GARAGE/STUDIO IS LOCATED AT THE REAR OF THE PROPERTY. NO OTHER PROPERTIES IN MY NEIGHBORHOOD HAS GARAGE STUDIO WITH SEWER WATER, ELECTRICITY AND A HEATING UNIT.

- (3) The purpose of the variance is not based exclusively upon a desire to increase financial gain;

THERE IS ONLY LITTLE FINANCIAL GAIN INVOLVED. MY RENTALS WILL BE SHORT TERM AND MOST OF THE RENT MONEY WILL GO TOWARDS TAXES, MORTGAGE + MAINTENANCE

- (4) The alleged difficulty or hardship is caused by the provisions of this chapter and has not been created by any persons presently having an interest in the property;

THIS IS CORRECT. THE SECTION 114-771 IS INFLEXIBLE + DOESN'T PROVIDE FOR INDIVIDUAL CIRCUMSTANCES. CLEARLY GRANTING OF THIS VARIANCE WOULD ALLOW ME TO LIVE COMFORTABLY ON MY PROPERTY IN RACINE.

- (5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

ON THE CONTRARY, I AM ASKING TO PUT IN A KITCHEN + SMALL BEDROOM IN AN EXISTING STRUCTURE THAT CURRENTLY ENHANCES THE NEIGHBORHOOD BY INCREASING PROPERTY VALUES + PROVIDES ADDITIONAL ANNUAL TAX INCOME TO THE CITY.

- (6) The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

THE PROPERTY STRUCTURE ALREADY EXISTS. I AM SIMPLY REQUESTING PERMISSION TO ADD A KITCHEN + POSSIBLY A SMALL BEDROOM. IT IS WELL SITUATED ON THE PROPERTY AND DOES NOT ADD STRESS TO THE NEIGHBORHOOD OR THE ENVIRONMENT.

A variance is intended to relieve a hardship related to the property which would prevent normal use of the lot. A variance is not intended to maximize use of a property for convenience sake.

The city could not receive my typed application, so I had to handwrite it. My handwriting is hard to read, so I've attached this typed copy of the questions and answers.

1. Because of particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;

Answer:

Currently, I live in a four-bedroom home on the property. It is way too much space for a single person. Also, with property taxes, Racine's repair and maintenance costs rising are creating financial hardship.

2. The conditions upon which an application for a variance is based are unique to the property for which the variance is sought, and are not applicable, generally, to other properties within the same zoning classification:

Answer;

The property has an extremely long driveway, and the garage studio has heat, electricity, and water. This is unique to my neighborhood.

3. The purpose of the variance is not based exclusively upon a desire to increase financial gain;

Answer:

There is minimal financial gain involved. My rental will be short-term, and most of the rent money will go towards taxes, mortgage, and maintenance.

4. Alleged difficulty or hardship is caused by the provisions of this chapter and has not been created by any persons presently having an interest in the property;

Answer:

This is correct. Section 114-771 is inflexible and doesn't provide for individual circumstances. Clearly, creating this variance will allow me to live comfortably on my property in Racine. If I become feeble, it will allow one of my children to raise their family in the main house and provide me with the necessary support to continue living independently.

5. The granting of the variance will not be detrimental to the public welfare rangers to other property improvements to the neighborhood in which your property is located .

Answer:

On the contrary, I asked him to put a kitchen and a small bedroom in an extra, existing structure that is entirely up to code. It will increase property values and raise additional revenue for the city.

6. The proposed variance will not impair an adequate supply of light air to adjacent properties, substantially increase the congestion of the public streets, increase the danger of fire, or in pier natural drainage earthquake damage drainage problems on adjacent properties, endanger public safety, or substantially diminish or impair property values within the neighborhood.

Answer;

The property structure already exists. I am simply requesting permission to add a kitchen and a small bedroom. It will not put added stress on the neighborhood or the environment. The building is well situated at the back of the property, and there is more than adequate parking in the driveway to allow for an additional vehicle.



West Overall Perspective

NTS

Address:
421 William, Racine WI 53402

Contractor:
Laura Montoya

Designer:
Jared Levie

A 1



16'

North Elevation

NTS



45'

West Elevation

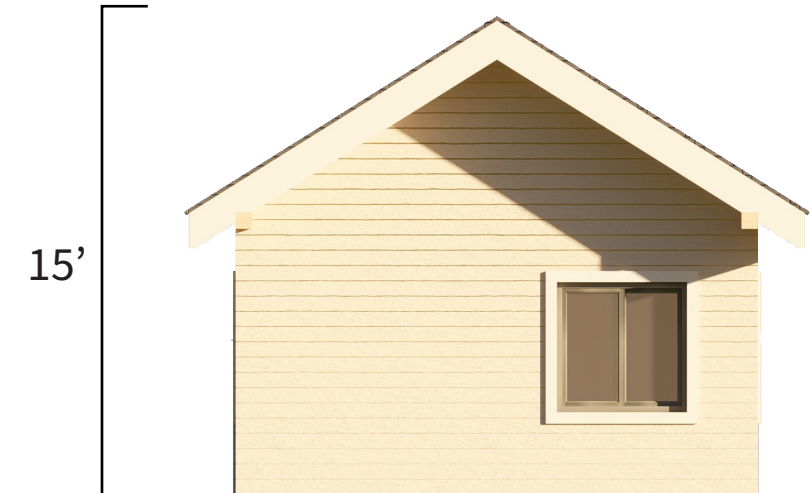
NTS



45'

East Elevation

NTS

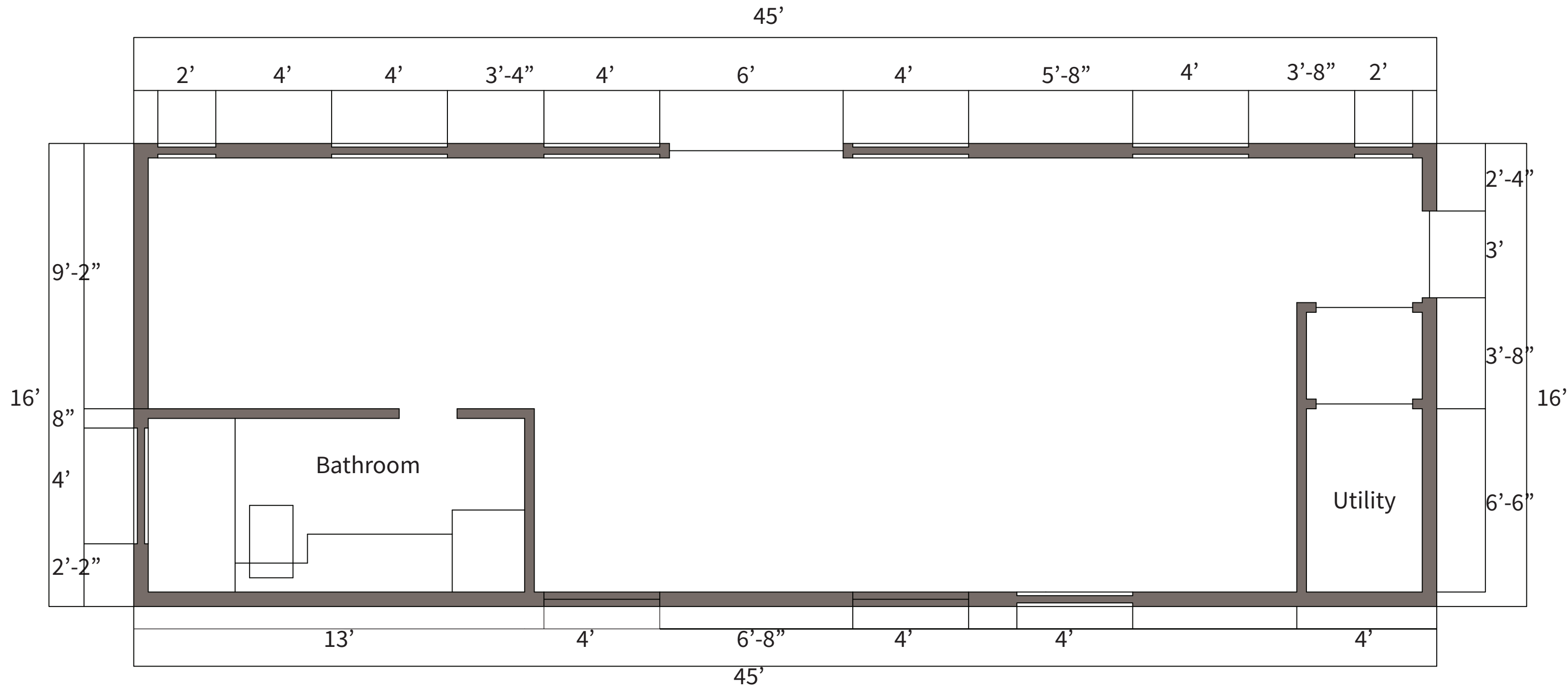


15'

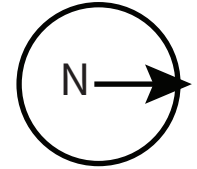
16'

South Elevation

NTS

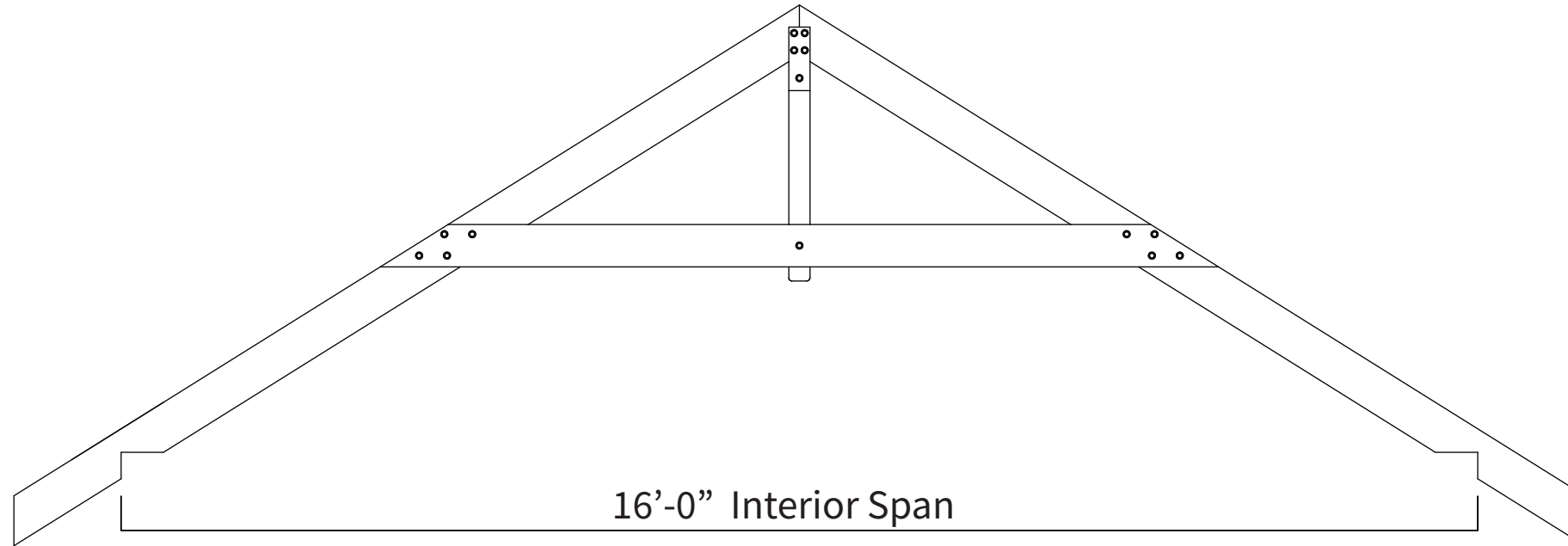


Dimensioned Floor Plan
 NTS



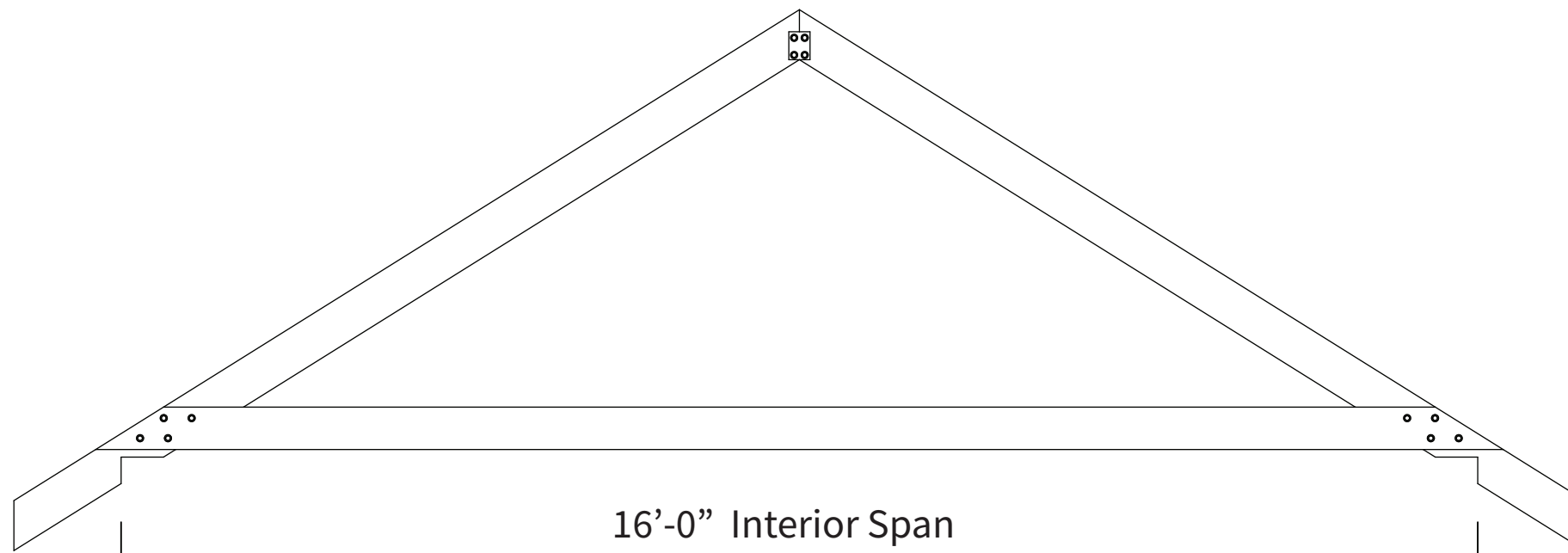
Truss Type #1

Truss assembly consists of 2"x 6" lumber with black steel hardware



Truss Type #2

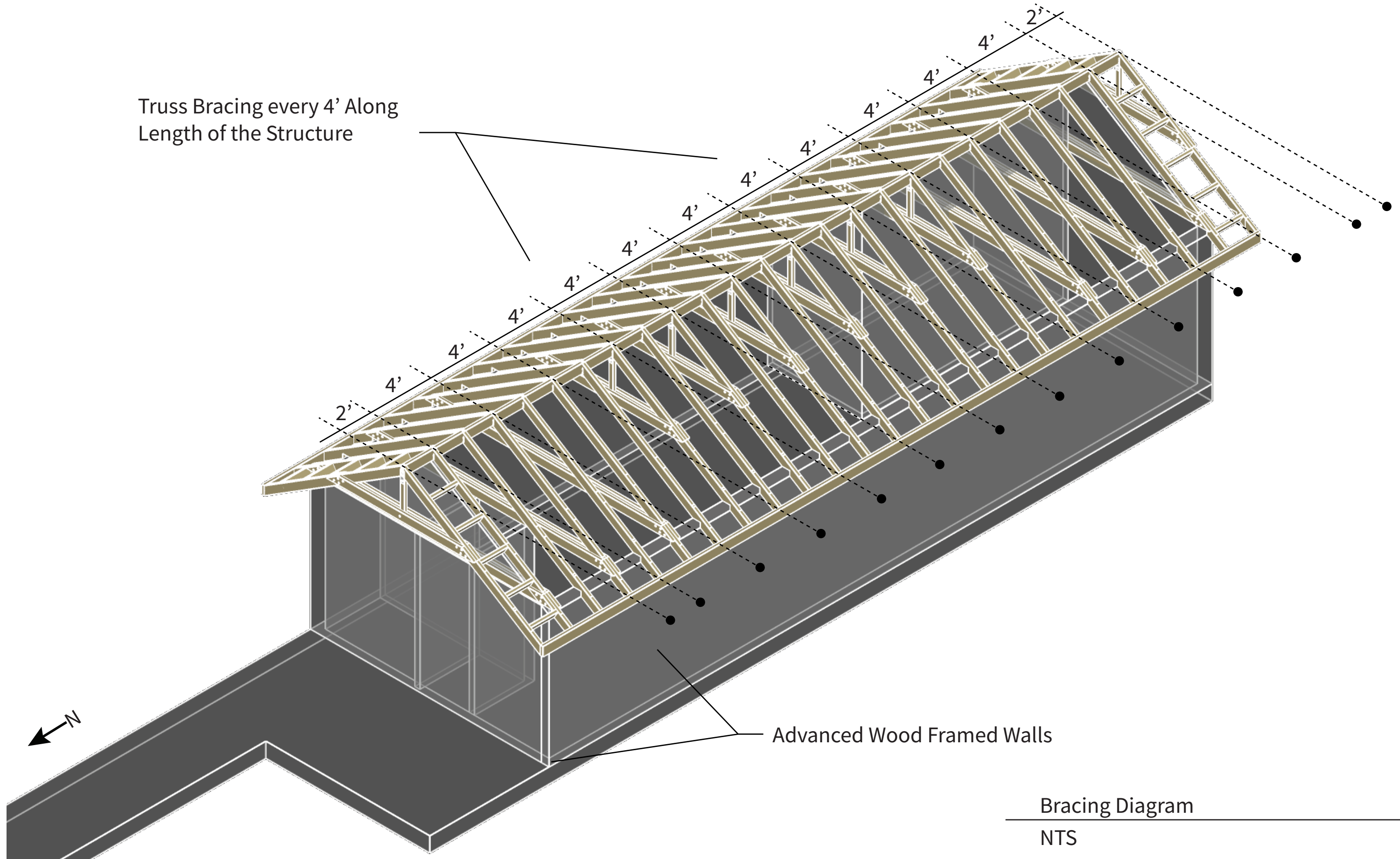
Truss assembly consists of 2"x 6" lumber with black steel hardware



Wall Bracing Plan

NTS

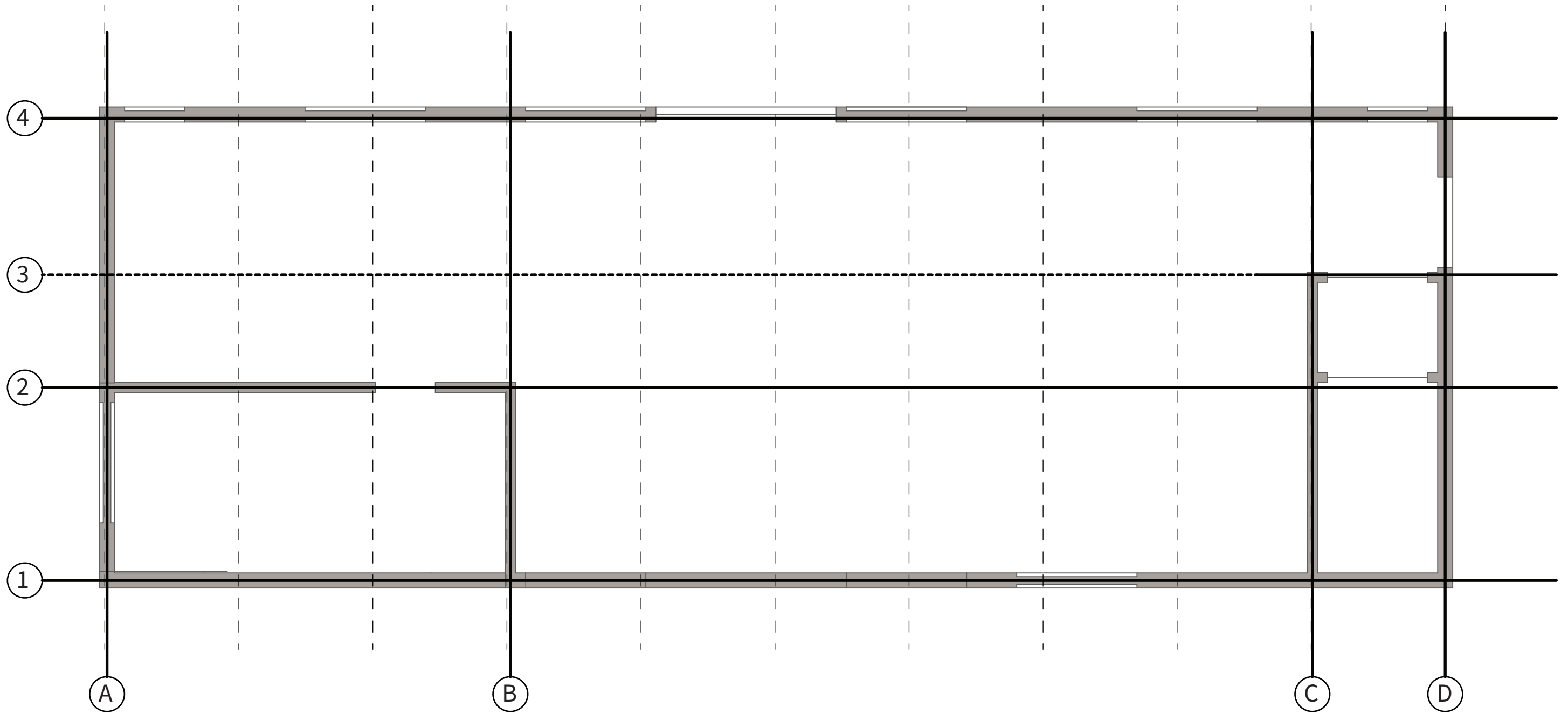
Truss Bracing every 4' Along Length of the Structure



Advanced Wood Framed Walls

Bracing Diagram

NTS



Bracing Plan

NTS

