



## DEPARTMENT OF CITY DEVELOPMENT



### Application for Variance - \$250.00 fee

Applicant Name: Rick Mauldin  
Address: 4335 Pennington Lane City: Mt. Pleasant  
State: WI Zip: 53403  
Telephone: 262-554-0642 Cell Phone: 262-498-0642  
Email: rick.mauldin@gmail.com

Agent Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Address (Es): 2413 Gilson St.  
Current Zoning: Residential  
Current/Most Recent Property Use: Grandmother's home until deceased. Visiting sister/family use.  
Proposed Use: Sister moving from Chicago to Racine when her current home sells.





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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;

Please refer to lot sketch. Due to lot size/layout, there is no possible way to access rear or side yard. East side of house has approximately 6.5 ft. and west side only has 5 ft. The west side has a wheelchair ramp using most of the 5ft. span. There is no alley for rear access.

- (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;

My house seems to be only one of a few homes in Racine without the possibility of side or rear parking options. Many in the neighborhood have shared driveways, which is not an option for me. The home across the street has a front pad and 1709 Wisconsin Ave received a pad variance.

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

The purpose of the requested variance is for safety and the ability to park off street at night and in the winter. Currently there is no way to access the wheelchair ramp without using neighbors driveway.

- (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;

We had no input into the lot size or the home layout that prevents compliance with the current restrictions.

- (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

will be safer for the residents of my home and neighbors by keeping our car off the street, especially in winter conditions.

- (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 lot is currently landscaped and the lawn is professionally maintained. I plan to replace the shrubs on the east front lot per the sketch submitted making a parked car less visible. The driveway would be professionally installed and taper to the street. Off street parking will be safer.

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.





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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/Non-Conforming Use Expansion Review Application		
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: 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 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	<input checked="" type="checkbox"/>	
5. Review Fee	<input checked="" 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): \_\_\_\_\_ Date: 9/13/19

Applicant Signature (acknowledgement): \_\_\_\_\_ Date: 9/13/19



(262) 636-9151



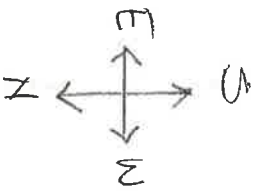
[CityDevelopment@cityofracine.org](mailto:CityDevelopment@cityofracine.org)



730 Washington Avenue, Room 102  
Racine, Wisconsin 53403



[www.buildupracine.org](http://www.buildupracine.org)

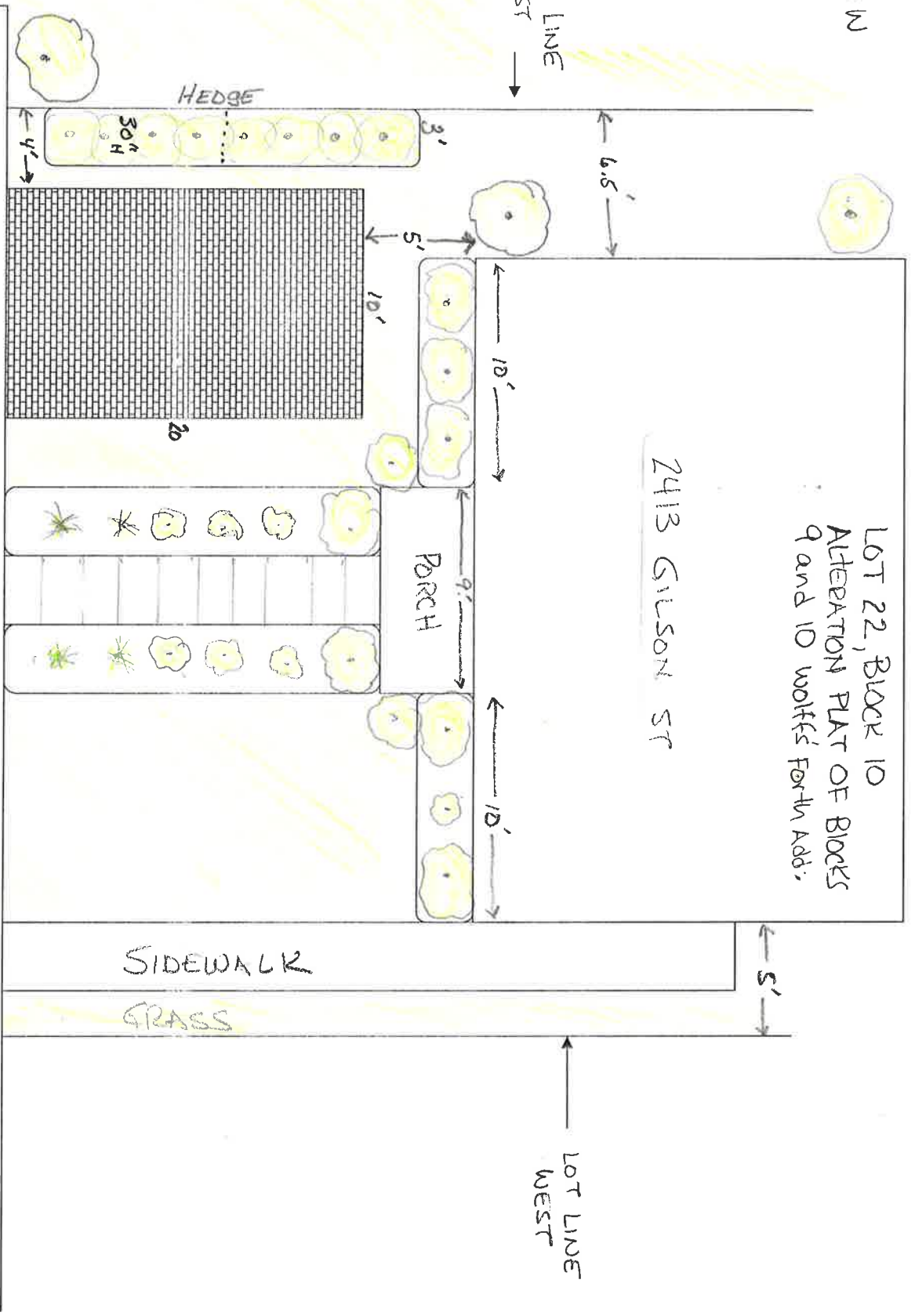


LOT LINE  
EAST →

LOT LINE  
WEST ←

2413 GILSON ST

LOT 22, BLOCK 10  
ALTERATION PLAT OF BLOCKS  
9 and 10 Wolff's Fourth Add.



Public Sidewalk

\* NEW PARK  
PAD