



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 6/15/2025

To: Board of Appeals Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Steven Madsen – (262) 636-9151 steven.madsen@cityofracine.org

Case Manager: Steven Madsen

Location: 1007 Jones Ave

Applicant: Anthony Munoz

Property Owner: Anthony Munoz

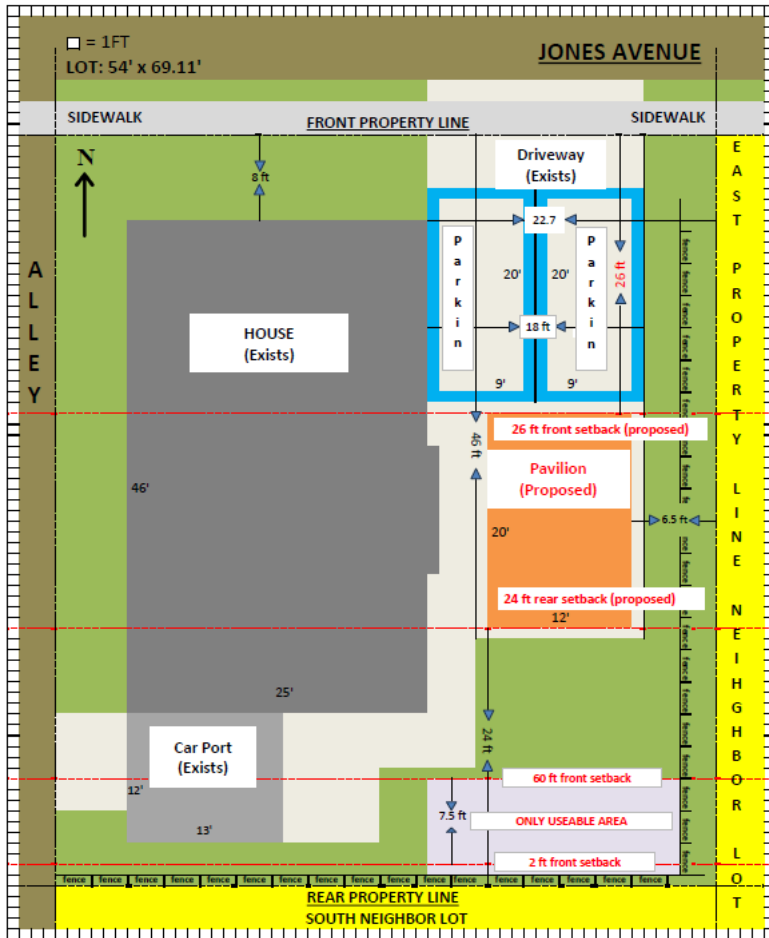
Request: The application requests relief from the front yard setback for accessory structures per Sec 114-310(c).

BACKGROUND AND SUMMARY:

The lot in questions has an approximate depth of 70 feet which is significantly less than the typical dept of 120 feet. The lack of depth in this lot prevents accessory structures from being located outside of the required 60' front yard setback. The owner is asking for a variance to be allowed to have an accessory structure encroach into this 60' front setback since it is not possible to do with the existing depth.



Birdseye view of the property, indicated in blue (image from pictometry) (North is Up)



Proposed shed site location (North is up)

GENERAL INFORMATION

Parcel Number: 19259000

Property Size: 3,767.94 square feet

Comprehensive Plan Map Designation: Medium Intensity

Corridor or Special Design District?: N/A

Historic?: N/A

Current Zoning District: R-3 Limited General Residence

Purpose of Zone District: The R3 limited general residence district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low density owner-occupancy character.

Additional Planning and Zoning Comments: N/A

STANDARDS FOR VARIANCE:

Sec 114-48

- 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.**

Staff Comments: The original design of the subdivision had two narrow lots fronting La Salle Street. The changes made and subsequent house builds were completed before zoning standards existed and long before the current owner took ownership. As a result, it is legal non-conforming with many of the current codes rules regarding size and setback. The lack of lot depth prevents the current owners from being able to place accessory structures outside of the setback. They are unable to meet the 60 feet front setback for accessory structures. The shape that was created is preventing the ability to have an accessory structure that most other lots would be able to meet.

- 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.**

Staff Comments: This lot is almost half the total size of the district standard and half as deep. This physical shape is uncommon and specific to this lot. Most other properties within this zoning district will not have similar issues.

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

Staff Comments: This variance is not requested for financial gain but rather for the ability to add function to this property.

- 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.**

Staff Comments: The current owners of this lot purchased the property in 2021. This lot was subdivided in this manner numerous years before this. Therefore, the hardship of this lot has not been created by any persons having an interest in this property.

- 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.**

Staff Comments: The accessory structure's proposed proximity to the front of the lot will not be detrimental to the public welfare. If permitted to be located within the side yard the structure will still be required to meet the side setback requirements. These side setbacks mean it will not affect nearby neighbors any differently than other nearby accessory structures. The existence of the accessory structure here should not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

- 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.**

Staff Comments: The addition of this structure is not expected to be substantial or create risk of fire, natural disaster, or drainage problems. This will not endanger public safety or impair property values.

POSSIBLE ACTIONS FOR THE ZONING AND BUILDING BOARD OF APPEALS

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.

STAFF RECOMMENDATION: BASED ON THE STANDARDS REVIEWED IN THIS REPORT, THAT THE REQUEST FROM ANTHONY MUNOZ, SEEKING A VARIANCE FROM SECTION 114-310(c) TO ALLOW FOR AN ACCESSORY STRUCTURE TO BE BUILT WITHIN THE FRONT SETBACK BE APPROVED SUBJECT TO CONDITIONS OUTLINED BELOW:

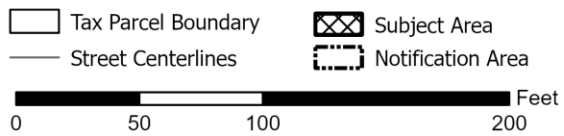
- a) That the plans presented to the Zoning and Building Board of Appeals on June 15, 2026 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That the proposed accessory structure be placed as far from the front property line as possible while still conforming to the rear setback.
- d) That no minor changes be made from these conditions without approval of the Zoning and Building Board of Appeals.

ATTACHMENTS:

- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Submittal documents (view in legistar).

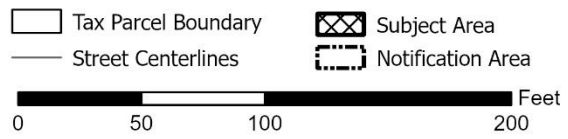


1007 Jones Avenue - Variance



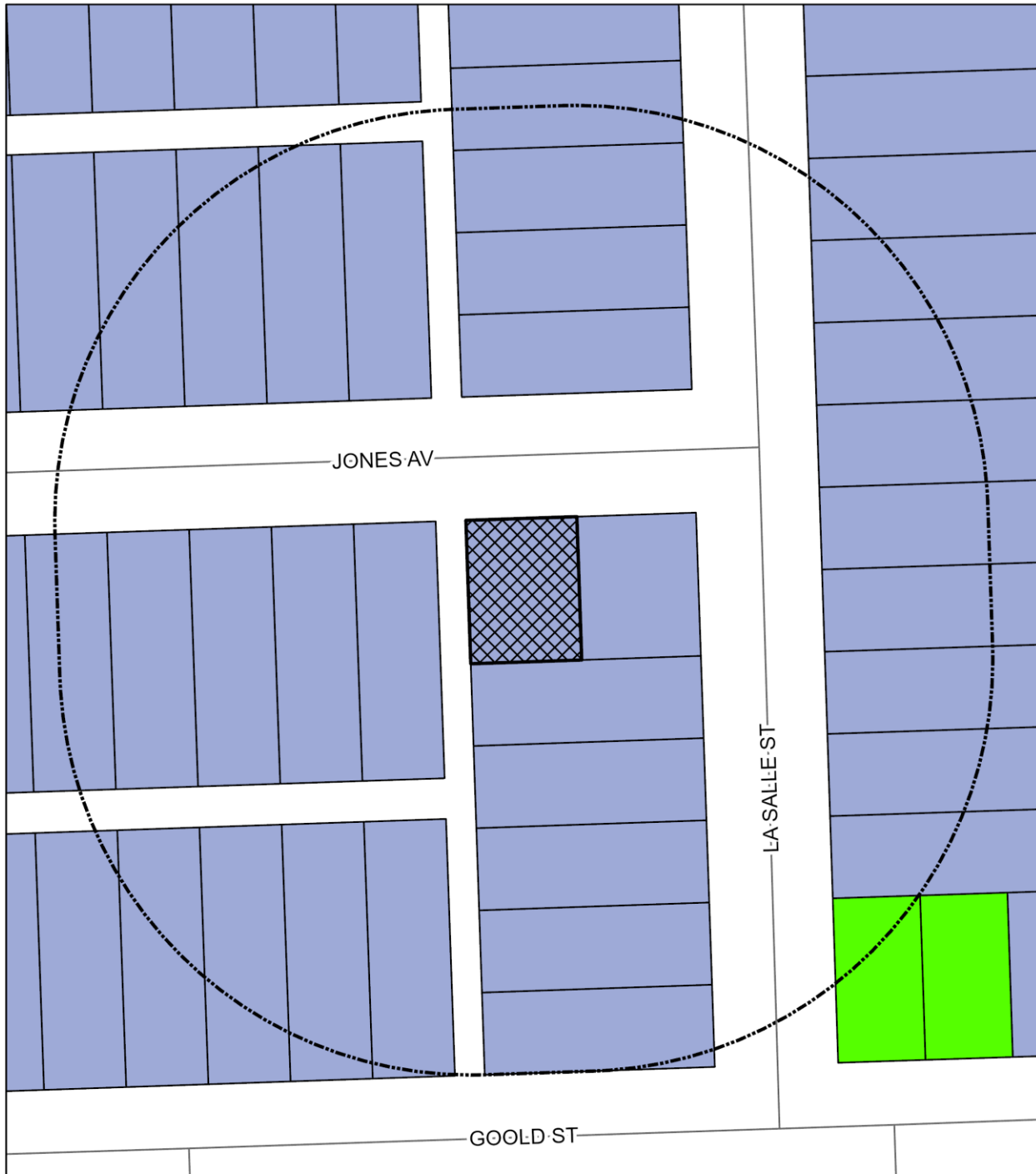


1007 Jones Avenue - Variance





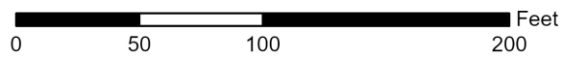
1007 Jones Avenue - Variance



Zoning Designation

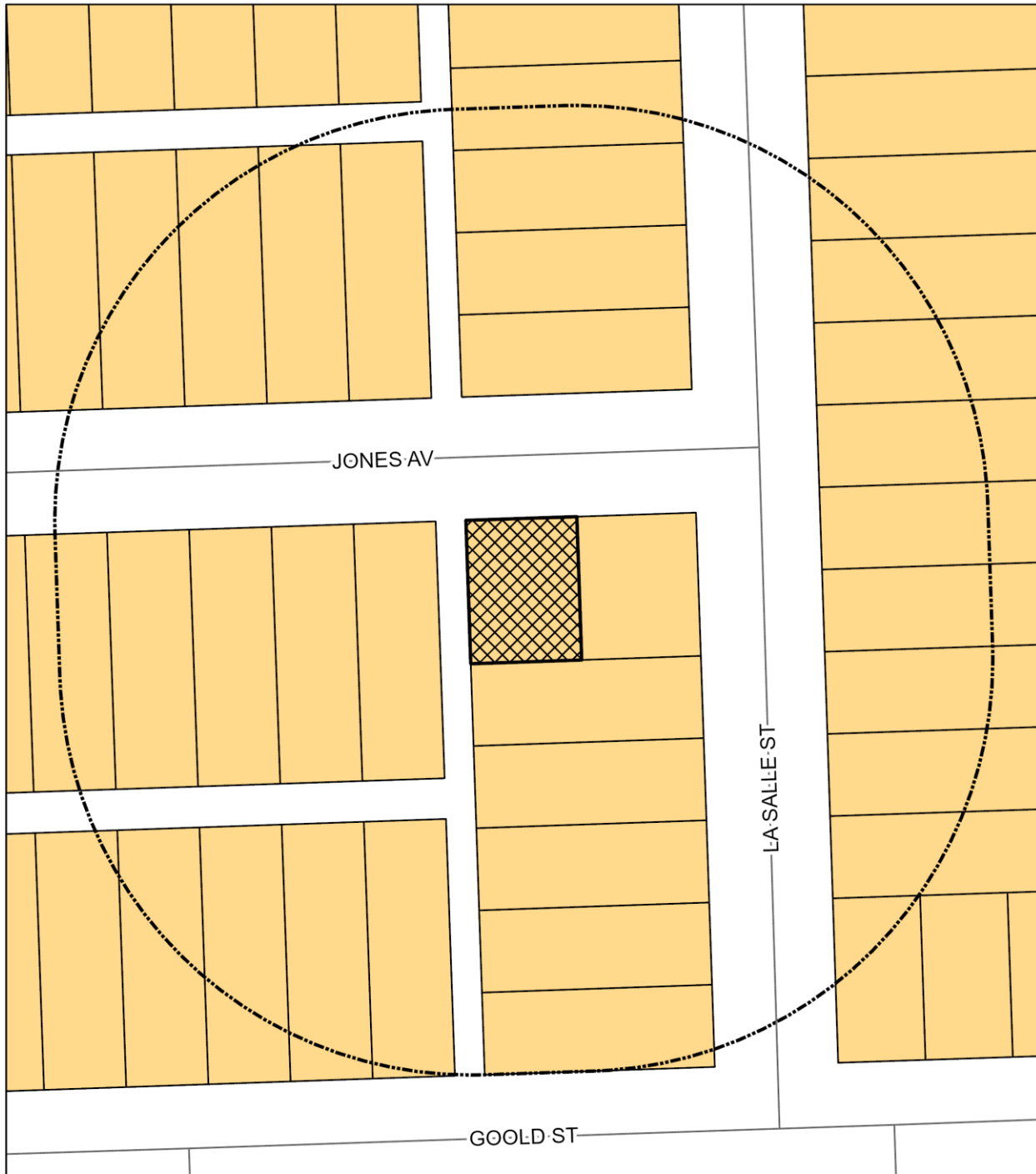
- R-3
- B-1

- Tax Parcel Boundary
- Street Centerlines
- Subject Area
- Notification Area



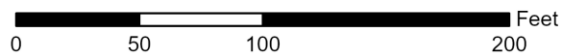


1007 Jones Avenue - Variance



Land Use Designation
Medium Intensity

Tax Parcel Boundary
Street Centerlines
Subject Area
Notification Area



Site Photos



Looking Southeast at existing house



Looking South at drive way and proposed site



Looking West down Jones Ave



Looking East down Jones Ave



Looking North across Jones Ave