



NOTICE TO THE PUBLIC

February 28, 2013

To Whom It May Concern:

Daniel Whittedge has filed an application requesting an Area Variance to Sections 6.3.3(b)(1) and 6.3.4(d) of the City of Beloit Zoning Ordinance to allow a detached accessory structure to encroach into the side setback area and to allow the total area of all detached accessory structures to exceed 720 square feet, for the property located at:

1353 W. Grand Avenue.

This department recently discovered that the applicant constructed an addition to the existing detached garage without a Building Permit. The addition encroaches into the side setback area and brings the total area of the garage above the maximum area allowed by the Zoning Ordinance. The applicant is seeking an Area Variance, which would allow the addition to remain.

The following public hearing will be held regarding this requested Variance:

Board of Appeals: Tuesday, March 12, 2013, at 7:00 PM or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

The public is invited to attend this hearing. We are interested in your opinion.

You may appear at the hearing or submit a letter to the Board of Appeals, 100 State Street, Beloit, Wisconsin 53511, to either support or oppose the applicant's request. The Board of Appeals may grant an "Area" Variance only if it finds that all of the following facts are true:

- a. Compliance with the strict letter of the Zoning Ordinance regulating area, setbacks, frontage, height, bulk or density would create a hardship by either:
 1. unreasonably preventing the owner from using the property for a permitted purpose; or
 2. rendering conformity with such regulations unnecessarily burdensome.
- b. The hardship is unique to the property.
- c. The hardship is not self-created.
- d. The variance will not undermine the purpose of the ordinance or the public interest.
- e. The variance will not permit a use of land that substantially changes the character of the neighborhood.

For additional information, contact Drew Pennington in the Planning & Building Services Division by phone at (608) 364-6711 or by email at penningtond@ci.beloit.wi.us.

Anyone bringing handouts to the meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.