



NOTICE TO THE PUBLIC

February 28, 2013

To Whom It May Concern:

Central Christian Church has filed an application requesting a Use Variance to Section 4-502 of the City of Beloit Zoning Ordinance to allow the operation of a resale shop in an R-4, Moderate-Density Multi-Family Residential District, for the property located at:

511 Public Avenue.

The applicant intends to purchase this property, which is currently used as a church, in order to operate a resale shop in conjunction with other community service uses. Retail sales and service uses such as resale shops are not permitted in the R-4 district, which is intended to accommodate multi-family residential developments. In order to establish these uses, the applicant needs the requested variance and a Conditional Use Permit for community service uses, which must be approved by the City Council.

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 a "Use" Variance **only** if it finds that all of the following facts are true:

1. Granting of the variance will not be contrary to the public interest; and
2. Due to special conditions, a literal enforcement of the zoning ordinance will result in practical difficulty or unnecessary hardship; and
3. The variance is needed so that the spirit of the zoning ordinance will be observed, while public safety and welfare are secured; and
4. Substantial justice will be done by granting the variance; and
5. The property owner would have no reasonable use of the property without a variance.

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.*