



NOTICE TO THE PUBLIC

October 1, 2014

To Whom It May Concern:

Rachel Cates has filed an application requesting an Area Variance to Section 6.3.3(b)(1) of the City of Beloit Zoning Ordinance to allow an attached garage to encroach into an interior side setback area, for the property located at:

2244 Knoll View Drive.

The applicant has proposed the construction of a 240 square-foot attached garage on the north side of this existing single-family dwelling. The proposed addition would encroach into the interior side setback area, with proposed interior side setbacks of 6.5 feet at the front of the garage and 2.5 feet at the rear of the garage.

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

Board of Appeals: Tuesday, October 14, 2014, 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, AICP in the Planning & Building Services Division by phone at (608) 364-6711 or by email at penningtond@beloitwi.gov.

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.