
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

August 25, 2020

To Whom It May Concern:

Peter Payne has filed an application requesting an Area Variance to Section 7.1 of the City of Beloit Zoning Ordinance to allow the subdivision of a property with two residential structures into two lots – each less than 6,000 square feet in area in an R-1B, Single-Family Residential District, for the property located at:

1435 E. Broad Street.

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

Board of Appeals: Tuesday, September 8, 2020, at 5:00 PM or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street. **The public access phone number is (872) 240-3212 and access code is 465-245-669.** This line will be muted during the meeting.

We are interested in your opinion. Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Board via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at City meetings may be limited.

You may 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 more information, contact Drew Pennington at penningtond@beloitwi.gov or (608) 364-6711.