



**PUBLIC NOTICE & AGENDA
BOARD OF APPEALS
City Hall Forum - 100 State Street, Beloit, WI 53511
5:00 PM
Tuesday, September 08, 2020**

*
Members of the media or the public may participate in the open session portion of this agenda by calling 872-240-3212, access code 465-245-669. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for any of the items on the agenda, please submit those to planning@beloitwi.gov by 12:00 noon on Tuesday, September 8, 2020. Note special start time of 5:00 PM.

1. CALL TO ORDER AND ROLL CALL
2. ELECTION OF OFFICERS
 - 2.a. Nomination and Election of Chair
 - 2.b. Nomination and Election of Vice-Chair
 - 2.c. Nomination and Election of 2nd Vice-Chair
3. APPROVAL OF MINUTES
 - 3.a. Consideration of the Minutes of the December 18, 2018 meeting.
[Attachment](#)
4. PUBLIC HEARINGS (VARIANCE REQUESTS)
 - 4.a. Consideration of an application from Peter Payne for an Area Variance to Section 7.1 of the Zoning Ordinance to allow the subdivision of a property with two existing 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.
[Attachment](#)
 - 4.b. Consideration of an application from Dennis Pounds for an Area Variance to Section 7.1 of the Zoning Ordinance to allow a building addition within the front setback area in an R-1B, Single-Family Residential District, for the property located at 1239 Porter Avenue.
[Attachment](#)
5. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

**MINUTES
CITY OF BELOIT BOARD OF APPEALS
Special Meeting of December 18, 2018**

A Special Meeting of the City of Beloit Board of Appeals was held on Tuesday, December 18, 2018, in The Forum of Beloit City Hall, 100 State Street. Chairperson Dustin Gronau called the meeting to order at 5:00 PM.

1. Roll Call

Director of Planning & Building Services Drew Pennington called the roll. Present were: John Schroer, Merlin Bussan, Carolyn Hansen, Dustin Gronau, and John Petersen.

2. Approval of the Minutes of the July 10, 2018 Meeting

Mr. Schroer made a motion to approve the July 10, 2018 Minutes as submitted. Mr. Petersen seconded the motion. The motion passed (5-0), voice vote.

3. Liusong Su - 437 Harrison Avenue

BOA-2018-02 Use Variance to Section 6.3.2(e)(4) of the City of Beloit Zoning Ordinance to allow a restaurant operation within a single-family home located at 437 Harrison Avenue.

Mr. Pennington reviewed the staff report and recommendation.

Ms. Hansen asked Mr. Pennington if the zoning variance is the only obstacle to the applicant opening her restaurant. Mr. Pennington stated that the applicant would still need to comply with all of the other health & safety requirements, many of which require significant alterations and cost.

Mr. Bussan asked Mr. Pennington what the applicant's recent alterations were intended to achieve, and Mr. Pennington stated that the applicant appeared to be trying to comply with the building inspector's orders.

Daniel Youd approached the lectern with Ms. Su, identified himself as a Beloit College professor and the applicant's translator for the proceedings. Ms. Su provided an opening statement (translated into English by Mr. Youd) in which she thanked the board for consideration, stated her desire to continue her business, and reiterated her hardship argument relating to her husband's medical condition. Ms. Su stated that if the variance is granted, she would abide by all health and safety rules.

Tim Huffman, 2442 Murphy Woods Road, approached the lectern and identified himself as a builder and a friend of the applicant. Mr. Huffman stated that he is attempting to help the applicant obtain permits and to manage

subcontractors. The Board asked Mr. Huffman why all of the work was completed without any permits, and an answer was not provided.

Mr. Gronau closed the public hearing.

Ms. Hansen stated that it was unclear how to interpret the lack of neighborhood opposition, and stated her general support for the business.

Mr. Gronau stated that the project was done without permits, and that the applicant should invest in a more appropriate location.

Mr. Bussan stated that none of the five standards for a variance are met, and that hardship cannot be self-created.

Ms. Hansen asked the audience if any neighbors are opposed. A member of the audience stated that he is a neighbor, but attended only to gather information. Mr. Pennington reminded all parties that the public hearing had been closed.

Mr. Petersen stated that a home-based restaurant could be problematic for utility providers.

Mr. Gronau stated that the use may negatively impact surrounding home values.

Mr. Schroer made a motion to deny the requested variance. Mr. Bussan seconded the motion. The motion passed (4-1), voice vote.

4. Adjournment

The meeting adjourned at 5:30 PM.

Respectfully submitted,
Drew Pennington, AICP



REPORT TO THE BELOIT BOARD OF APPEALS

Meeting Date: September 8, 2020

Agenda Item: 4(a)

File Number: BOA-2020-01

Applicant: Peter Payne

Owner: Ardith, Mary, & Peter Payne
and Belden Golden (4 Owners on File)

Location: 1435 E. Broad Street (and
312 Hancock Street)

Existing Zoning: R-1B, Single-Family
Residential District

Existing Land Use: Multiple
Dwellings

Parcel Size: 0.23 Acre

Request:

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.

Request Overview/Background Information:

The subject property is a ¼ acre corner lot at the northwest corner of E. Broad Street and Hancock Street. The subject property has two existing residential structures (nonconforming use in R-1B), and four owners of record. The structures lost their nonconforming duplex status in 2012, and may only be used as single-family dwellings. If the requested variance is approved, the applicant will proceed with the attached Certified Survey Map (CSM) to create a lot for each dwelling.

Key Issues:

- The subject property is located in an R-1B, Single-Family Residential Zoning District. Newly created lots in the R-1B District must be at least 50 feet in width and 6,000 square feet in area.
 - Proposed Lot 1 has 62 feet of width along Hancock Street and is 4,400 square feet in area.
 - Proposed Lot 2 has 75 feet of width along Hancock Street, 44 feet of width along E. Broad Street, and is 4,500 square feet in area.
 - Note that the survey discovered that a neighbor’s garage is encroaching onto the subject property, and therefore a 655 square-foot out-lot is being created that may be conveyed to the adjacent owner.
- If the requested variance is approved, the applicant will need to seek Plan Commission approval of the CSM.
- Each of the proposed lots has an existing access driveway on Hancock Street.
- The subject property was subdivided in 1900 as Lot 10 & part of Lot 9 of the East End Addition. According to the surveyor, a survey to split the parcel was completed in 1952 but never recorded.
- According to the applicant, approval of the variance will allow the land division to proceed, which may allow the family to sell one or both of the lots.
- The attached Public Notice was sent to 10 nearby property owners. As of this writing, Planning staff has not received any comments or concerns.
- **Wisconsin Supreme Court Standards for Area Variances**
The Wisconsin Supreme Court has established a standard for granting variances to zoning regulations. For “area” variances, the property owner and/or applicant has the burden of proving that the standard for granting an area variance has been met. In order to grant an area variance, the Board of Appeals must determine that **all of the following criteria** of section 2-903 are satisfied:
 - (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.
- The attached Findings of Fact evaluate this application against the above standards.

Consistency with Comprehensive Plan:

- The Comprehensive Plan recommends Single-Family Residential – Urban uses and a zoning district classification of R-1B for the subject property.

Sustainability:

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the requested 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, based upon the established criteria of Section 2-903 of the Zoning Ordinance and the attached Findings of Fact.

Fiscal Note/Budget Impact: N/A

Attachments: Findings of Fact, Location & Zoning Map, Photos, Application, CSM, Public Notice, and Mailing List.

CITY OF BELOIT

FINDINGS OF FACT

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.

Under the standards for Area Variances in Section 2-903 of the Zoning Ordinance, Planning staff finds:

- (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.

Compliance with the strict letter of the Ordinance would force the owners to keep the subject property in its current nonconforming use state (two dwellings on one parcel), rather than making the use conforming (one dwelling on each parcel).

- (b) The hardship **is** unique to the property.

The subject property is unique in ownership status (50% in one name and one-third split among three others), and is unique in that it has had two structures on one lot for almost 70 years. A survey completed in 1952 prior to constructing the dwellings would have resolved this issue, but was never recorded with the Register of Deeds.

- (c) The hardship **is not** self-created.

The subject property was downzoned to single-family and the current standards were enacted in 1999. In addition, the adjacent property owner is encroaching onto the subject property with their garage, which must be resolved by the CSM and further reduces the size of the proposed lots.

- (d) The variance **will not** undermine the purpose of the ordinance or the public interest.

The variance is arguably consistent with the purpose of the ordinance because it will make the land use more conforming by placing a single-family dwelling on each new parcel. The proposed lots meet the minimum width requirements in the ordinance.

- (e) The variance **will not** permit a use of land that substantially changes the character of the neighborhood.

The applicant is not proposing a change in land use.

Location Map





JUL 6 REC'D

CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Board of Appeals Application Form

(Please Type or Print) File Number: BOA-2020-01

1. Property Address: 1435 E. Broad Street, Beloit, WI 53511

2. Tax Parcel Number(s): 13640465

3. Legal description: Lot: _____ Block: _____ Subdivision: _____

If property has not been subdivided, attach a copy of the complete legal description.

4. Owner of record: Mary Payne Phone: 262-764-4852

1435 E. Broad Street, Beloit, WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Peter Payne

9315 74th Street, Kenosha, WI 53142
(Address) (City) (State) (Zip)

_____/ 262-764-4852 _____/ peter_p14@yahoo.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. Present zoning: R-1B Present use: Residential

7. Proposed use (if different): _____

8. Purpose of application: "Area" Variance () "Use" Variance
() Appeal of order or decision of Administrative Official

9. Code from which relief is sought or appeal is taken:
 Zoning Ordinance () Flood Plain Ordinance

10. State specific sections of code and Variance(s) requested: (Use separate sheet if necessary)
Lot square footage for R-1B District minimum lot area requirement is 6000 Sq. Ft., these
proposed lots have 4400 Sq.Ft. and 4500 Sq. Ft.

11. State specific hardship experienced by the applicant: (Use separate sheet if necessary)
These are existing homes on parcels created in 1952 by a survey done by Clayton
Shimeall. Our request is to reduce the required square footage and allow the Certified
Survey Map to be approved.

(Continued on back)

12. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Board.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

Peter J Payne (Applicant Signature) Peter J Payne (Print Name) 06/25/20 (Date)

The owner's signature below grants permission for the applicant to apply for the variance and permission for the Board of Appeals and City staff to inspect the subject building(s) and/or property.

Peter J Payne (Applicant Signature) Peter J Payne (Print Name) 06/25/20 (Date)

The applicant acknowledges that this application is not deemed filed until filed and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

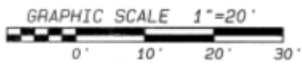
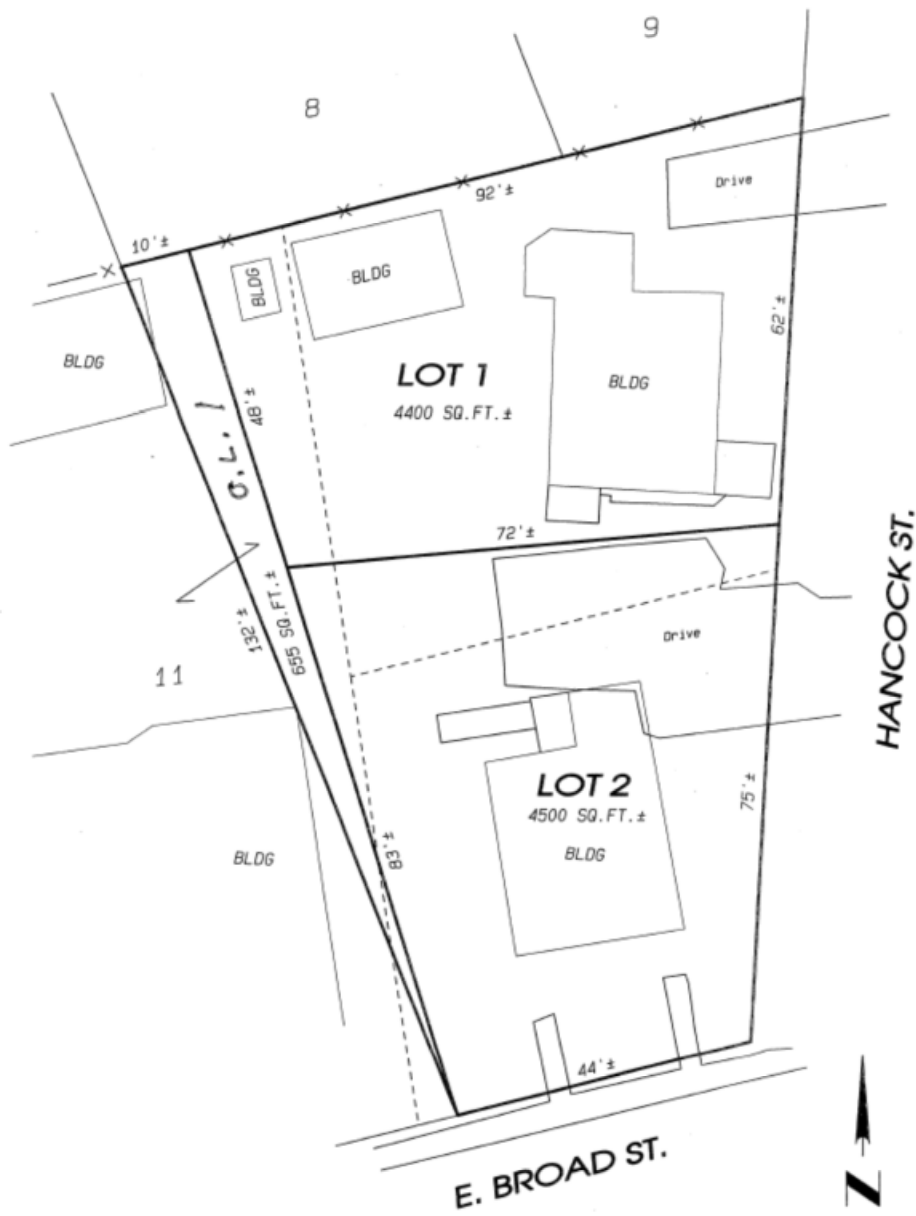
Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Board of Appeals meeting. This application must be submitted with the \$200.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, which is typically between \$3.00 and \$20.00.

To be completed by Planning Staff:
Filing fee: \$200.00 Amount paid: \$200.00 Meeting date: Aug. 11, 2020
Application accepted by: Date: JUL 6 REC'D
No. of notices: X mailing cost (\$0.50) - cost of mailing notices: \$
Date Notice Published: Date Notice Mailed:

PRELIMINARY CERTIFIED SURVEY MAP

JUL 6 RECD



DATE: MAY 26, 2020

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED.

Project No. 120 - 169 For: PAYNE

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

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.

Peter Payne
1435 E. Broad Street
Beloit, WI 53511

Iowa Chicago & Eastern RR Corp.
120 South 6th Street Suite 900
Minneapolis, MN 55402

Occupant
1431 E. Broad Street
Beloit, WI 53511

Opal Vance
1425 E. Broad Street
Beloit, WI 53511

WG Holdings LLC
12660 Tama Run Lane
Darlington, WI 53530

Gene McAlister
302 Caldwell Ave
Beloit, WI 53511

Kathryn Lomax
1416 Athletic Ave
Beloit, WI 53511

Rebecca Kendall
5791 Dover Road
Rockford, IL 61109

Brent & Kimberly Schneider
3557 Oak Lane Drive
Beloit, WI 53511

Brandon & Katy Martinez Osorio
326 Hancock Street
Beloit, WI 53511

Bobbie Jean Hyler Revocable Trust
2571 Park Ave
Beloit, WI 53511

REPORT TO THE BELOIT BOARD OF APPEALS

Meeting Date: September 8, 2020

Agenda Item: 4(b)

File Number: BOA-2020-02

Applicant: Dennis Pounds

Owner: Dennis Pounds

Location: 1239 Porter Avenue

Existing Zoning: R-1B, Single-Family Residential District

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.25 Acre

Request:

Dennis Pounds has filed an application requesting an Area Variance to Section 7.1 of the City of Beloit Zoning Ordinance to allow a building addition within the front setback area in an R-1B, Single-Family Residential District, for the property located at 1239 Porter Avenue.

Request Overview/Background Information:

The applicant has proposed the construction of a 14-foot x 20-foot addition to the front (Porter Avenue) side of the existing dwelling. The subject property is a triangle-shaped parcel at the intersection of Porter Avenue and Prairie Avenue.

Key Issues:

- Section 7.1 of the Zoning Ordinance establishes a minimum front setback of 20 feet in the R-1B district. According to the applicant's attached site plan, the existing house has a front setback of approximately 17 feet (along the shortest line) on the front side of the property. Note that the house is not parallel with the front (Porter) lot line, so the house and proposed addition do not have symmetrical setbacks. The existing front setback is nonconforming.
- The proposed addition would leave a setback of approximately 7.5 feet at the building corner closest to the front lot line as shown on the attached site plan. The house is 28 feet wide while the proposed addition is 20 feet wide.
- The existing house is 2,128 square feet in area and was constructed in 1926. The applicant recently obtained a permit for an addition to his detached garage as shown on the site plan. The property has double street frontage.
- The attached Public Notice was sent to 22 nearby property owners. As of this writing, Planning staff has not received any comments or concerns. Two neighbors called to obtain more information.
- **Wisconsin Supreme Court Standards for Area Variances**
The Wisconsin Supreme Court has established a standard for granting variances to zoning regulations. For "area" variances, the property owner and/or applicant has the burden of proving that the standard for granting an area variance has been met. In order to grant an area variance, the Board of Appeals must determine that **all of the following criteria** of section 2-903 are satisfied:
 - (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.
- The attached Findings of Fact evaluate this application against the above standards.

Consistency with Comprehensive Plan:

- The Comprehensive Plan recommends Single-Family Residential – Urban uses and a zoning district classification of R-1B for the subject property.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the requested Area Variance to Section 7.1 of the City of Beloit Zoning Ordinance to allow a building addition within the front setback area in an R-1B, Single-Family Residential District, for the property located at 1239 Porter Avenue, based upon the established criteria of Section 2-903 of the Zoning Ordinance and the attached Findings of Fact.

Fiscal Note/Budget Impact: N/A

Attachments: Findings of Fact, Location Map, Photos, Application, Sketch, Public Notice, and Mailing List.

CITY OF BELOIT

FINDINGS OF FACT

Area Variance to Section 7.1 of the City of Beloit Zoning Ordinance to allow a building addition within the front setback area in an R-1B, Single-Family Residential District, for the property located at 1239 Porter Avenue.

Under the standards for Area Variances in Section 2-903 of the Zoning Ordinance, Planning staff finds:

- (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.

The minimum front setback of 20 feet prevents the applicant from constructing the proposed addition, which is intended to make the house more accessible for current and future owners. The addition is really on the side of the house, even though it is the front for setback and addressing purposes.

- (b) The hardship **is** unique to the property.

The subject property has an unusual shape due to its location at the convergence of Porter and Prairie Avenues. The house is not parallel to Porter Avenue, but is parallel to Prairie Ave, which is essentially the rear lot line. The front of the house faces southwest towards the intersection. A similarly sized master suite addition to the south or north would also encroach into minimum setback areas.

- (c) The hardship **is not** self-created.

The applicant purchased the subject property in 1985, well before the current Zoning Ordinance was enacted. The applicant is seeking to construct a master suite that will facilitate accessibility to allow aging-in-place, but an addition in any direction encroaches into setbacks.

- (d) The variance **will not** undermine the purpose of the ordinance or the public interest.

The variance will allow the expansion and improvement of an existing single-family dwelling. Because the proposed addition is narrower than the existing house, the proposed addition will still be setback 7.5 feet from the lot line.

- (e) The variance **will not** permit a use of land that substantially changes the character of the neighborhood.

The applicant is not proposing a change in land use.

Location Map





CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Board of Appeals Application Form

(Please Type or Print)

File Number: BOA-2020-02

1. Property Address: 1239 Porter Ave

2. Tax Parcel Number(s): 12530130

3. Legal description: Lot: Block: _____ Subdivision: THOMAS & MERRY

If property has not been subdivided, attach a copy of the complete legal description.

4. Owner of record: DENNIS C. POUNDS Phone: 608-362-7947

1239 Porter Ave Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: SAME AS ABOVE

(Address) (City) (State) (Zip)

608-368-4608 1-608-931-0655 DENNIS@UNITEDINDUSTRIES.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

6. Present zoning: Residential Present use: Residential

7. Proposed use (if different): N/A

8. Purpose of application: "Area" Variance () "Use" Variance

() Appeal of order or decision of Administrative Official

9. Code from which relief is sought or appeal is taken:

Zoning Ordinance () Flood Plain Ordinance

10. State specific sections of code and Variance(s) requested: (Use separate sheet if necessary)

Chapter 19, Article 2, 2-900,
VARIANCE 2-903 (Process)

Setbacks in 7.1 DP

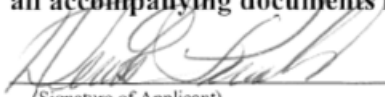
11. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

Want to have first floor living
accessibility & bigger garage area for
yard equipment storage


(Continued on back)

12. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Board.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

 DENNIS C. POUNDS 7/13/2020
(Signature of Applicant) (Print name) (Date)

The owner's signature below grants permission for the applicant to apply for the variance and permission for the Board of Appeals and City staff to inspect the subject building(s) and/or property.

 DENNIS C. POUNDS 7/13/2020
(Signature of Owner) (Print name) (Date)

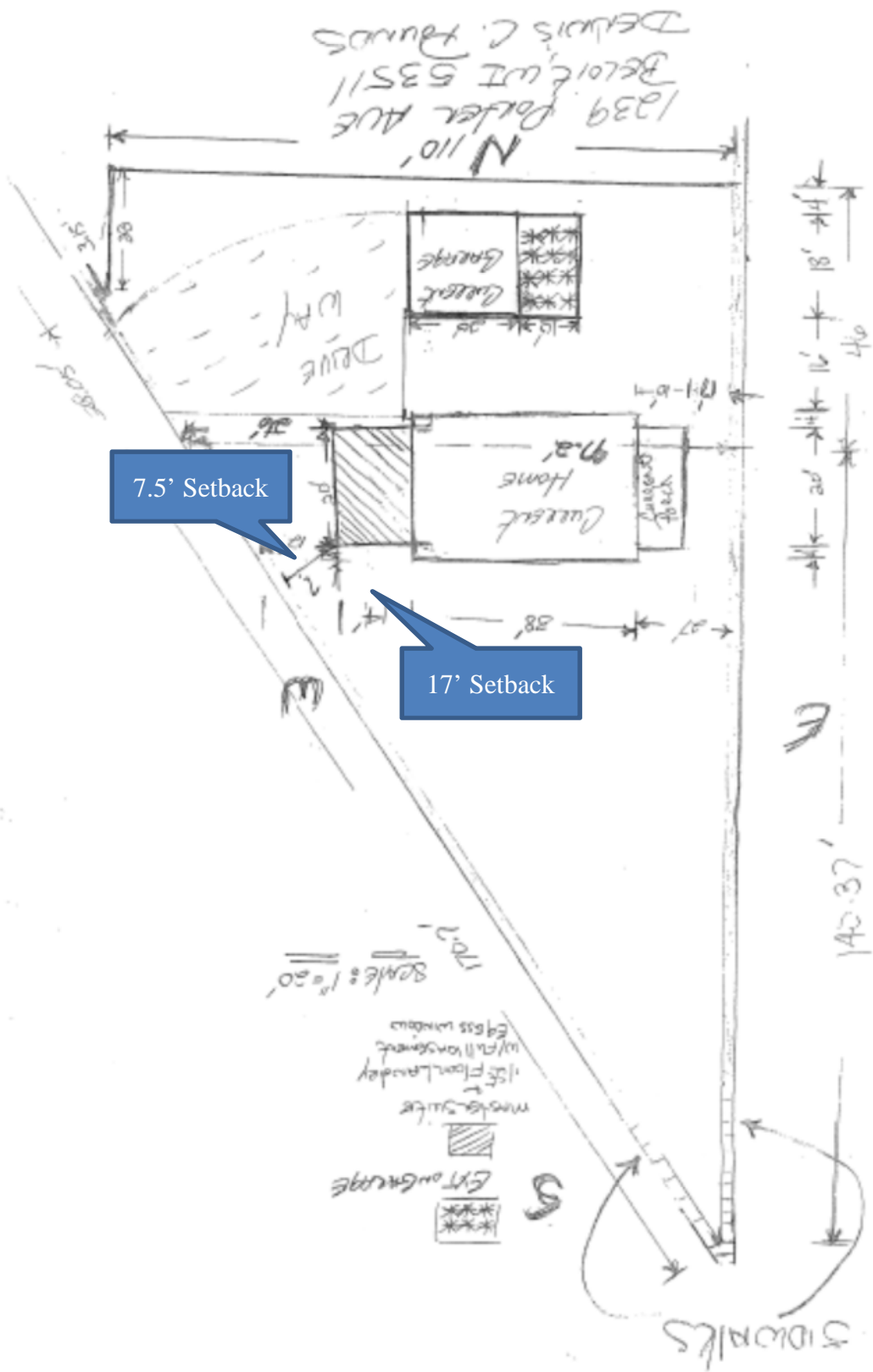
The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.



Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Board of Appeals meeting. This application must be submitted with the \$200.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, which is typically between \$5.00 and \$20.00.

To be completed by Planning Staff:	
Filing fee: \$200.00 Amount paid: <u>\$200.00</u>	Meeting date: <u>Sept. 8, 2020</u>
Application accepted by: <u>DJ</u>	Date: <u>7/20/20</u>
No. of notices: _____	X mailing cost (\$0.50) = cost of mailing notices: \$ _____
Date Notice Published: _____	Date Notice Mailed: _____



COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

August 25, 2020

To Whom It May Concern:

Dennis Pounds has filed an application requesting an Area Variance to Section 7.1 of the City of Beloit Zoning Ordinance to allow a building addition within the front setback area in an R-1B, Single-Family Residential District, for the property located at:

1239 Porter Avenue.

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.

Dennis Pounds
1239 Porter Ave
Beloit, WI 53511

Joy Veneman
1309 White Ave
Beloit, WI 53511

ADT Ventures LLC
P.O. Box 930312
Verona, WI 53593

Jacquelin Betts
1220 Porter Ave
Beloit, WI 53511

Patrick Pokel Revocable Trust
P.O. Box 1992
Janesville, WI 53547

Alejandra Domingez
1230 Porter Ave
Beloit, WI 53511

Judy Ann Hawk
1234 Porter Ave
Beloit, WI 53511

Steven & Carole White
1238 Porter Ave
Beloit, WI 53511

Tim & Stacey Hinzpeter
P.O. Box 421
Beloit, WI 53512

Richard Larson
915 Alice Ave
Beloit, WI 53511

James & Eunice Glass
2035 Mound Ave
Beloit, WI 53511

AZR Financial Inc.
616 S. Main Street
Janesville, WI 53545

Carolyn Lawrence
1255 Porter Ave
Beloit, WI 53511

Rod Brunton
1264 Prairie Ave
Beloit, WI 53511

Kenneth Stroud
1258 Prairie Ave
Beloit, WI 53511

Veronica Pagan
750 E. Comstock Street
Gilbert, AZ 85296

Boatner
1255 Prairie Ave
Beloit, WI 53511

Cash Flow Management Inc.
30251 Golden Lantern Ste E 261
Laguna Niguel, CA 92677

Linda Foster
1241 Prairie Ave
Beloit, WI 53511

Daniel & Deanna Williams
1235 Prairie Ave
Beloit, WI 53511

Zierfuss Rentals LLC
712 Prairie Ave
Janesville, WI 53545

Teresa Henderson
1223 Prairie Ave
Beloit, WI 53511

James Merriman
1217 Prairie Ave
Beloit, WI 53511