

---

COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

August 31, 2023

To Whom It May Concern:

Juanjose Moran has filed an application requesting an Area Variance to Section 8-300(h)(1)(a) of the City of Beloit Zoning Ordinance to allow a six-foot high fence to in a front or street side setback area and Section 8-300(i)(2) of the City of Beloit Zoning Ordinance to allow a six percent open fence in the front or street side setback area in an R-1A, Single Family Residential District, for the property located at:

**604 Frederick Street.**

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

**Board of Appeals:** Tuesday, September 12, 2023, at 7:00 PM or as soon thereafter as the matter can be heard in the City Hall Forum, 100 State Street.

We are interested in your opinion. You may mail your comments to the attention of TJ Nee at 100 State Street, Beloit, Wisconsin 53511 or via email to [neet@beloitwi.gov](mailto:neet@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone.

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 TJ Nee at [neet@beloitwi.gov](mailto:neet@beloitwi.gov) or (608) 364-6711.