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COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

August 29, 2024

To Whom It May Concern:

The City of Beloit Board of Appeals has received an application from Jeff A. Holzhauer on behalf of Beloit Memorial Hospital requesting an Area Variance to Section 8-300(h)(1)(a) of the City of Beloit Zoning Ordinance to allow a ten-foot high fence in the front or street-side setback area; Section 8-300(h)(3)(a) of the City of Beloit Zoning Ordinance to allow a ten-foot high fence in the buildable area of a lot; Section 8-300(i)(2) of the City of Beloit Zoning Ordinance to allow a zero percent open fence in the front or street-side setback area; and Section 7.1 of the City of Beloit Zoning Ordinance to allow a structure in the street-side setback area; all in a PLI, Public Lands and Institutions District, for the property located at:

**1969 W. Hart Road**

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

**Board of Appeals:** Tuesday, September 10, 2024, 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.