



## NOTICE TO THE PUBLIC

February 28, 2013

To Whom It May Concern:

Carlos Rivas has filed an application requesting a Use Variance to Section 4-102 of the City of Beloit Zoning Ordinance to allow a Two-Family Dwelling (duplex) in an R-1A, Single-Family Residential District, for the property located at:

**1737 Hurst Street.**

Prior to the applicant's purchase of the above-referenced property, occupancy of both units constituted a legal nonconforming use of the property. This nonconforming status lapsed after both units remained vacant for more than one year. If the requested variance is approved, the applicant will be able to legally occupy both units.

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

**Board of Appeals:** Tuesday, March 12, 2013, 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 a "Use" Variance **only** if it finds that all of the following facts are true:

1. Granting of the variance will not be contrary to the public interest; and
2. Due to special conditions, a literal enforcement of the zoning ordinance will result in practical difficulty or unnecessary hardship; and
3. The variance is needed so that the spirit of the zoning ordinance will be observed, while public safety and welfare are secured; and
4. Substantial justice will be done by granting the variance; and
5. The property owner would have no reasonable use of the property without a variance.

**For additional information, contact Drew Pennington in the Planning & Building Services Division by phone at (608) 364-6711 or by email at [penningtond@ci.beloit.wi.us](mailto:penningtond@ci.beloit.wi.us).**

*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.*