



NOTICE TO THE PUBLIC

April 30, 2014

To Whom It May Concern:

Angus Young Associates has filed an application requesting an Area Variance to Sections 8-300(h)(1)(a) and 8-300(i)(2) of the City of Beloit Zoning Ordinance to allow a privacy fence that is 7 feet, 4 inches in height in the front setback area, for the restaurant property located at:

1901 Liberty Avenue.

This restaurant property is being completely renovated, and will soon reopen as Clara Bo & Gatsby Wine Bar. The restaurant operator has proposed an outdoor seating area on the east side of the building, which will be considered by the City Council on May 19, 2014. The proposed outdoor seating area is in the setback area, where fences are limited to 4 feet in height and must be 50% open. The applicant is seeking an Area Variance to allow a privacy fence around the outdoor seating area.

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

Board of Appeals: Tuesday, May 13, 2014, 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 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 additional information, contact Drew Pennington in the Planning & Building Services Division by phone at (608) 364-6711 or by email at penningtond@beloitwi.gov.

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.