



## NOTICE TO THE PUBLIC

June 26, 2017

To Whom It May Concern:

Gerald Nichols has filed an application requesting an Area Variance to Section 6.3.4(d) of the City of Beloit Zoning Ordinance to allow the total area of a detached accessory structure (garage) to exceed 720 square feet, for the property located at:

**964 Cleveland Street.**

The applicant has proposed the construction of a new driveway on Merrill Street and the construction of a 24' x 36' detached garage to the west of the existing house. The proposed 864 square-foot garage is larger than the maximum allowed by the Ordinance, which is 720 square feet.

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

**Board of Appeals:** Tuesday, July 11, 2017, 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](mailto: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.*