

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: ^{Konstantinos} Gus & Susan Harmaras

Applicant/Agent: SAME / OWNER

Address: 1521 MEADOW LANE

Date petition filed: 4-9-2020 Hearing Date: 5-5-2020

GLENVIEW, IL 60025

Municipality: TOWN OF BURLINGTON

Phone (Hm) (312) 299-0895

Zoning district(s): R-3

TO THE ZONING BOARD OF ADJUSTMENT/APPEALS: Please take notice that the undersigned was denied a permit or seeks an appeal of the Zoning Administrator for: to raze the existing residence, detached garage and shore yard decking and stairway and construct a single-family residence with attached garage and an in-ground pool with approach

at site address 30401 CEDAR BRIVE, BURLINGTON, WI, Section 27, T 3 N, R 19 E Lot(s) 1 Blk - Subd/CSM - Parcel Id.# 002.03.19.27.019.000

in Racine County, Wisconsin, for the reason that the application failed to comply with Chapter 20 (Zoning) of the Racine County Code of Ordinances with respect to: the proposed in-ground pool with approach will have an insufficient shore yard setback.

Applicant is subject to: Article VI, Division 5 R-3 Suburban Residential District (Secured), Art. VII Div. 3 Shoreland Art VIII Div. 3 Shoreland uses, Section 20-1017 Reduction or Joint use, sec. 20-1045 No structure permitted within shoreland setback area, Natural Resources Code 115 Minimum zoning standards for shorelands of the Wisconsin Administrative Code

Check applicable below: (Underline or circle the word "all" or "partially" below, as needed)

- X Property is all/partially located in the shoreland area of BROWNS LAKE, BURLINGTON, WI
X Project is all/partially located in the shoreland area of BROWNS LAKE, BURLINGTON, WI
Property is all/partially located in the floodplain area of Browns Lake
Project is all/partially located in the floodplain area of
Property is all/partially located in a wetland area. Project is all/partially located in a wetland area.

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance.

1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. See Attached

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. See Attached

3) Describe how the approval would not create substantial detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest. See Attached

4) Explain how the request is not based on economic gain or loss and is not self-imposed. See Attached

Owner/Applicant's Signature [Signature] Date 4-9-20

Fee pd: \$ 450.00 Ck # 1086 (Payable to Racine County Development Services) Attach required documentation

30401 Cedar Drive Variance

- 1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property.

Due to the setback of the property on the west side, the current standard requirements of 75' setback from the shoreline would push the house back to where 1/3 of the lot is not utilized.

Also, due to the uniqueness of the landscape, in both the curving shoreline (outside of the property boundary's) and the elevation of the property from the lake, the 75' setback reduce useable space. We are requesting a variance for the setback from the western shoreline in order to encroach 20' feet to the required setback of 75' from the shoreline. Taking the setback from where the current north shoreline stands greatly reduces the utilized property the current structures on this property are located

- 2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure.

The house was built in 1906 and is 114 years old. There have been at least three additions done on the home at various times. This in turn impacts any further expansion or updating to the property in order to meet current standards. The property is unique to the west as it is situated on a substantial bend within the adjoining property's shoreline. The property to the west of this lot is an odd sized lot (pie shaped). The property to the west is located all the way in the back of the lot. The shoreline of this property to the west has one of the largest shorelines on the lake, whereas the back side of the property (the side on the road) is one of the smallest on the lake. The area to the west where the encroachment takes place has a drastic drop-off from the elevation to the shoreline. This area is surrounded by large trees on the cliff that block visibility to our property, Due to the extreme drop in evaluation, the shoreline where the encroachment takes place could never have any construction built on it.

- 3) Describe how the approval would not create substantial detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest.

Approval would not impact the property to the west as that property is pie shaped and the home is set back on the property. This approval would further enhance the properties to the east as it would line up the properties in a better manner to the shoreline and provide better continuity. This new development also moves back the current shoreline encroachment that exist 50 feet from where it currently stands as there is decking on there at this time.

- 4) Explain how the request is not based on economic gain or loss and is not self-imposed.is

Browns lake is a Census -Designated Place with a population of 2,039 (2010 census). There are approximately 745 homes within Browns Lake and of those homes 274 homes are shoreline property. The construction of these homes varies over periods of time starting around 1900 to current new construction going up today. There is no current underdeveloped shoreline properties on Browns Lake. Current constructions projects include:

- 1) New construction on developed property (adding an additional structure on property where there is a home).
- 2) Internal rehabbing of existing structure.
- 3) Structural expansion of existing home.
- 4) Demolishing of existing structure followed by construction of a new home.

Taken into account the varied time of construction for Browns Lake homes, this development would further improve the aesthetics of the current shoreline property and update the current standards that have been put in place by the DNR by meeting the 75' standard for this properties shoreline.

RECEIVED

APR 09 2020

RACINE COUNTY

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Konstantinos + Susan Haramaras
 Mailing Address 1521 Meadow Ln.

APPLICANT Same/owner
 Mailing Address _____

Glenview IL 60025
 City State Zip
 Phone (H) _____ (W) 312-259-0895

City State Zip
 Phone (H) _____ (W) _____

Parcel Id. # 002031927019000 Site Address 30401 Cedar Drive

Municipality Burlington Section(s) 27 Town 3 North, Range 19 East

Lot 1 Block - Subdivision Name _____ CSM # _____

Proposed Construction/Use In ground pool and approach and shore yard wood stairs (Max 60" in width)

New	Principal Bldg.	Size (<u>20' x 40'</u>)	(<u>-</u> x <u>-</u>)	(<u>-</u> x <u>-</u>)
Addition	Accessory <input checked="" type="checkbox"/>	Area (sq ft) (<u>800ft²</u>)	(<u>1006ft²</u> + <u>337ft²</u>)	(<u>= 2143ft²</u> to <u>to</u>)
Alteration	Deck	# of Units/Stories <u>1 / 1 / 1</u>	Building Ht.-Avg. (ft.) <u>N/A</u>	
Conversion	Sign	Peak Ht. (ft.) <u>N/A</u>	100-Yr. Floodplain Elev. <u>769.8</u>	
Temporary	Other	Eave Ht. (ft.) <u>N/A</u>	Flood Protection Elev. <u>771.8</u>	

Contractor _____	Est. Value w/Labor \$ _____	ZONING DISTRICT <u>R-3</u>
Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	* Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks
*Structure's Fair Mrkt Value \$ _____	Cumulative % <u>-</u>	Street-1 st (<u>Pool</u>) <u>± 177'</u> <u>yes</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 nd <u>N/A</u> <u>-</u>
Structure in Shoreland? (per map) <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-1 st (<u>Pool</u>) <u>± 22'</u> <u>yes</u>
Structure in Floodplain? (per map) <u>Yes</u> <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-2 nd (<u>Pool</u>) <u>± 25'</u> <u>yes</u>
Structure in Wetland? (per map) <u>Yes</u> <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear <u>N/A</u> <u>-</u>
Substandard Lot? <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shore (<u>Approach</u>) <u>± 58'</u>
Abutting Lot-Same Owner/Closely Related? <u>Yes</u> <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures <u>< Allowable ft?</u>
BOA Variance Needed? <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____
Conditional Use/Site Plan Needed? <u>Yes</u> <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval _____
Shoreland Contract Needed? <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ 450.00
 Cash/Check/CC Date # 1086 Signature of Owner /Applicant _____ Date _____

Shoreland Contract Fee Pd: \$ 250.00
 Cash/Check/CC Date # _____ Print Name(s) _____

Zoning Permit Fee Pd: \$ 150.00
 Cash/Check/CC Date # _____ Notes (revisions, extensions, etc.) _____

Other: _____ Pd: \$ _____ JC
 if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

PIN 0020319 - 27 - 019000

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER ^{Konstantinos} **GUS & JUAN HARAMARAS**
 Mailing Address **1521 MEADOW LANE**

APPLICANT **SAME / OWNER**
 Mailing Address _____

GLENVIEW IL 60025
 City State Zip
 Phone (H) _____ (W) **(312) 259-0895**

City State Zip
 Phone (H) _____ (W) _____

Parcel Id. # **002.03.19.27.019.000** Site Address **30401 CEDAR DR. BURLINGTON, WI.**

Municipality **TOWN OF BURLINGTON** Section(s) **27** Town **3** North, Range **19** East

Lot **1** Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use **CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE WITH ATTACHED THREE CAR GARAGE + full basement. Note: Existing residence, detached garage and shoreyard decking and stairway will be razed**

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(64' x 38') (27' x 39') (____ x ____)
Addition	____	Accessory	____	Area (sq ft)	(3435 sq ft) (____) (____)
Alteration	____	Deck	____	# of Units/Stories	3 LEVELS Building Ht.-Avg. (ft.) 26'
Conversion	____	Sign	____	Peak Ht. (ft.)	28' AS STREET SIDE 100-Yr. Floodplain Elev. 749.8
Temporary	____	Other	____	Eave Ht. (ft.)	24' STREET SIDE Flood Protection Elev. 771.8

Contractor **T.B.D.** Est. Value w/Labor \$ **1,500,000** ZONING DISTRICT **R-3**

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes	____	No	____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	____	Cumulative %	____	Street-1 st (Res.)	____	50.0'	____	yes
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	____	No	____	Street-2 nd	N/A	____
Structure in Shoreland? (per map)	____	Yes	<input checked="" type="checkbox"/>	No	____	Side-1 st (Res.)	10'	yes
Structure in Floodplain? (per map)	____	Yes	____	No	<input checked="" type="checkbox"/>	Side-2 nd (Res.)	10'	yes
Structure in Wetland? (per map)	____	Yes	____	No	<input checked="" type="checkbox"/>	Rear	N/A	____
Substandard Lot?	____	Yes	<input checked="" type="checkbox"/>	No	____	Shore	± 85'	yes
Abutting Lot-Same Owner/Closely Related?	____	Yes	____	No	<input checked="" type="checkbox"/>	Total Acc. Structures	< All within 6 ft 2	
BOA Variance Needed?	____	Yes	<input checked="" type="checkbox"/>	No	____	Date of Approval	____	
Conditional Use/Site Plan Needed?	____	Yes	____	No	<input checked="" type="checkbox"/>	Date of Approval	____	
Shoreland Contract Needed?	____	Yes	<input checked="" type="checkbox"/>	No	____	Date of Approval	____	

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 CC Date/Check/Cash # **1086**

Shoreland Contract Fee Pd: \$ **250.00**
 CC Date/Check/Cash # _____

Zoning Permit Fee Pd: \$ **500.00**
 CC Date/Check/Cash # _____

Other: _____ Pd: \$ _____

Signature of Owner /Applicant _____ Date **4-9-20**

Print Name(s) **GUS HARAMARAS**

Notes (revisions, extensions, etc.) **RECEIVED**

 (Staff Initials)

if shoreland erosion review fee is included above Zoning Administrator **APR 09 2020**

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 0020319-27-019000