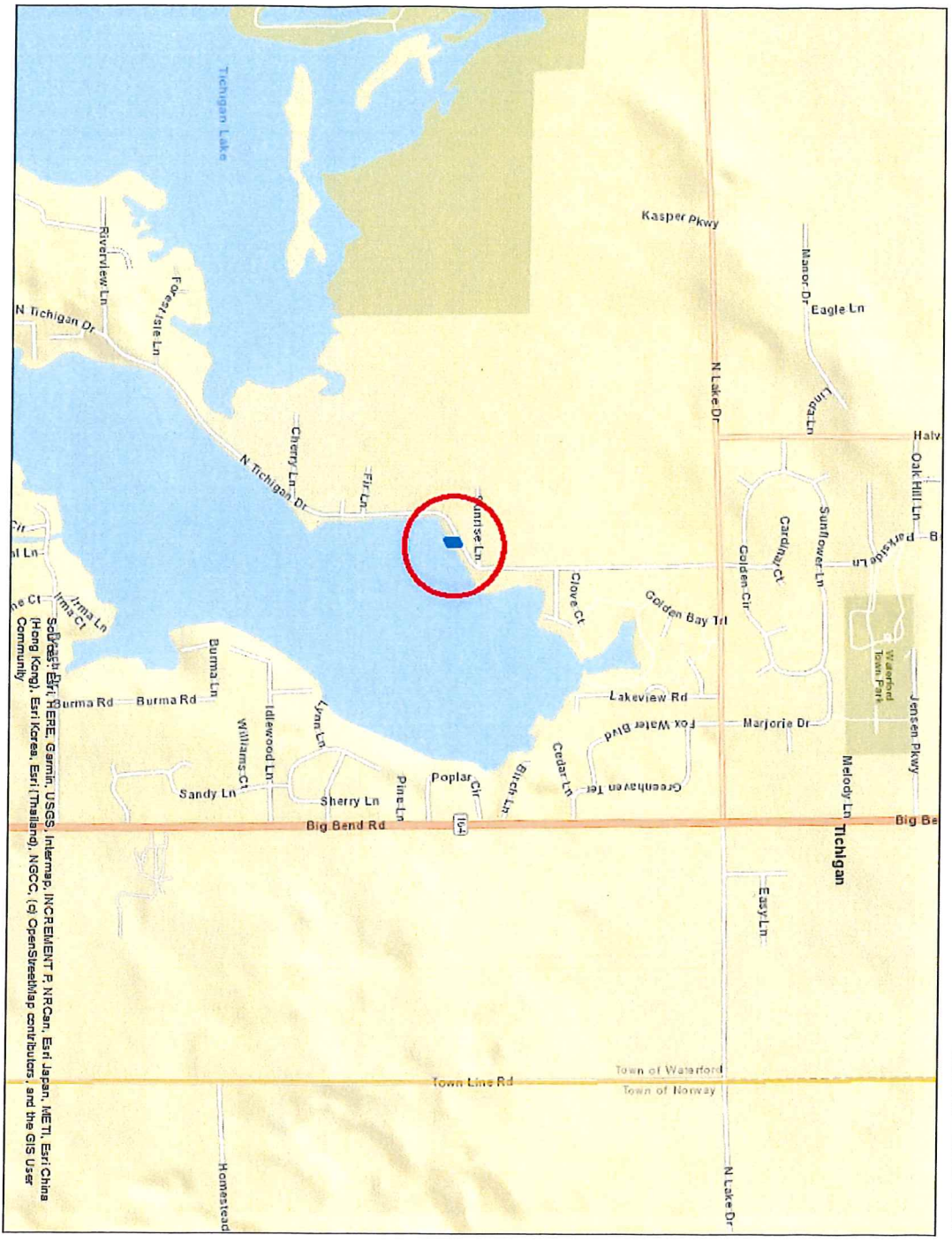


**RBKB Real Estate LLC, Owner**  
**John & Jennifer Callahan, Applicants**  
**Site Address: 7423 N. Tichigan Road**  
**Request R-3A variance to construct a 15.5'x30' shore yard deck with pergola & 6'x8' stairs addition to the existing residence**

**Location Map**



**SEC 11 – T4N – R19E**  
**Town of Waterford**



**RBKB Real Estate LLC, Owner**  
**John & Jennifer Callahan, Applicants**  
**Site Address: 7423 N. Tichigan Road**  
**Request: R-3A variance to construct a 15.5'x30' shore yard deck with pergola & 6'x8' stairs addition to the existing residence**

**2015 Aerial / Floodplain**



**SEC 11 – T4N – R19E**  
**Town of Waterford**



16 November 2020

John F and Jennifer J Callahan  
2865 Beeler Street  
Denver, CO 80238

Public Works & Development Services  
14200 Washington Avenue  
Sturtevant, WI 53177

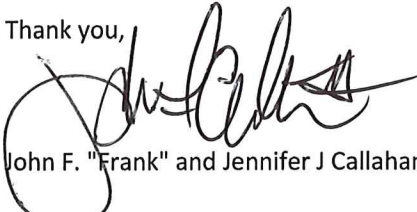

Re: Request for Minor Modification  
7423 N Tichigan Road, Town of Waterford, Racine County  
Parcel ID : 016041911076000  
Owner: RBKB Real Estate LLC, Rick Nelson

Dear Racine County Zoning Board of Adjustment Members,

I ask that you review the attached materials in support of my request to approve a minor modification to an amended approval granted on 11/03/20 that will allow a minor adjustment to the east edge dimension of our deck design, detailed on attached documents, at 7423 N Tichigan Rd. This minor modification will change the deck's east edge dimension from 3.5' to 8.0'. We ask for this minimum relief because, realistically, the 3.5' eastern edge renders that entire eastern side of the deck non-functional, but for standing. We simply cannot fit anything in that narrow of a space. This modification will result in a deck of a proper scale in a traditional rectangular shape that looks like it is very appropriate for its setting and will provide both a casual seating area and a small table for eating. We do recognize that this is still a very significant ask of the board members. You all have already done a lot of work in accommodating the house as it stands today. We both recognize and appreciate that fact. This request is the result of many revisions and compromises by being responsive to Board of Adjustment guidance and instructions in consultation with Development Services staff. We had previously requested a variance that would add 283 sq. ft. and extend the deck out 15.5' from the house and result in a shoreline setback of 22'. We now see how that is not a reasonable request. This request for minor modification asks to add 25 sq. ft. by extending the east edge from 3.5' to 8', resulting in a shoreline setback of 31.1' at this specific corner of the deck. We have also included a vegetation plan that gives considerable attention to providing screening for the neighboring house and both softens and minimizes the deck's presence when viewed from the water. Please also observe that the impervious surfaces calculation results in a total surface area below the 30% maximum allowed.

We are excited and very optimistic that you all will recognize the reasonable nature of this request and grant approval for this minor modification. Your consideration is very much appreciated.

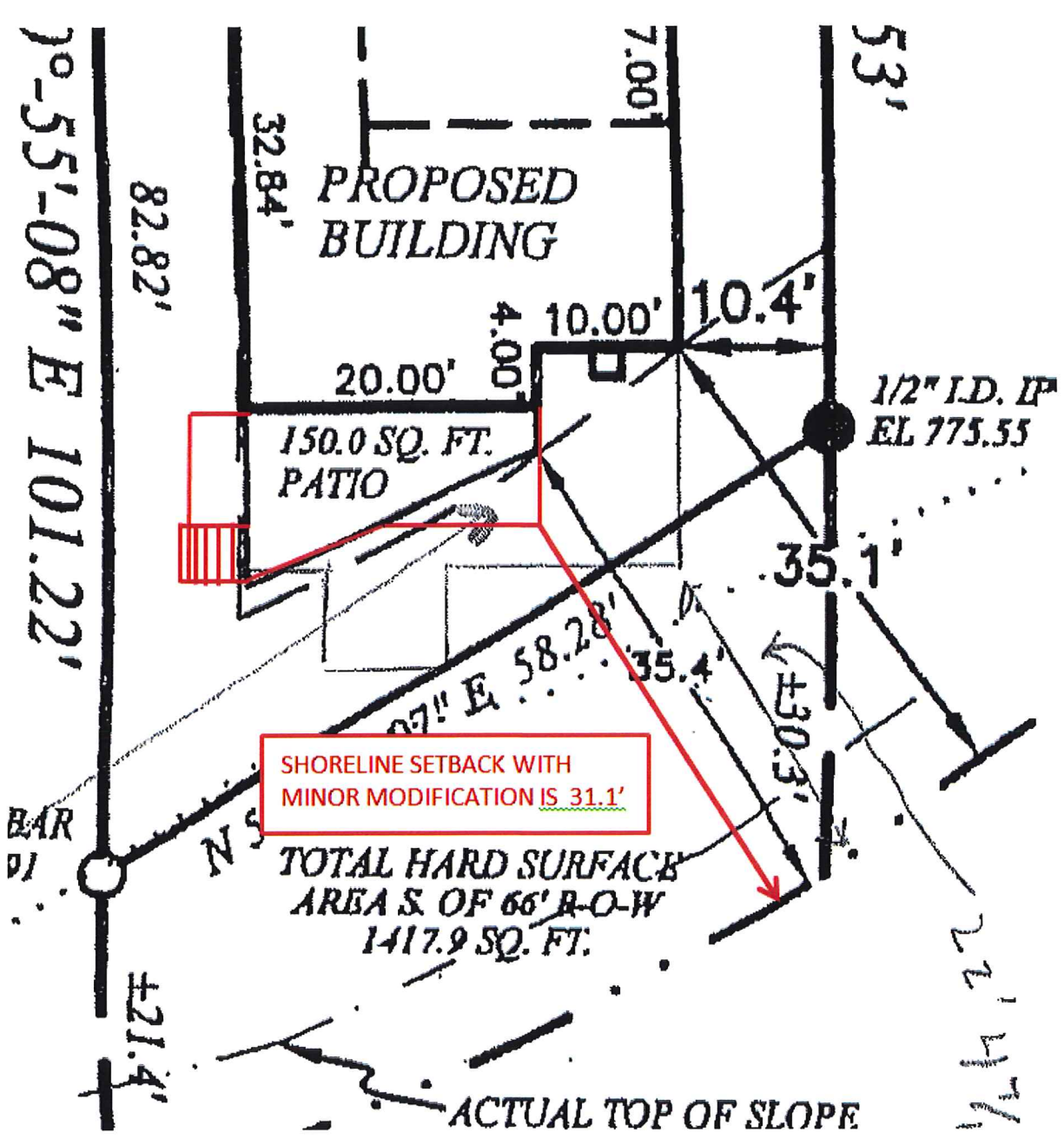
Thank you,

  
John F. "Frank" and Jennifer J Callahan 

RECEIVED

NOV 18 2020

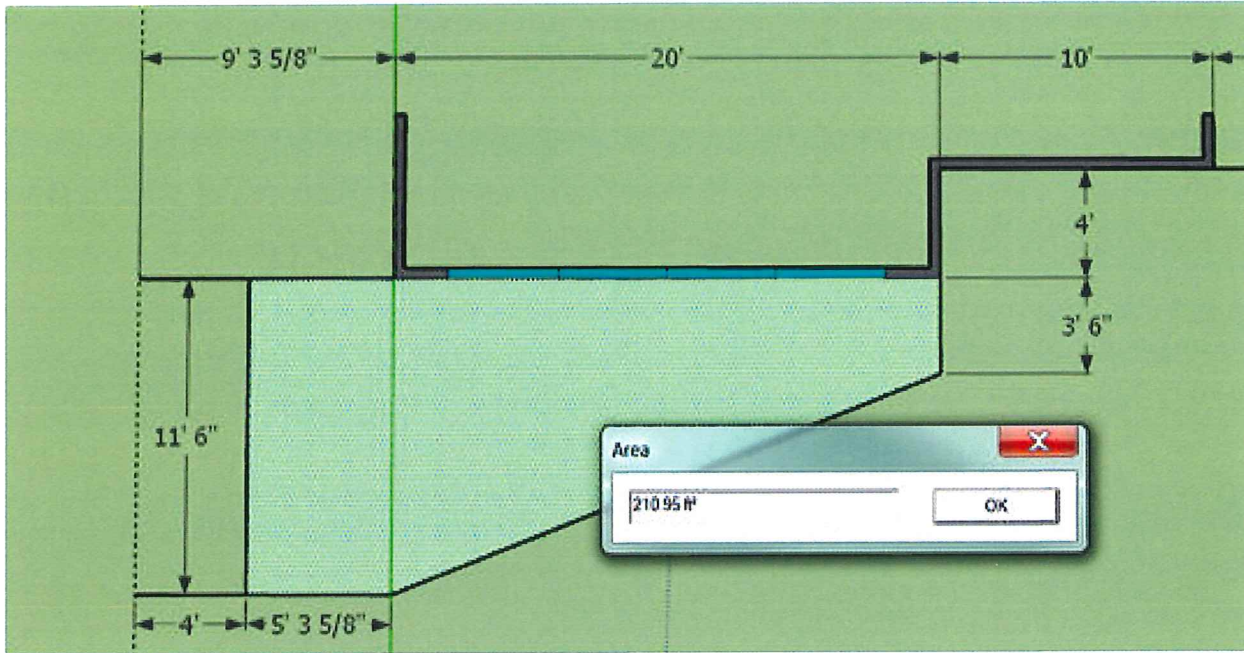
RACINE COUNTY



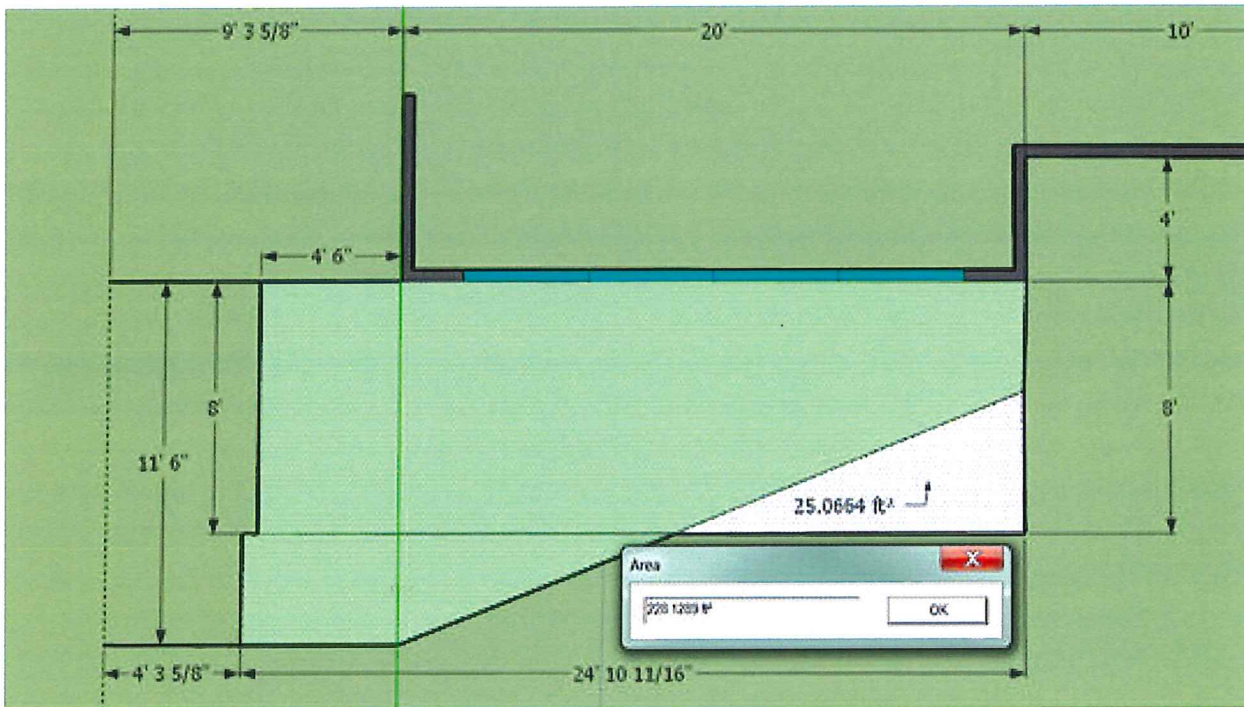
SHORELINE SETBACK WITH  
MINOR MODIFICATION IS 31.1'

TOTAL HARD SURFACE  
AREA S. OF 66' R-O-W  
1417.9 SQ. FT.

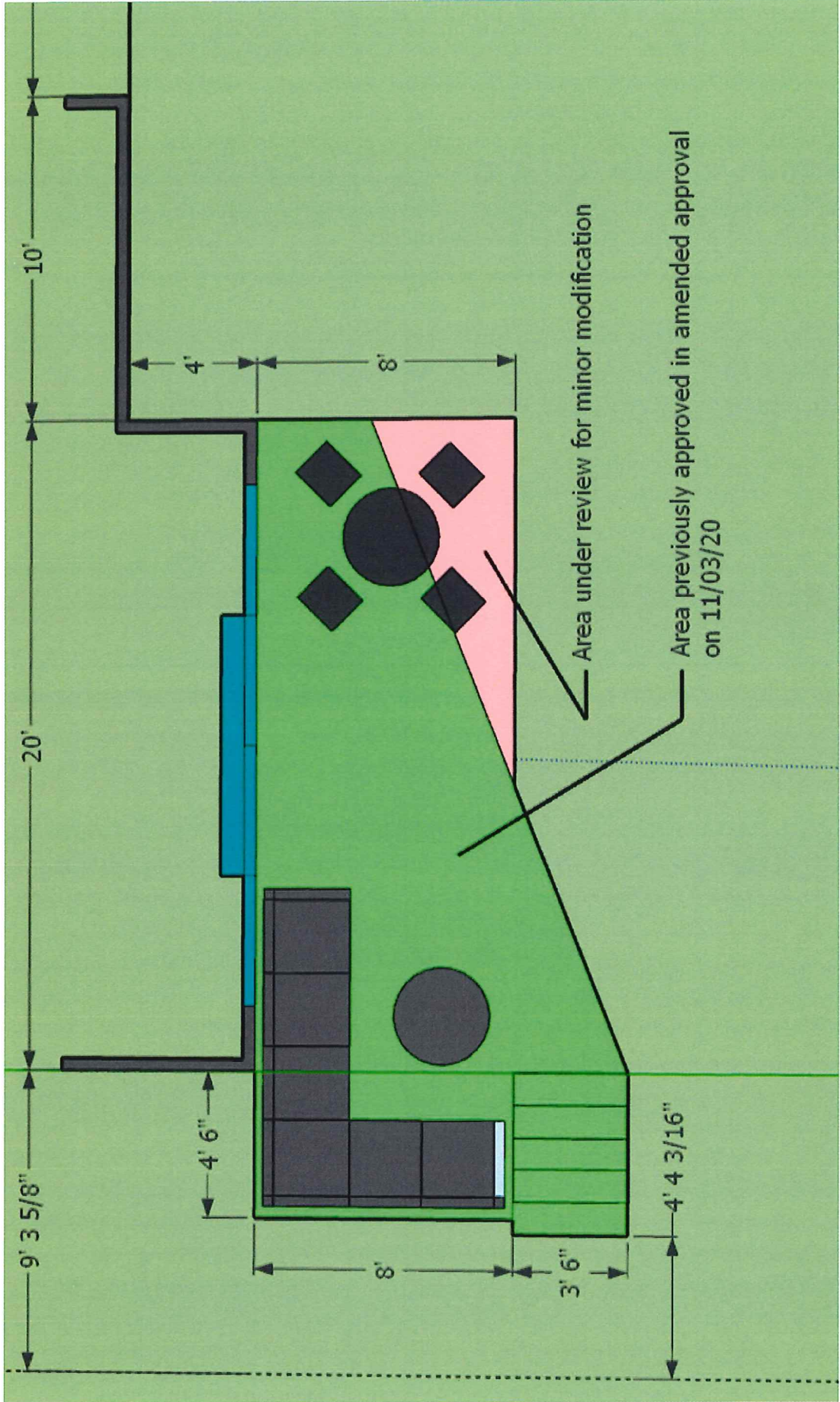
ACTUAL TOP OF SLOPE

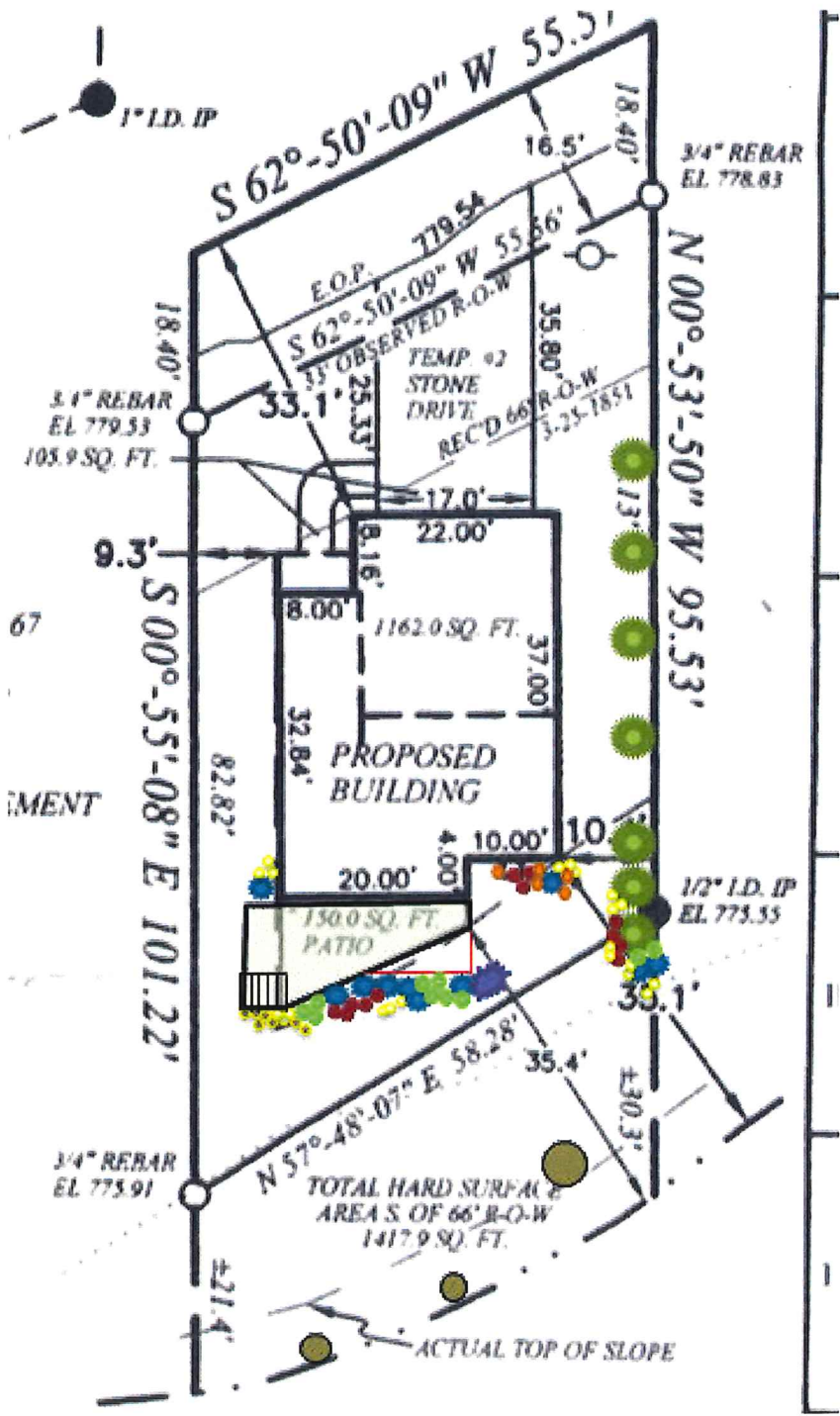


**AREA APPROVED IN AMENDED APPROVAL ON 11/03/2020**



**PROPOSED FINAL LAYOUT WITH MINOR MODIFICATION**





- (7) ARBORVITAE
- (10) VERONICA REPENS, SPICATA AND/OR PROSTRATA
- (8) ORNAMENTAL GRASSES (INC. PANICUM, MISCANTHUS, AND/OR FESTUCA)
- (12) NEPETA CATARIA (CATMINT)
- (7) RUDEBECKIA (BLACK EYED SUSAN)
- (5) HOSTA UNDULATA AND/OR PATRIOT
- (21) SALVIA NEMOROSA 'MAY NIGHT'
- (1) LILAC OR HYDRANGEA
- (3) EXISTING TREES

**PROPOSED VEGETATION LAYOUT WITH MINOR MODIFICATION OF DECK LAYOUT**

**IMPERVIOUS SURFACES CALCULATION WITH MINOR MODIFICATION OF DECK LAYOUT**

<b>PARCEL AREA</b>	<b>6289.7 SQ. FT.</b>	<b>/</b>	<b>0.1444 AC</b>
<b>AREA NET TO R.O.W.</b>	<b>5372.8 SQ. FT.</b>	<b>/</b>	<b>0.1233 AC</b>
<b>30% IMPERVIOUS SURFACES</b>	<b>1611.8 SQ. FT.</b>		
<b>EXISTING IMPERVIOUS SURFACES</b>	<b>1417.9 SQ. FT.</b>		
<b>PROPOSED ADDITIONAL IMPERVIOUS</b>	<b><u>77.3</u> SQ. FT.</b>		
<b>EXISTING + PROPOSED =</b>	<b>1495.2 sq. FT.</b>	<b>&lt;</b>	<b>1611.8 sq. FT.</b>