

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Moshin & ZARENA DAWOODBHAI Applicant/Agent: Judy Kruger TURNKEYHOME.COM
Address: 822 COMANCHE LN. Date petition filed: Hearing Date:
Waukesha, WI 53188 Municipality: TOWN OF WATERFORD
Phone (Hm) 262-220-2536 (Wk) Zoning district(s): R3A

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: WE WERE GRANTED A ZONING AND BUILDING PERMIT FOR A SECOND STORY ADDITION AND SOME FIRST FLOOR REMODELING. REMODELING WORK STARTED AND FOR UNKNOWN REASONS IT WAS POLLED.

at site address 4133 RIVERSIDE RD., Section 26, T 4 N, R 19 (E)
Lot(s) 63 & 64 Blk 14 Subd/CSM Parcel Id.# D16-04-19-26-680-000
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: SECTION 20-1115 (c) SECTION 59.692 (1) (c)

Applicant is subject to: NOT SURE, PLANS WERE SUBMITTED CLEARLY SHOWING WHAT WAS PLANNED. ZONING PERMIT WAS ISSUED AS WELL AS A BUILDING PERMIT. WORK STARTED AND NOW IS IN LIMBO

of the Racine County Zoning Ordinance.

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 TICHIGAN LAKE / FOX RIVER
Project is all/partially located in the shoreland area of
Property is all/partially located in the floodplain area of
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. PROJECT WAS STARTED BASED ON THE ZONING AND BUILDING PERMITS THAT WERE ISSUED.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. NONE THAT I AM AWARE OF. THE ADDITION AND REMODELING ON AN EXISTING HOME DOES NOT INCREASE THE HOME FOOTPRINT OR INCREASE IMPERVIOUS SURFACE, NOR DOES IT CHANGE THE SETBACK TO THE WATER

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. NONE, HOME IS DOWN THE HILL FROM THE ROAD AND EVEN AFTER ADDING A SECOND STORY TO THE ROAD SIDE OF THE HOME IT'S AT MOST A ONE STORY LOOKING FROM THE ROAD.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. A SIGNIFICANT LOSS IS NOT LIKELY AS THE PROJECT WAS STARTED BASED ON THE ZONING + BUILDING PERMITS THAT WERE ISSUED

Owner/Applicant's Signature Judy Kruger (TURNKEYHOME.COM) Date 6-6-2024

Fee pd: \$ 600.00 Ck # 43317 (Payable to Racine County Development Services) Attach required documentation

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Mohsin and Zarina Dawoodbhai Applicant/Agent: Turn Key Homes  
Address: 4133 Riverside Rd. Date petition filed: 6-6-2024 Hearing Date: 7-2-2024  
Waterford, WI 53185 Municipality: Waterford  
Phone (Hm) 262-720-2536 (Wk) — Zoning district(s): R-3A

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: Request an appeal to a decision by the Development Services office relative to zoning permit 2024-016-019

at site address 4133 Riverside Rd., Section 26, T 4 N, R 19 E  
Lot(s) 63+64 Blk 14 Subd/CSM Cont. of Waterford Woods Parcel Id.# 016041926680000

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: A variance is requested of an appeal

of a determination made by the Development Services department. The applicants position is that a first floor shore yard uncovered wood deck can be replaced

Applicant is subject to: with an enclosed living space addition within the foot print of the wood deck  
Art. VI, Div. 6, R-3A Suburban Residential District (sewered); Sec. 20-35 Powers;  
Sec. 20-188 Continuance of pre-existing non conforming structure; Sec. 20-1017  
Reduction or Joint Use and Sec. 20-1115 Accessory Regulations

of the Racine County Zoning Ordinance.

Check applicable below: (Underline or circle the word "all" or "partially" below, as needed)  
 Property is all/partially located in the shoreland area of the Fox River Impoundment  
 Project is all/partially located in the shoreland area of the Fox River Impoundment  
 Property is all/partially located in the floodplain area of the Fox River Impoundment  
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. Project was started based on the zoning and building permits that were issued.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. None that I am aware of. The addition and remodeling of an existing home does not increase the home foot print or increase impervious surface, nor does it change the setback to the water.

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. None, home is down the hill from the road and even after adding a second story to the road side of the home it's at most a one story looking from the road

4) Explain how the request is not based on economic gain or loss and is not self-imposed. A significant loss is not likely as the project was started based on the zoning and building permits that were issued

Owner/Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Fee paid: \$ 600.00 Check # 43317 (Payable to Racine County Planning) •Please attach required documentation



APPLICATION FOR ZONING PERMIT  
RACINE COUNTY, WISCONSIN (Rev. 02/22)

**COPY**

PERMIT NO. 2024-016-019  
DATE PERMIT ISSUED 3-28-2024

SCANNED

OWNER: MOHSIN & ZARINA Dawoodbhai  
Mailing Address: 822 S. Comanche Ln.  
Waukesha WI 53188  
City State Zip

APPLICANT: Judy Kregler  
Mailing Address: 7312 Big Bend Rd.  
Waterford WI 53185  
City State Zip

Phone: 262-720-2536 Phone: 262-1662-5570

Email: mohsin.dawoodbhai@gmail.com Email: judykregler@TurnKeyHome.com

Parcel Id. # 016-04-19-26-680-000 Site Address 4133 Riverside Rd.

Municipality Town of Waterford Section(s) 26 Town 4 North, Range 19 East

Lot 63464 Block 14 Subdivision Name Waterford Woods CSM # -

Proposed Construction/Use Second Story Vertical Expansion  
on existing single-family residence

New	<input type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	<u>(25'4 x 46)</u>	<u>(- x -)</u>	<u>(- x -)</u>
Addition	<input checked="" type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	<u>(1165.18)</u>	<u>(-)</u>	<u>(-)</u>
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	<u>28.6</u>	100-Yr. Floodplain Elev.	<u>775.5</u>
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	<u>18</u>	Flood Protection Elev.	<u>-</u>
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	<u>23.3'</u>		

Contractor TURNKEYHOME.COM Est. Value w/Labor \$ 247,338 ZONING DISTRICT R-3A

Existing Nonconforming?	<u>N/A</u>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Street-1 <sup>st</sup>		
Mitigation or Buffer Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Street-2 <sup>nd</sup>	<u>Existing</u>	
Structure in Floodplain? (per map)		*Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Side-1 <sup>st</sup>		
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %	<input checked="" type="checkbox"/>			Side-2 <sup>nd</sup>	<u>No Change</u>	
*>50% of Fair Market Value?	<u>N/A</u>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Shore		
Structure in Wetland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Rear		
Substandard Lot?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Total Acc. Structures		
BOA Variance Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
Conditional Use/Site Plan Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
Shoreland Contract Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	

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: \$ \_\_\_\_\_  
CC Date/Check#/Cash \_\_\_\_\_  
Signature of Owner /Applicant/Agent Judy Kregler Date 3-27-2024

Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
CC Date/Check#/Cash \_\_\_\_\_  
Print Name(s) JUDY KREGLER TURNKEYHOME.COM

Zoning Permit Fee Pd: \$ 200.00  
CC Date/Check#/Cash 3-28-2024 Notes (revisions, extensions, etc.)

Other: Pd: \$ \_\_\_\_\_  
Roby J. Bol STM  
Zoning Administrator (Staff Initials)

if shoreland erosion review fee is included above

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

PIN 0160419-26-680000

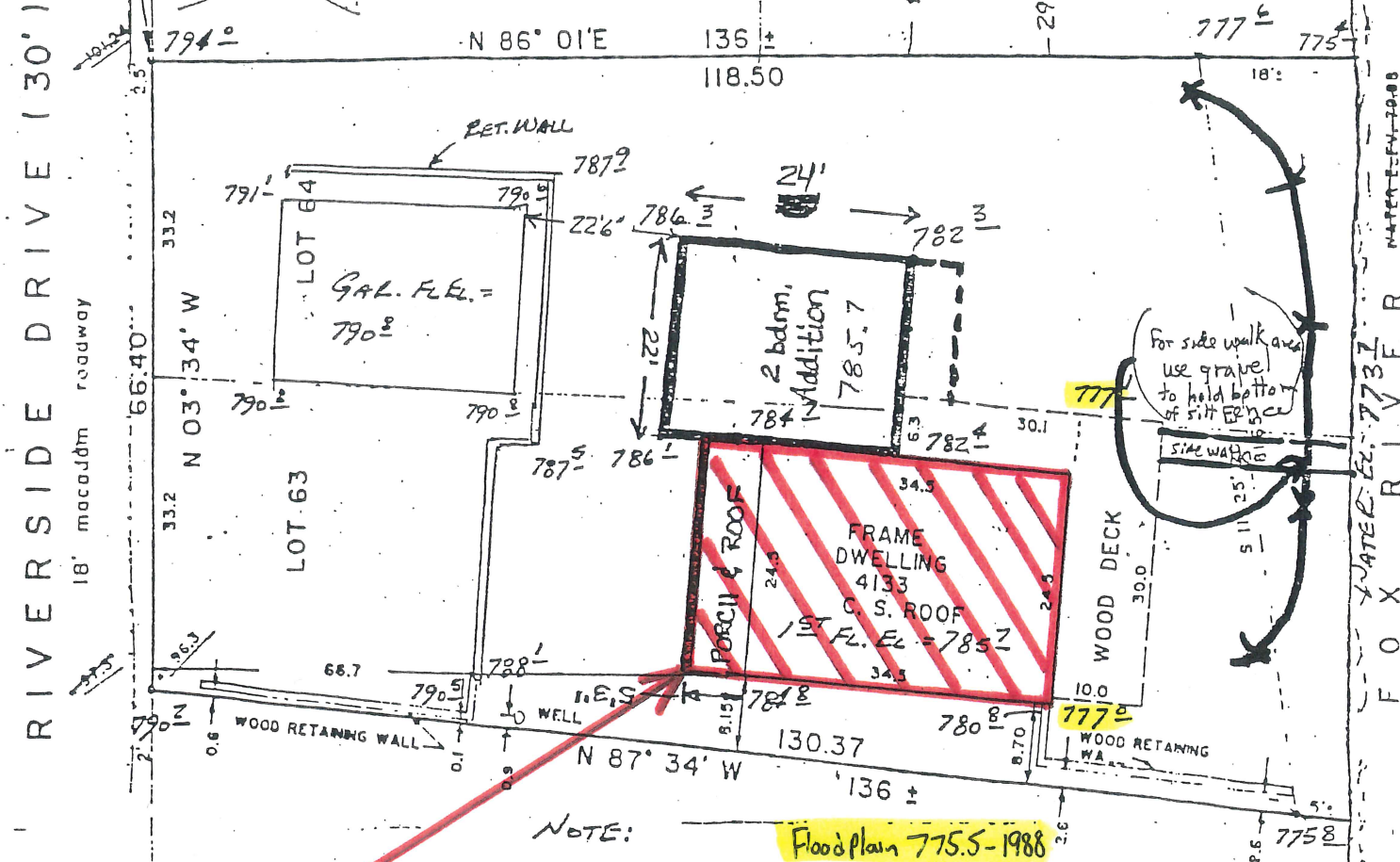
MC 10315 J.K.

North 1/2 of Section 35, Township 4 North, Range 19 East, or record in the Office of the Register of Deeds of Racine County, Wisconsin, and also an undivided interest in the out-lots shown on Plat of WATERFORD WOODS and the Plat of CONTINUATION OF WATERFORD WOODS, said out-lots designated by numerals to be used as private rights of way and for no other purpose, and said out-lots designated by letter and also LOTS 1, 2, 3, 4, 5, 6, 7, 8, and 9, and LOTS 53, 54, 55, 56, 57, and 58, in BLOCK 13; and LOT 19, BLOCK 6, to be used for recreation purposes and no other purpose. Said land being in the Town of Waterford, Racine County, Wisconsin.

Located at 4133 Riverside Drive

**COPY**

Owners: Jeffrey P. & Linda M. Gratz



**Proposed 2nd Story Vertical Expansion of Residence**

- NOTE:
- 1.) ELEVATIONS IN **RED** TAKEN BY MATT WEST ON APRIL 3RD 1993. (L.S. #5-1854)
  - 2.) ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL.

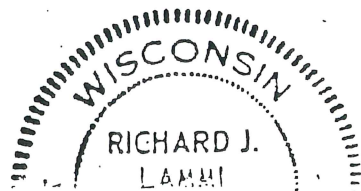
SCALE 1" = 20'

LANDMARK SURVEYING CO.

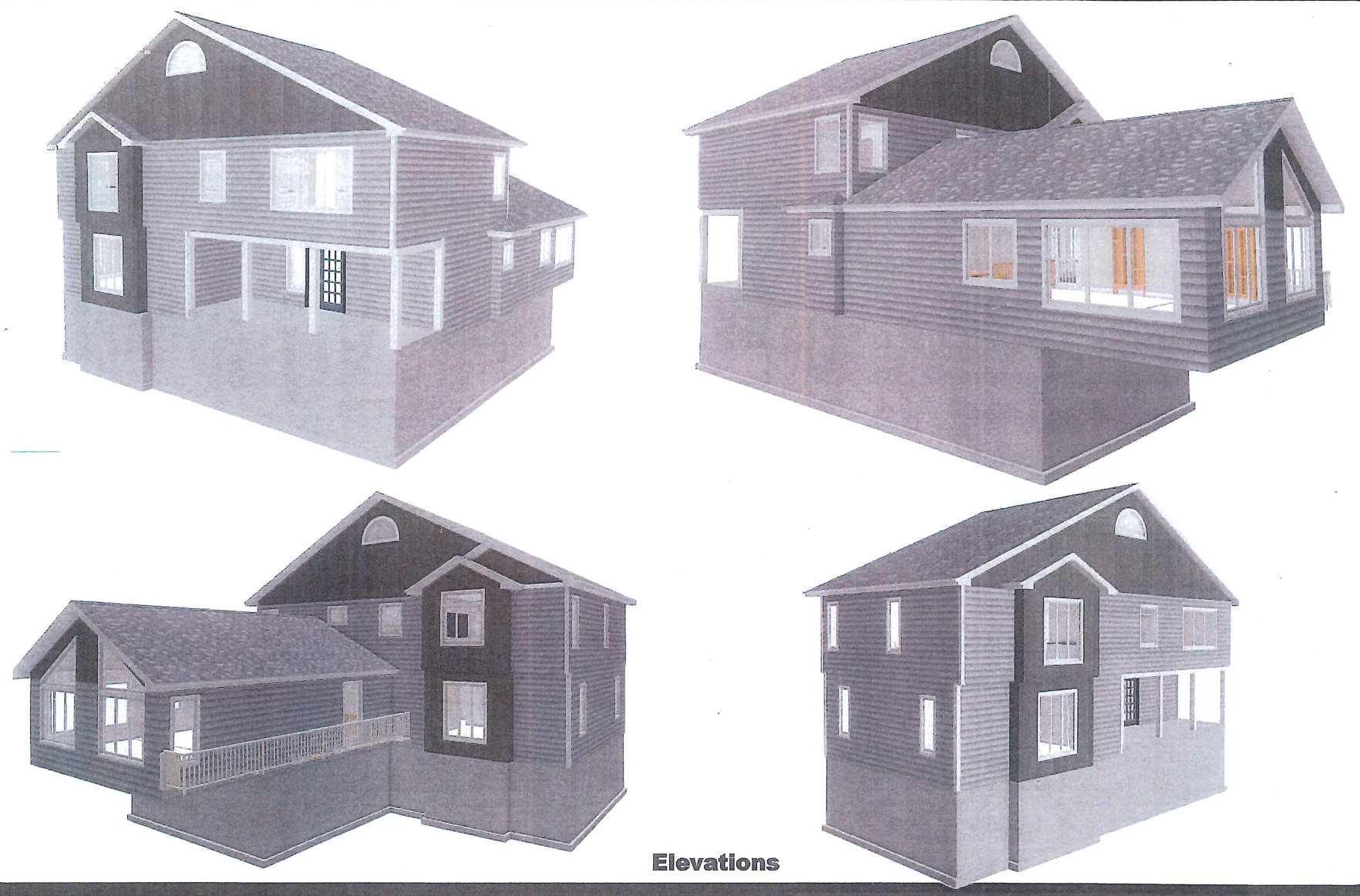
PHONE 461-3730

FOUND IRON PIPE  
 SET IRON PIPE  
 8522 West Lisbon Avenue  
 Milwaukee, Wisconsin 53222  
 SURVEYED FOR

I, Richard J. Lammi, surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments.



COPY



Elevations

COPY

March 27, 2024

**CUSTOMER:**

Mohsin & Zarina Dawoodbhai

4133 Riverside Rd

Waterford, WI 53185

Town of Waterford, Racine County

016-04-19-26-680-000

Remodel existing first floor and add partial second story addition.

No change in footprint.

**BUILDER:**

TurnKeyHome.com

Div of Creative Horizons, Inc.

7312 Big Bend Rd

Waterford, WI 53185

SALES: JeffKregeer@TurnKeyHome.com

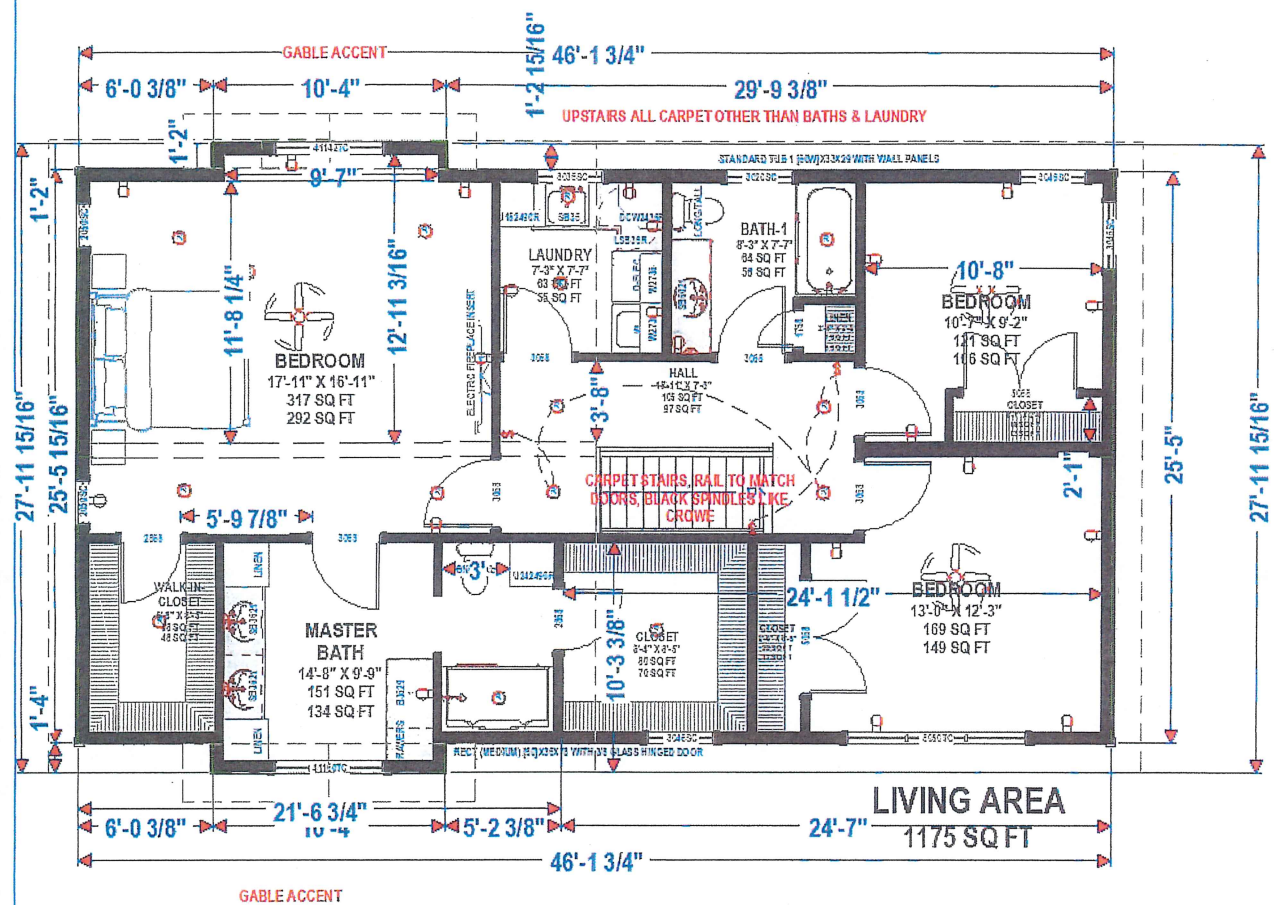
262-930-7969

PERMITS: JudyKreger@TurnKeyHome.com

262-662-5570

DDC ID 2553, DCQC ID 100077,

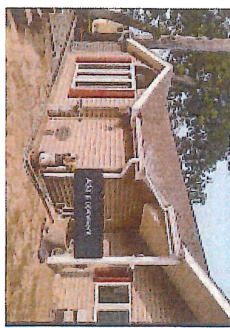
Milwaukee HICN-1096489, MH Lic 1256831



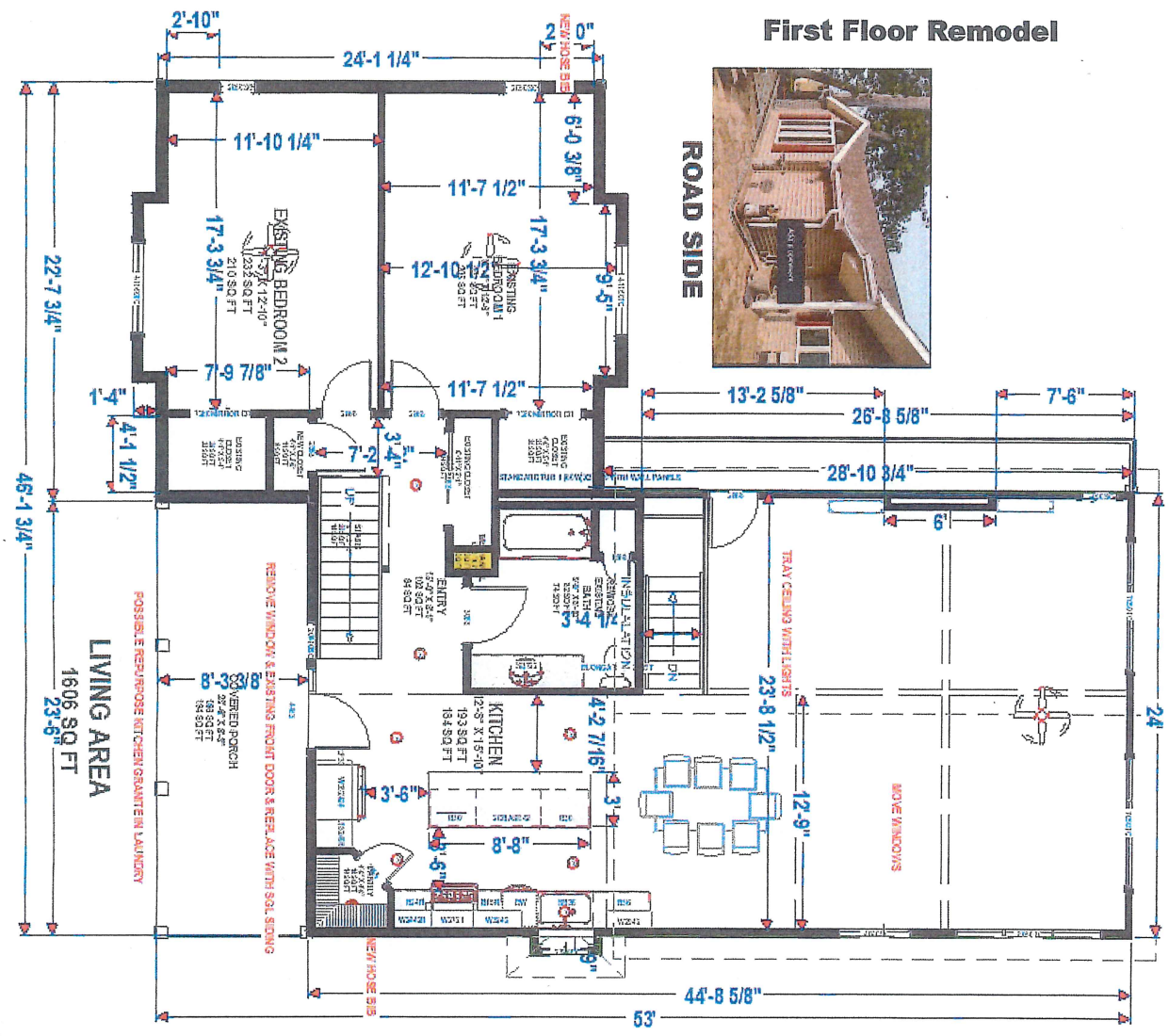
**Second Story Addition**

COPY

### First Floor Remodel



ROAD SIDE



**March 27, 2024**

**CUSTOMER:**  
 Mohsin & Zarina Dawoodbhai  
 4133 Riverside Rd  
 Waterford, WI 53185  
 Town of Waterford, Racine County  
 016-04-19-26-680-000

Remodel existing first floor and add partial second story addition.  
 No change in footprint.

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