

NOTICE

The City of Merrill Zoning Board of Appeals will meet on **Tuesday, July 7, 2015 at 6:00P.M.** in the City Hall Council Chambers on the following:

Voting members: Bill Schneider, James Koebe, Mark Peterson, Dean Haas, Ron Burrow, Adam Rekau and David Sukow

AGENDA

- 1.) Call to order
- 2.) Roll call
- 3.) Approval of the minutes of June 23, 2015
- 4.) Application by Michael Thiel, 801 Grand Ave. for Zoning Variance to Merrill Municipal Code Section 113-38 setbacks and lot coverage in a residential zone. Legally described in parcel #34.0068.002.083.00.00.
- 5.) Next meeting date
- 6.) Public Comment
- 7.) Adjournment

Darin Pagel
Zoning Administrator

The Merrill City Hall is accessible to the physically disadvantaged. If specific accommodations are needed, please contact the Merrill City Hall at 536-4880.

ZONING BOARD OF APPEALS MINUTES
June 23, 2015, 6:00 p.m.

PRESENT: Chairman Bill Schneider, Dean Haas, Dave Sukow, Jim Koebe, Adam Rekau, and Zoning Administrator Pagel.

Chairman Schneider called the meeting to order at 6:00 pm in the Basement Conference Room.

Motion to approve May 5, 2015 minutes Mr. Sukow, second Mr. Rekau, carried.

Chairman Schneider read the meeting notice and the hearing procedure.

Motion to open hearing Mr. Sukow, second Mr. Haas, carried.

ZA Pagel briefed the Board on the request and stated it would be impossible to meet zoning requirements being this was originally a business building and now is residential. Mr. Woller, owner, spoke in favor of the variance due to security issues, skateboarders, bicyclists, and other endeavors on his stairs. Mr. Sukow asked for clarification of the deck size. It will basically cover the existing steps. ZA Pagel said he received 2 letters in favor of the variance.

Motion to close hearing Mr. Sukow, second Mr. Haas, carried.

Motion to approve the variance Mr. Sukow, second Mr. Haas, motion carried unanimously.

ZA Pagel reminded the Board of the July 7, 2015 meeting.

With no other business and no additional public comment:

Motion to adjourn Mr. Koebe, second Mr. Haas, carried.

Meeting adjourned 6:20 pm

Darin Pagel, Recording Secretary.

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the Zoning Board of Appeals of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Tuesday, July 7, 2015, in the City Hall Council Chambers**, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1. Application by Michael Thiel, 801 Grand Ave. for Zoning Variance to Merrill Municipal Code Section 113-38 setbacks and lot coverage in a residential zone. Legally described in parcel# 34.0068.002.083.00.00.

Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 536-4880.

Dated: June 18, 2015

CITY OF MERRILL, WISCONSIN

By 

William N. Heideman
City Clerk

715)536-8103 APPLICATION FOR ZONING VARIANCE
CITY OF MERRILL

NAME: MICHAEL R. THIEL STREET ADDRESS: 801 GRAND AVENUE
PROPERTY ADDRESS: 801 GRAND AVENUE TAX ROLL#: 1055
LEGAL DESCRIPTION: AC NORWAY ADD'N PRT OF LT 5 BLK 5

EXISTING USE: DWELLING PROPOSED USE: DWELLING/GARAGE

REASONS FOR REQUESTING A VARIANCE: EXISTING SETBACKS DO
NOT ALIGN WITH MODERN SETBACK RULES.
LOT LINE TOO CLOSE TO EXISTING STRUCTURES.

ADDITIONAL REQUIREMENTS

1. Names and addresses of all abutting and opposite property owners within 100 feet of the property to be altered.
2. Evidence by the applicant of ownership or control of the property for which the variance is submitted.
3. Address and description of the property.
4. A site plan or survey plat, drawn to scale, showing an accurate depiction of the property, location of structures, and property lines within 100 feet of the parcel.
5. Other pertinent information that may be pertinent in considering the application.
6. FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
7. A fee of \$175.00 shall be paid to the Clerk-Treasurer at time of application.

pd. 6/16/15

All information submitted is accurate to the best of my knowledge.

Michael R. Thiel 6/14/15
Signature of Applicant Date

Reason for Zoning Variance Request

I am asking for a variance because of the odd shape of the lot and to still have a proper attached garage of 24X24 size. I would like to have it open towards the alley to the south, but with a 10 foot setback. The existing garage is now right on the edge of the alley and within 3 feet of the sidewalk. This would move it further away and make a safer access. The new garage/breezeway would have the same side lot setback of 6 feet that matches the existing house/unattached garage.

I have also received a notice from the Building Inspector to repair, re-roof and paint the existing garage. Instead of fixing up the old garage, I have decided to replace it with a new attached garage/breezeway structure. It will enhance our lot and the neighborhood, and increase safety because of the increased setback from the alley and sidewalk.

Abutting and Opposite Property Owners

Kathryn Dymora
803 Grand Avenue

Neil Hockett
501 Wisconsin Street

Rick Griebel
410 Cottage Street

Relevant Notes

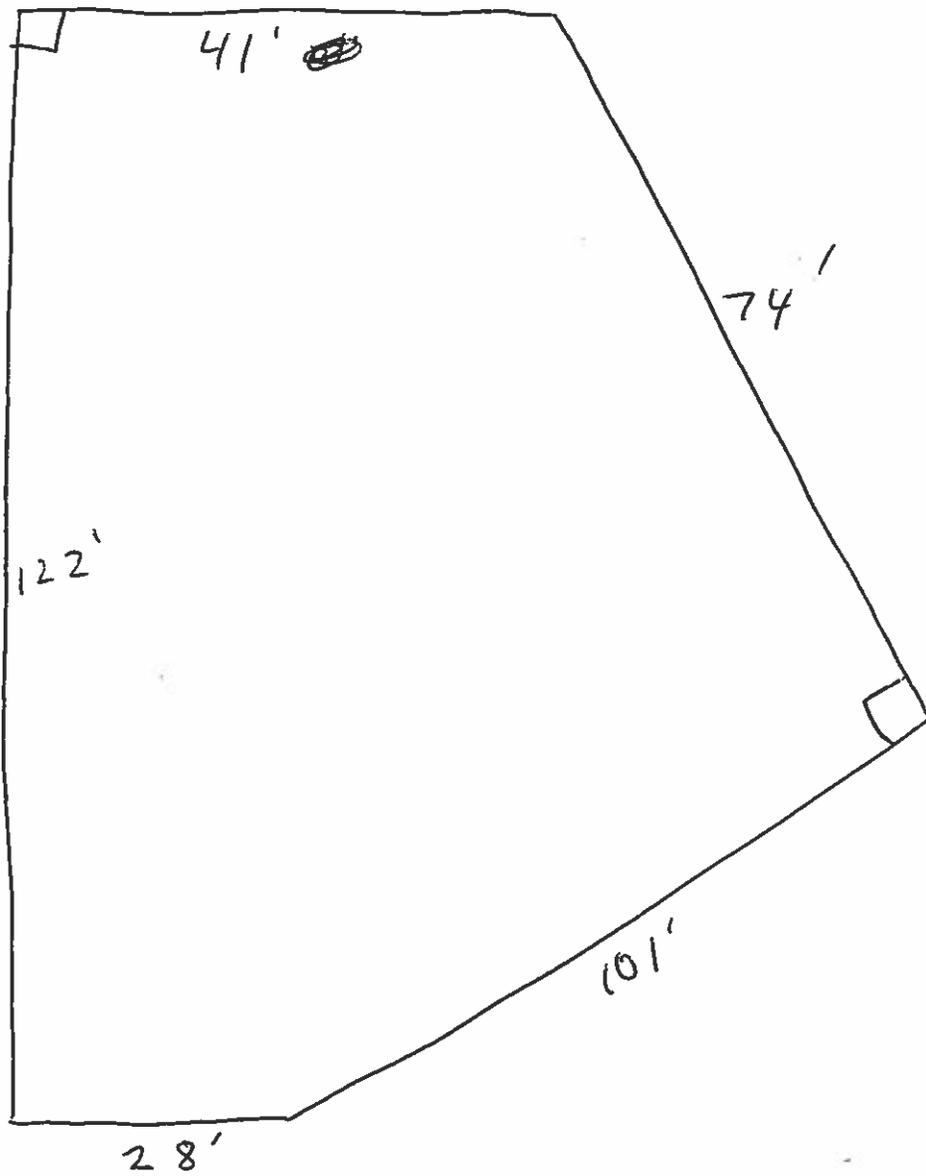
On the Proposed Site Plan, back porch would be removed to make room for attached garage.

Lot line shown is inside edge of sidewalk.

Entrance of new attached garage would face south towards alley off of Fourth Street. New garage would have 10 foot setback from edge of alley.

Area and Square Footage

Existing house -----	1331 sq ft
Lot total -----	7946 sq ft
30% of lot area-----	2383 sq ft
24X24 garage-----	576 sq ft
16X18 breezeway-----	288 sq ft
Total area of existing house and new attached garage-----	2195 sq ft



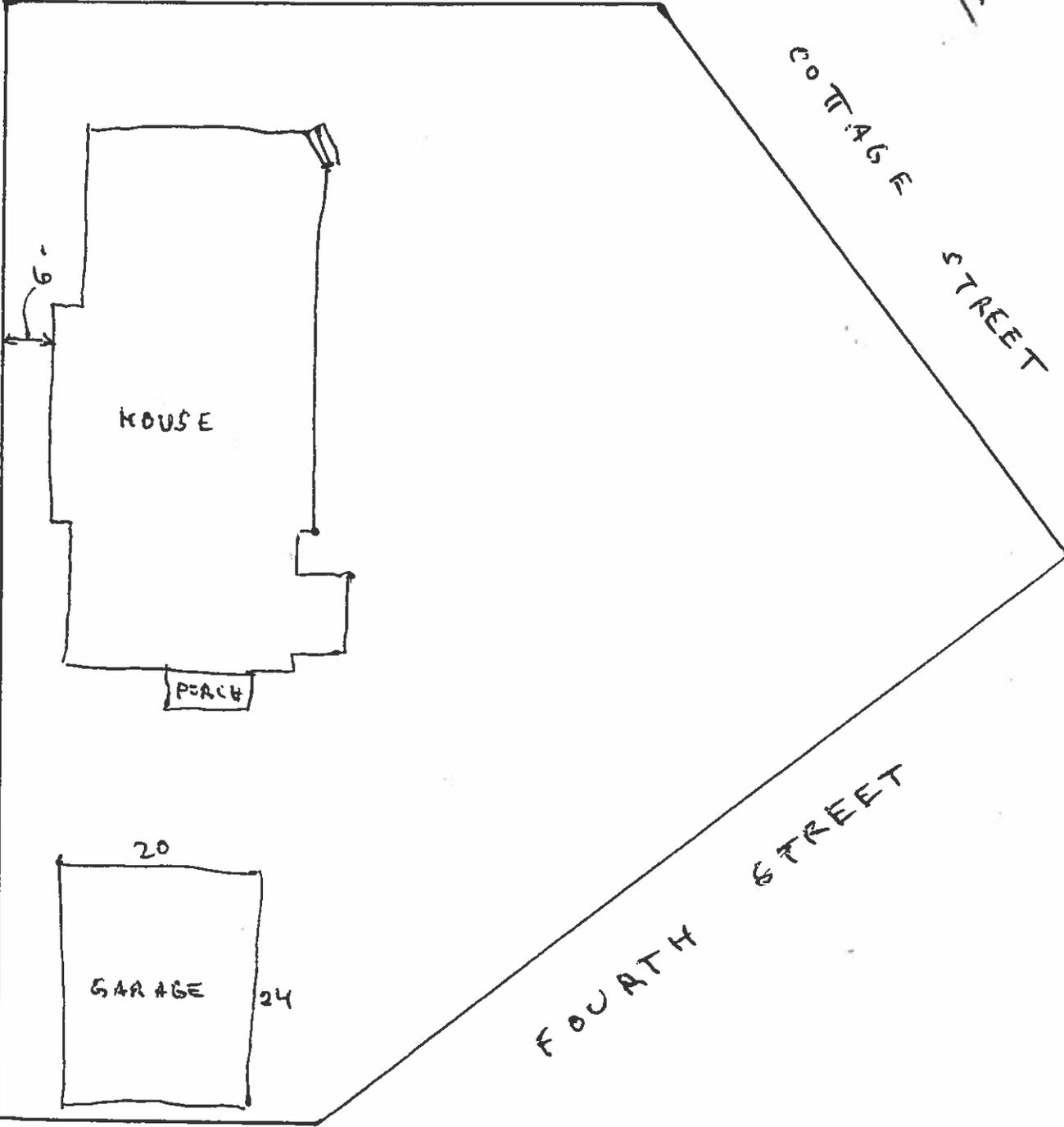
LOT TOTAL SQ FT = 2383

GRAND AVENUE



COTTAGE STREET

DYMORA PROPERTY



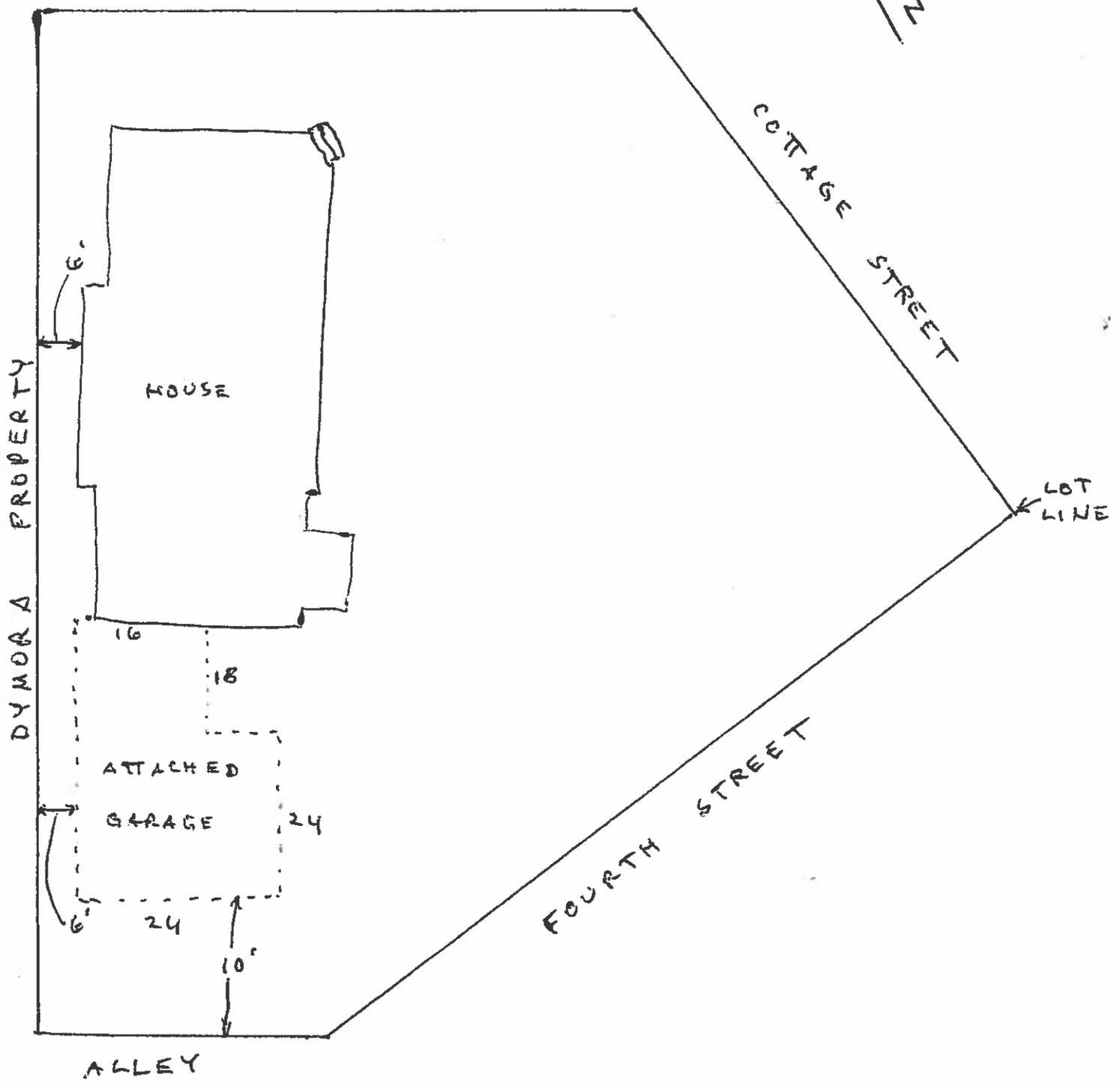
LOT LINE

FOURTH STREET

ALLEY

EXISTING PLAN
801 GRAND AVENUE

GRAND AVENUE



PROPOSED PLAN