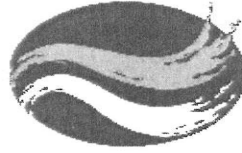


CARY A ROWE
Zoning Administrator



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Winnebago County Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

VARIANCE # 2017-VA-4130

Owner: PRITZL, DAVID ; PRITZL, DIANE
8410 OCONNELLS RESORT RD
WINNECONNE, WI 54986

Agent: NONE

Location: 8410 OCONNELLS RESORT RD
WINNECONNE, WI 54986

Tax Parcel No: 020-000205

Legal: Being a part of Government Lot 1, Section 10, and also part of the NW 1/4 of the NW 1/4, Section 15, all in Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

On 7/6/2017, the Board of Adjustment voted for the **APPROVAL, BUT NOT AS REQUESTED** to construct a new single family home with attached garage with a substandard street yard setback and to reconfigure an existing impervious surface within the shoreyard setback. The Board of Adjustment **DENIED** the deck expansion as requested.

The findings variance have been made in accordance with Section 23.7-234 and are as follows:
23.7-234

1) **The requirement in question would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with such requirement unnecessarily burdensome and such circumstances were not self-created.**

Findings for approval: (Attached garage) Overall impervious surfaces on the property would be reduced and the street yard setback would be substantially increased.

Findings for denial: (Deck expansion) There is already reasonable use of the property. A deck addition with a substandard shoreyard setback is a personal preference.

2) **The subject property has unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question.**

Findings for approval: (Attached garage) There is very limited compliant location on the property to relocate the impervious surface to meet the street yard setback given the lot is substandard in width and area.

Findings for denial: (Deck expansion) There is already reasonable use of the property, and relocating and creating new impervious surfaces is a personal preference of the applicant.

3) **The granting of the variance will not be contrary to or harm the public interest given the general purposes of the zoning regulations and the specific purposes of the requirement in question.**

Findings for approval: (Attached garage) Reconstructing the single family dwelling with attached garage in a more compliant location and relocating a portion of the existing impervious surfaces will not harm the public interest.

Findings for denial: (Deck expansion) There is already reasonable use of the property, and allowing a deck addition would be contrary to the requirements of other properties of similar circumstances.

27.6-8(a) "Generally" (required for all Ch. 27 Shoreland Zoning Code variances)

1. Criteria: The variance is consistent with the purpose of the Shoreland Zoning Code.
 - a. Finding(s): Findings for approval: (Attached garage) The proposed location of the single family dwelling with attached garage will meet the purpose and intent of the Winnebago County Town/County Zoning Code.
 - b. Findings for denial: (Deck expansion) The deck addition would not be consistent with the purpose and intent of the Shoreland Zoning Code.

APPLICANTS RIGHTS:

23.7-239(a)

- (7) The applicant may appeal the decision to a court of competent jurisdiction.
- (8) An aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction and that any work done by the applicant as authorized by the approval is done at the applicant's risk.

7/6/2017
Date



Zoning Officer

NOTES:

1. Variance granted by the Board of Adjustment **shall expire within twelve (12) months** unless substantial work has commenced pursuant to such grant. Board of Adjustment may with cause grant a one-time extension not to exceed 6 months.
2. Approval of your variance application does not exclude the need to obtain the required building or zoning permits. **Please make application for these permits through your town building inspector and zoning department.**