

# VILLAGE OF EPHRAIM

FOUNDED 1853



## BOARD OF APPEALS

CASE # 159

Roy Harsch

9931 Water St

Variance from 15' Side Setback

Footprint increase in PW District

Thursday, August 22, 2024 – 4:30 pm

Village Hall – 9996 Water Street

**NOTE: THIS MEETING OF WILL BE SIMULTANEOUSLY HELD VIA TELECONFERENCING. STAFF, COMMITTEE MEMBERS AND THE PUBLIC ARE WELCOME TO PARTICIPATE IN THIS MANNER. TELECONFERENCING WILL BE AVAILABLE BY COMPUTER, PHONE, TABLET, OR DIAL IN. CONNECTION INFORMATION BELOW:**

### PUBLIC NOTICE

Notice to Appellants, Zoning Administrator, Plan Committee, and Neighboring Property Owners within 300'

**PUBLIC HEARING ON ZONING APPEAL APPLICATION** on the following property will be held on August 22, 2024 at 4:30 pm to hear and transcribe testimony both for and against, written and verbal:

Property # 121-01-24312723B1

Variance from 15' side yard setback standard of Ephraim Zoning Code.  
Variance from footprint increase standard in Protected Waterfront (PW) district of the Ephraim Zoning Code.

Property is zoned Protect Waterfront. The proposal is for the construction of a 56 square foot addition to the subject property. Structures in the PW district are limited to those in existence. Additions to existing structures in the PW district that add footprint can only occur with a variance or with conditional use review by the Plan Committee if footprint from a structure existing on the property that is to be removed can be reclaimed. Additionally, the proposed addition is noncompliant to the 15' side yard setback requirement of the zoning code. The proposal calls for a 14' variance from the 15' side yard setback, placing it on the property line. Construction on the project began without a permit and stop work orders were given. This project came before the Board of Appeals last fall, a decision at that time was tabled for more information, this is a new posted hearing with additional information provided by the applicant.

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/881002653>

**You can also dial in using your phone.**

**Access Code: 881-002-653**

**United States: [+1 \(408\) 650-3123](tel:+14086503123)**

A notice is being sent to all property owners within 300'. Comments may be made in person at the meeting or in writing to be received no later than 8:00 a.m. on Thursday, August 22, 2024. Written comments via email at [bristol@ephrain.wi.gov](mailto:bristol@ephrain.wi.gov) will also be accepted. All written comments must include name and address of commenting residents.

	<b>Date: 8/12/2024</b>
_____ <b>Andrea Collak, Clerk</b>	<input checked="" type="checkbox"/> Village offices
	<input checked="" type="checkbox"/> Visitors' Center
	<input checked="" type="checkbox"/> Post Office
_____ <b>Kim Roberts, Deputy Clerk</b>	<input checked="" type="checkbox"/> Website Ephraim.wi.gov
	<input checked="" type="checkbox"/> Faxed to WDOR Radio