

Sabrina Rivera
6280 S Howell Avenue
Waukesha, WI 53188
05/06/2024

Board of Zoning Appeals
Department of Community Development
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Dear Board of Zoning Appeals:

Please accept this letter as the attached detailed description of proposal for a variance request made on behalf of the resident, Stacy Tipton-Roe. The property is located at 2109 Oaklawn Avenue, Waukesha, WI 53188. The criteria for the variance have all been satisfied and are listed below in numerical order.

1. This property is unique in that the home itself was built directly abutting the south property line (in other words, the property has no back yard). It has a side yard, which essentially is the driveway on the property. Unlike the surrounding properties, where the homes have been constructed in the middle of their property, this property has no back yard to construct the shed. Other property owners in this neighborhood have backyards with accessory structures and sheds and are able to store lawn mowers, garden tools and bicycles, but this property has no external storage space without constructing the shed in the side yard, right at the end of the drive way.
2. Neighboring properties have the capacity to build in the backyards and enjoy their property to the fullest. Stacy should also be afforded this right as a property owner and taxpayer. She is an avid gardener and bike rider and should have access to the same amenities' other property owners within her neighborhood, people living right next to her, regularly take advantage of.
3. The shed will be used solely for storing outdoor equipment for lawn and garden care, and a bicycle. No economic gain or loss is anticipated from the addition of the shed, except that it will greatly add to Stacy's happiness and enjoyment of her property, just as her neighbors are able to enjoy their property.
4. The property did not have any outside storage when the home was purchased and Stacy has two small storage containers in place now (located in the area the proposed shed will be constructed) to hold small items, but more space is needed. The property has a basement, however, trying to carry a lawn mower or snow blower up and down basement steps is a health and safety hazard to say the least. Plus, these outside tools are heavy and cumbersome and need outside storage space to protect them from unfavorable weather conditions. Stacy is also a

bike rider, but her bicycle will rust and fall into disrepair without the exterior shed to maintain it's functionality. The bicycle also allows Stacy to maintain her health and mobility.

5. This variance will not adversely impact neighboring properties. The distance from the property lines on the side and rear yards will still satisfy zoning regulations with respect to the distance from property lines (5 feet distance each side), and the regulations required for shingles (Owens Corning 3 Tab shingles), and siding (vinyl). Stacy is also only requesting one accessory building to be erected for much needed storage.

The need for this dimensional variance is based upon the fact that Stacy has no backyard due to the physical location of the home within the property boundary. Forcing Stacy to comply with current zoning regulations would be detrimental to her health and safety, forcing her to use her basement for storage of dangerous yard care equipment, and will also impact the health of the property vegetation. We look forward to receiving your decision and anticipate a positive variance, per the satisfied criteria listed above. Please let us know if you have any questions.

Sincerely,

Sabrina Rivera

Cc: Stacy Tipton-Roe