

A variance is a special exemption from the city zoning code granted by the Board of Zoning Appeals in unusual circumstances on a case-by-case basis. Variances are difficult to obtain, and they are not granted simply because of an applicant's desire to do certain things or use a property in a certain way. In order to receive a variance an applicant must show that a unique hardship exists on the applicant's property. An applicant bears the burden of proving that all of the following criteria for a variance are satisfied:

1. Special circumstances exist that apply only to the property for which the variance is requested, and not to any other neighboring properties. The special circumstances must relate to the property itself, and not to the applicant's desired use of the property. Explain the circumstances and how they are unique to the applicant's property.
 - The slope of the front areas of the 1108 Lynne Drive property is such that parking our daily vehicles inside the two-car garage is an absolute necessity. This slope on the front drive extends from the street all the way to the garage door. The angle of the driveway has caused my wife and I to slip on the driveway when both entering and exiting our vehicles. Because of these incidents, Sue must have level access to the doors of her parked vehicle, especially during the winter as she has mobility issues resulting from her disability. Due to us both being seniors and having issues with mobility we both need easy and level access to our daily vehicles inside of the garage.
 - With the concrete in place, this allows us to safely park family vehicles as well as trailers in a location that allows us to be able fully utilize both sides of the garage.
2. Without a variance, substantial property rights that are enjoyed by neighboring properties will be denied to the applicant. Explain how the owners of neighboring properties are able to enjoy property rights that the applicant cannot.
 - Pictures and addresses of neighboring driveways, which are attached to this report, compared to ours indicate a common driveway configuration to the neighborhood. Many have parked cars and boats for their additional space needs like ours.
 - These all use two car garages with the additional driveway space next to the garage and in most cases, the additional concrete appears to be closer than 5 feet to the property line if not adjacent to it.
3. The variance is not being requested solely for economic loss or gain. Explain how the variance is not just to increase property value or to allow profit-making activities.
 - The driveway is specific for storing our boat next to the garage without damaging the lawn from parking or loading/unloading as well as ensuring that the garage spaces are only used for our daily vehicles as stated previously.
4. The applicant's hardship is not self-created. Explain how the special circumstances relating to the property are not caused by the applicant's actions or wishes.
 - We have had this boat since 1997. Our plans for retirement are to utilize this boat as a family for fishing and touring surrounding lakes such as Lake Geneva and Pewaukee Lake with our children and grandchildren.

- This drive was put in place on the 14th of April 2022 with agreement from the next-door neighbor adjacent to area in question as it being proposed.
 - Our boat needs to be parked on this drive to reduce damage to the lawn and to ensure safe parking for our daily vehicles within our garage for my wife and I as previously stated.
5. The variance would not defeat the purpose of the zoning ordinance, and would not be a detriment to neighboring properties. Variances cannot be contrary to the policy reasons for the ordinance from which the variance is requested. Explain how the variance would work within the existing zoning rules and not undermine the reasons for them.
- It was stated that the reason for the zoning ordinance is the dust and other loose rock that can impact the surrounding area of a driveway. Sue and I have proven that we maintain the grounds of 1108 Lynne Drive to the extent that weeds are not present, the lawn is maintained properly, and there is no foreign material surrounding any of the concrete patios or driveways of any kind.
 - The grass next to the concrete driveways are groomed and not impacted by the sides of the concrete whatsoever as shown on the attached images. The driveways have a nice sharp edge that grass easily grows adjacent to and cleanly. If an issue did occur, it would be taken care of right away by my wife and I even with our disabilities. Sue works hard on our grounds to provide a well landscaped and groomed area with her flower arrangements and thick, clean-cut turf. She has been complimented by the surrounding neighbors on her beautiful landscaping.

In addition, please provide the following information:

If applicant is asking for a use variance, explain how the property will have no reasonable use unless a variance is granted.

- The location the driveway is in place has no value other than just a grassy side yard. The next-door neighbor and I only have glass brick windows from our garages directly overlooking this area and is not directly visible from the inside of either house. There is no other reasonable usage for this area. It is the optimum, safest location for maneuvering and parking our boat with regard to our special parking needs.

If applicant is asking for a dimensional variance, explain how complying with the current rules is unreasonable or creates an unnecessary burden on the applicant.

- The concrete drive laid there now at this time prevents lawn damage. This is due to the fact that the driveway and surrounding grounds have a pitch of up to 10 degrees as well as the resultant efforts that a vehicle must take to maneuver the boat into its spot. The inevitable lawn damage in this area, and the lawn and dirt debris that occurs with said damage, happens because of maneuvering and storing without a concrete drive.
- We have a two-car garage; however, we are both seniors. Sue has a disability in fact, and I suffer from arthritic knees. Parking those cars on the driveway poses a hardship especially in the winter as I have already tripped and fallen on ice multiple times during the winter trying to access a vehicle there due to the angular pitch of the driveway. Therefore, the vehicles need to use the two-car

garage for our own safety and the boat needs to park outside next to the garage as it is now.