



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 1/13/2025
Common Council Item Number: ID#24-11496	Date: 1/13/2025
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: The APPEAL of Jeff Wasson for a dimensional variance from Section 22.53(13)(a) of the Zoning Code. If granted, this variance would allow for the construction of a driveway up to the lot line of the eastern side yard with no setback, at 1108 Lynne Drive, when driveways shall be setback at least five (5) feet from all side and rear lot lines.	

Details:
1108 Lyne Dr is zoned RS-3, Single-Family Residential District. The parcel has a front lot line width of ninety (90) feet and a rear lot line spanning one hundred ten (110) feet in width. The distance from the southeast corner of the home to the side lot line is thirteen (13) feet. The measurement from the northeast corner of the home to the side lot line is fifteen (15) feet.

Additional concrete to the driveway was installed in 2022, projecting into the side yard approximately of twelve (12) feet four (4) inches. The setback requirement for driveways are at least five (5) feet from all side or rear lot lines.

The additional concrete area is graded southwards towards Lynne Dr. The applicant utilizes the space for parking a boat trailer with a boat for personal use.

The additional concrete to the addition is less than one (1) feet away from the side lot line on the southeast end and within three (3) feet of the side lot line on the northeast end of the driveway.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Executive Recommendation:
If the applicant proves a hardship exists, the Board may grant a variance to allow the concrete addition to the driveway to remain at 1108 Lynne Dr.