

Description of the project:

Lynne Robinson 606 Rawlins Drive, Waukesha, WI.53188 Tax Key WAKC1316214

Replacement of an existing shed in the same location as the current shed. The shed will be replaced with a structure of the same footprint and approximate height that:

- meets code requirements of over 5 feet from any existing structure
- is of appropriately sturdy materials to withstand Wisconsin conditions, and
- will continue to have an appealing appearance.

The variance is needed due to a code change that defines my backyard differently than when the shed was built.

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.
 - a. The lot is surrounded by 5 properties and the current location is secluded and does not impede the enjoyment of those properties. Whereas any proposed relocation would make it more visible to all the neighbors. Only 2 neighbors can currently see the rooftop and a hint of the doors.
 - b. The drainage requirements have a swale that encompasses most of the back and side yard coming from the back lot line.
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.
 - a. Many of the other neighbors have functional storage with adequate access where replacement of that shed would not require substantial investment in site preparation and reclamation of the existing shed location.
 - b. A change in the code from the time the shed was built now has the potential to create economic harm that other neighbors would not incur.
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.
 - a. The shed is currently in the location for which we are requesting a variance. Therefore, it is unlikely to increase property value.

- b. It is a functional storage for a lawn tractor, garden tools and other work tools and is not going to be used for any profit-making activities.
- 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.
 - a. This is simply the replacement of a shed that is reaching the end of its life.
- 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.
 - a. The placement of this replacement in its current position has limited visibility from the road and any neighbors, whereas alternative placements would be significantly less eye-appealing with higher visibility.
 - b. The replacement structure itself is attractive and should have a long useful life, thereby maintaining the character of the neighborhood as well as maintaining property values, as zoning laws are designed to do.

In addition, please provide the following information: If the applicant is asking for a use variance, explain how the property will have no reasonable use unless a variance is granted.

N/A

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

Moving the shed from its current location is a financial hardship in that it requires significant site preparation, including creating access and buildup of a foundation. It will also require reclamation in the existing location.