



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Board of Zoning Appeals	Date: 1/13/2025
Common Council Item Number: ID#24-11512	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 Julie Faubel for a dimensional variance from Section 22.58(1)(b) of the Zoning Code. If granted, this variance would allow for a twelve (12) foot by fourteen (14) foot gazebo to remain in the side yard of 1823 Sycamore Drive, when accessory structures are to be in the rear yard which is defined as a yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure.	

Details:
1823 Sycamore Dr is zoned RS-3, Single-Family Residential District, has an attached garage and a ninety-six (96) square foot garden shed in the rear yard.

The home was built in 1972 with a unique "L" shape providing an outdoor space in the side yard.

The property owner installed a one hundred sixty-eight (168) square foot gazebo in the area and by definition according with Chapter 22.05(204) of the Zoning Code, the gazebo is partially within the side yard when detached accessory structures shall be permitted in the rear yard only, not in a street yard or side yard.

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 twelve (12) foot by fourteen (14) foot gazebo to remain in the side yard of 1823 Sycamore Dr without being in the rear yard.