

VARIANCES FOR GAZEBO AT 1823 SYCAMORE DRIVE - WAUKESHA WI 53189

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.

*My home is a typical ranch style house. Because of the "L" shape of my house. I feel I have two rear yards. One starting at the fence by my garage and the other behind my bedrooms.*

2. Without a variance, substantial property rights that are enjoyed by neighboring properties will be denied to the applicant. Explain how the owners of the neighboring properties are able to enjoy property rights that the applicant cannot.

*There is a 7 foot high fence in between properties. Because of this it does not cause eye sight to neighbors. Gazebo is currently sitting 5 feet from the fence line. Because of the shape of my rear yard, I feel my first rear yard starts at the end of my walkway alongside my garage at the fence line. Accessing my rear patio.*

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.

*No gain to the value of the property. Gazebo is not a permanent structure. Simply for personal enjoyment for myself and family gatherings. Also to have access to the rear patio.*

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.

*Hardship is because of the way my house is shaped. I feel that I have two opportunities to have two separate rear yards.*

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 reason for them.

*Once again, I feel that because of the way my home is shaped, the gazebo is sitting in the rear yard. I am confident that there are many other homes in the city that are shaped the same way.*