



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 6/10/2024
Common Council Item Number: ID#24-9878	Date: 6/10/2024
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 Filogonio Trujillo-Medina for a dimensional variance from Section 22.56(1)(a) of the Zoning Code. If granted, the variance would allow for the construction of stairs leading to the front door in the front yard within one (1) foot of the sidewalk at 211 Union St, when uncovered stairs, landings, and fire escapes shall not be closer than three (3) feet to any lot line.	

Details:
211 Union St is zoned RM-3 Multi-Family Residential District. The home has a 25-foot frontage and the current stairs leading to the front door are on the Southern end. The distance from the end of the stairs to the side (East) property line is approximately 24 inches.

The current distance from the first stair to the edge of the sidewalk is eleven (11) inches.

The current distance from the front porch to the edge of the sidewalk is approximately forty-four (44) inches.

The property owner would like to rebuild the stairs in a more centralized location with reference to the front door. The alteration to the front of the home would provide better access to the side yard on the East of the home.

The property does not have a driveway and due to the narrow frontage of the parcel, the property owner must cross property lines if an item is wider than 24 inches.

The neighboring properties have a minimum frontage of 40 feet and 56 feet respectively.

The applicant is requesting a variance based upon the fact that property does not have enough clearance to rebuild the steps leading to the front door without meeting the three (3) foot setback.

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

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:

If the applicant proves a hardship exists, the Board may grant a variance to allow the construction of stairs leading to the front door, without meeting the three (3) foot setback to any lot line.