



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Board of Zoning Appeals	<b>Date:</b> 9/12/2016
<b>Common Council Item Number:</b> ID#1360	<b>Date:</b> 9/12/2016
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> The appeal of Vance Skinner for a dimensional variance from sections 22.58(1)(b) and 22.58(2)(h)9. of the zoning code. If granted, the variance would allow construction of a swimming pool at 200 McCall Street which is proposed to be located in the street yard and have a one (1) foot setback with the required three (3) foot areaway when a swimming pool is permitted in the rear yard only and shall be located no closer than ten (10) feet to a lot line.	

**Details:**  
The applicant would like to install a swimming pool on his property at 200 McCall Street. This house is on a corner lot located in the McCall Street Historic District, as such the Landmarks Commission put restrictions on the placement of the house and detached garage when constructed. This resulted in only an 18 foot rear yard, limiting the applicant to use the street yard along Barney Street as one would typically use a rear yard.

**Options & Alternatives:**  
Deny the appeal request; require a pool design that can be placed in the rear yard.

**Financial Remarks:**  
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**Staff Recommendation:**  
If the applicant proves a hardship exists, the variance should be approved to allow the construction of a swimming pool located in the street yard and having a one (1) foot setback with the required three (3) foot areaway.

