



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 4/14/2025
Common Council Item Number: ID#25-00519	Date: 4/14/2025
Submitted By: Robin Grams, Associate 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: ID#25-00519- An Appeal from Jay Bollman, Classic Builders, for a dimensional variance from Section 22.58(2)(a)(1). If granted, this variance would allow for the construction of a detached garage, with a setback of less than 5 feet to the lot line at 534 Grove Street, where accessory structures shall be located no closer than five (5) feet to the lot line.	

Details:

The applicant at 534 Grove Street is applying for a variance to allow for a 12'x22' detached garage to be constructed at the same location as the existing garage. The existing garage is in disrepair and needs to be replaced. The garage is located on the east lot line and is setback less than one (1) foot from the property line. Based on Section 22.58(2)(a)(1), the foundation of an accessory structure can be no closer than five (5) feet from the property line.

The property is zoned RM-1, Multi-Family Residential District. 534 Grove Street has a lot width of 47.9' which makes it a substandard lot. The minimum width for the RM-1 zone is 65'. Based on the narrow lot size, the applicant is applying for a variance to allow for the garage to be placed within the 5' foot setback. The placement of the garage at the current location allows the resident access to park in the garage. There is also a drop in elevation in the rear of the property, so it will be difficult for the property owner to put the garage deeper into the property.

The new single car garage will be made of aluminum soffit/facia with a Pebblestone Clay trim. The garage and shingles will match the color of the existing house. The neighbor to the east of the property at 538 Grove Street, where the garage will be on the lot line, has submitted a letter of support for the variance.

Options & Alternatives:

Financial Remarks:

[Click here to enter text.](#)

Executive Recommendation:

If the applicant proves a hardship exists, the Board may grant the variance to allow a garage with no setback from the lot line.