



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final Board of Building Appeals

Tuesday, May 21, 2024

4:00 PM

Council Chambers, City Hall

1. Call to Order
2. Roll Call
3. Public Comment
4. Approval of Minutes

[ID#24-9813](#) BBA Minutes - April 16, 2024

Attachments: [BOBA Minutes - Draft - 4-16-2024](#)
[Sign In Sheet - 4-16-2024](#)

5. New Business

[ID#24-9542](#) The appeal of Dennis & Dianna Mader, owners of 1516 David Lane, to appeal the cited violations of the Uniform Dwelling Code, sections, SPS 321.06 as referenced by section 16.01.6.b of the Waukesha Building Code. The existing home was built in 1974, therefore, the owner is permitted to appeal the requirements as allowed in Code Section 16.17 of the Waukesha Building Code. The appellant alleges the provisions of the code do not cover the ceiling height of the proposed bathroom in the basement. If the appeal is granted, the appeal would allow the ceiling height to be 6'8 1/2". This is less than the required ceiling height 7' (feet). This would vary from the requirements of the Uniform Dwelling code.

Attachments: [1516 David Lane BBA Application](#)
[BBA denial notes for appeal, 1516 David Ln, 5-15-2024](#)
[1516 David Lane BOBA Letter](#)
[1516 David Lane Basement Photos](#)
[Plans - 1516 DAVID LN - BLR124-00077](#)
[1516 David Lane Floor Plan](#)

ID#24-9783

The appeal of Thomas Guevara, owner of 122 S. Washington Avenue, to appeal the cited violations of the Uniform Dwelling Code, sections SPS 321.06 as referenced by section 16.01.6.b of the Waukesha Building Code. The existing home was built in 1950, therefore, the owner is permitted to appeal the requirements as allowed in Code Section 16.17 of the Waukesha Building Code. The appellant alleges the provisions of the code do not cover ceiling height of the basement. If the appeal is granted, the appeal would allow the ceiling height to be 6'9" and the ductwork to encroach into the ceiling height to be 73" from the floor to the bottom of the ductwork. This is less than the required ceiling height 7' (feet). The appellant alleges the provisions of the code do not cover the ceiling height of the stairway. If the appeal is granted, the appeal would allow the ceiling height in the stairway to be less than the required ceiling height of 6'4" and would allow the ceiling height to be 73" (inches) in a portion of the stairway. This would vary from the requirements of the Uniform Dwelling code.

Attachments:

[BBA denial notes for appeal 122 S Washington Ave 5-15-2024](#)

[BOBA Application 122 S Washington](#)

[Ceiling Variance Request 122 S Washington](#)

[Plans - 122 S Washington Ave - BLR124-0013](#)

[HVAC Plans - 122 S Washington Ave - BLR124-0013](#)

[Photos 122 S Washington](#)

6. Adjournment

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Community Development Office 48 hours prior to the meeting at 524-3750, or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).