



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 5/2/2022
Common Council Item Number: ID22-4021	Date: 5/2/2022
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 Bradley and Pattilyn Barret for a Dimensional Variance from section 22.26(7)(b) and 22.26(7)(c) of the zoning code. If granted the variance will allow construction of a new combination attached garage, family room, and porch addition at 1046 E. Wabash Ave. with a side yard setback of 5 feet and a rear yard setback of 36 feet, when there shall be a side yard on each side of all buildings of not less than 10 feet in width and there shall be a rear yard of not less than 40 feet.	

Details: 1046 E. Wabash Ave. is zoned RS-3 Single Family Residential. The property exceeds the zoning district's minimum requirements for lot area and width. The house, a single story ranch with a one-car attached garage, meets the minimum street yard setback and currently exceeds the minimum rear yard setback and the side setback on the side where the garage is located. On the west side, opposite from the garage, the existing side yard setback is nine feet, less than the ten foot minimum. While all properties in the area meet or exceed the lot width minimums, many houses have side yard setbacks of less than ten feet.

The current garage addition has a flat roof and an area of 690 square feet, including a family room on the rear. The applicants would like to remove it and replace it with a two car garage, a larger family room, and a screened porch on the rear. The addition will also include a mud room and laundry room immediately behind the garage. It will be set back 5' 4" from the side lot line and 36' from the rear lot line.

The applicants note that the 23' width of the addition is the minimum required for a two car garage. Given the width of the existing house and lot they don't feel there is any other way to reasonably add a two car garage elsewhere on their property. They argue that a two car garage is considered to be a standard feature on most new single family homes, and that it will make it significantly easier for them to age in place. Most homes in the surrounding area also have two car garages. They also argue that the additions onto the rear will provide significant improvements for their quality of life as they age in the home.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

If the applicant proves a hardship exists, the Board may grant a variance to allow the proposed addition to be built at **1046 E. Wabash Ave.** If the Board feels it is appropriate, it may choose to take the rear yard setback and the side yard setback as separate variances and make separate votes on them.