



CITY OF WAUKESHA

Administration

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Committee: Board of Zoning Appeals	Date: 12/5/2016
Common Council Item Number: ID16-1702	Date: 12/5/2016
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: The appeal of Stephen VanderBloemen for a dimensional variance from Section 22.35(7)(a) of the Zoning Code. If granted, the variance would allow for a street yard setback of eleven (11') feet at 222 W. St. Paul Avenue when the required street yard setback is twenty-five (25') from the right-of-way of all streets.	

Details:

The applicant has been working to remodel the building at 222 W. St. Paul Ave. It has now been determined to raze the southern part of the structure and build an addition instead. The new addition is proposed to be constructed with approximately the same setback as the existing building. Unfortunately that does not meet the required 25 foot street yard setback. A variance for a setback of 11 feet is being requested. This setback is similar to other buildings immediately to the east along St. Paul Ave. The new addition will meet the required 10 foot side yard, where the existing building is up to the lot line on the east side yard and directly adjacent to the neighboring building.

Options & Alternatives:

The applicant could redesign the addition to meet the 25 foot streetyard setback.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

If the applicant proves a hardship exists, the Board may consider granting the variance to allow the construction of the proposed addition.

