

**CITY OF WAUKESHA****Administration**

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<b>Committee:</b> Board of Zoning Appeals	<b>Date:</b> 6/5/2017
<b>Common Council Item Number:</b> ID# 17-0679	<b>Date:</b> 6/5/2017
<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> <b>The appeal of Scott Blakeway for a dimensional variance from section 22.24(7)(c) of the zoning code. If granted, the variance would allow an addition to be constructed at 412 Maple Way South which would result in a rear yard setback of 27.5 feet when the minimum required rear yard setback distance is 50 feet.</b>	

**Details:** This property is located in the Maple Way subdivision which is a large lot subdivision developed in the Town of Pewaukee in the 1960's. When these lands became part of the City of Waukesha the Rs-1 zoning was applied as it matched up well with the larger lot size. It appears the homes in this subdivision (including 412 Maple Way South) were required by Pewaukee to have a large street yard set back and a minimal rear yard setback. The applicant would like to construct an addition to the west side of the house for garage space. The side yard set back is easily met, but because the current house does not the rearyard set back, neither will the new addition.

**Options & Alternatives:**

Deny the variance request, requiring the owner to slide the addition southerly and construct it in an unaligned manner with the rest of the house.

**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

If the applicant proves a hardship exists, the variance should be approved to allow the garage addition to encroach 22.5 ft. into the required rear yard.

