



City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188



To the Board of Zoning Appeals: I hereby make an application for (choose one)

☐ A variance from section _____ of the zoning code ☐ An appeal from the decision of the Zoning Inspector

For the property located at the following address: 2812 Chancery Lane.

(Address of property in question)

NOTICE: The Board meets on the first Monday of every month at 4:00 p.m. in the upper level hearing room (207) at Waukesha City Hall. **ATTENDANCE OF THE APPLICANT OR A REPRESENTATIVE IS REQUIRED.** Failure to appear could result in the application being acted on without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Community Development-Planning Division at least 17 days before the Board's meeting and within 20 days of the Zoning Inspector's order or decision, accompanied by the filing fee of \$100.00.

ALL APPEALS FOR VARIANCES MUST INCLUDE PLANS SHOWING THE VARIANCES BEING REQUESTED.

Other types of applications may require different information, so the Community Development-Planning Division should be consulted before the application is submitted.

Applicant: (Person to receive notices)

Name: Mike / Lorraine Roman

Address: 2812 Chancery Lane.

City & Zip: Waukesha WI 53188

Phone: 414-303-5037 or 414-808-7211

E-mail: Mike.Roman@us.Atlascopro.com
LRoman010@gmail.com

Owner of property:

Lorraine Roman

Michael Roman

Please describe present use of premises:

we live in it.

Briefly describe below your proposal (attach other sheets as needed):

would like to keep my dog kennel on my property line and on my YARD on corner lot.

If this is an appeal from the decision of the zoning inspector, attach the following:

- 1) Copy of the decision or order rendered by the Zoning Inspector.
- 2) Statement of principal points on which appeal is based.

I hereby depose that the above statements and the statements contained in the papers submitted herewith are true and correct.

Michel Roman

Applicant Signature

9-14-17.

Date

PLEASE NOTE: THIS FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

For Internal Use Only

Amount Paid: \$100-

Check# Cash

Received by: ma

DEPARTMENT OF COMMUNITY DEVELOPMENT - BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT

PERMIT NUMBER

Job Address: 2812 Chancery Lane Today's Date: 9-14-17

The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith. The undersigned agrees that such work will be done in accordance with the said descriptions, plans and specifications in compliance with the building, zoning and health ordinances and all other ordinances of the City of Waukesha and with all laws and orders of the state of Wisconsin applicable to said premises.

The undersigned further applies for a permit to occupy the premises described herein for the uses and purposes as herein set forth and in strict accordance with all the provisions of the City of Waukesha zoning and health ordinances and all other ordinances of the City of Waukesha and State of Wisconsin applicable to said premises.

Contracting Company _____ Dwelling Contractor Certification # _____ Exp Date _____
Contractor's Name: _____ Dwelling Contractor Qualifier # _____ Exp Date _____
Address _____ City _____ State _____ Zip _____
Telephone # _____ Fax # _____

Owner Lorraine/Michael Roman Telephone 414-303-5237
Address 2812 Chancery Lane Do you have a Well or Septic? Yes No
City Waukesha State WI Zip 53188

☐ **IMPORTANT** Check one: ☒ Single-Family ☐ Duplex ☐ Multi-Family ☐ Commercial
Check one: ☐ New Building ☐ Alteration ☐ Repair ☒ Addition

Proposed Project: Dog Kennel 6x4x10 Estimated Cost \$ 150.00

Licensed Electrical Contractor

Licensed Plumbing Contractor

Licensed HVAC Contractor

Architect / Designer / Engineer

This permit is in effect for 18 months from date of issue unless work is not started within 120 days of issue date, or activity ceases for more than 120 days, after which this permit shall lapse. Double fees shall be charged if work is started before permit is issued. Work covered before inspection will be required to be totally exposed for inspection.

☒ I HAVE READ AND UNDERSTAND THE TERMS STATED ABOVE. (This must be checked by applicant in order to proceed with plan review.)

Michael Roman Mike.Roman@us.atlascope.com 9-14-17
Print Name Email Address Signature / Date

- FOR OFFICE USE ONLY -

Size _____	Footing and Foundation \$ _____
Zoning District _____	Plan Review \$ _____
Class _____ Use _____	Permit \$ _____
Building _____ Sq. Ft.	Occupancy \$ _____
Garage _____ Sq. Ft.	Copies/Scan Fees \$ _____
Shed _____ Sq. Ft.	Assessor Fees \$ _____
Deck _____ Sq. Ft.	Fire. Fees \$ _____
Total _____ Sq. Ft.	TOTAL FEES \$ _____

Approved by: _____

Authorized Signature / Date

APPL_Building_140408



Back of side YARD-





Patio side



Front of YARD





- specifically provided herein.
- b. (Am. #38-02) ~~Accessory uses and detached accessory structures shall be permitted in the rear yard only, not in a street yard or side yard~~ unless otherwise specified. Accessory structures shall not occupy more than twenty percent (20%) of the rear yard in all districts except the business and manufacturing districts where such uses and structures shall not occupy more than fifty percent (50%) of the rear yard area. When permitted in the side or front yard, accessory structures shall not occupy more than ten percent (10%) of the yard area.

Permit: Angie Grover, 524-3530, agrover@waukesha-wi.gov

Dog Kennel permit cost: Approximately \$50

Variance: Jeff Fortin, 524-3530, jfortin@waukesha-wi.gov

Variance Request cost: Approximately \$100



CHAPTER 22

Zoning

22.58 Accessory Use Regulations

locate a central air conditioning compressor in the side or rear yard, the building inspector may permit placement in the street yard provided that the air conditioning compressor is screened from view.

- f. Accessory pet kennels may be placed in the rear yard of any residential district upon the issuance of a building permit provided that the kennel is located not closer than five (5) feet from a lot line; that the kennel is placed on a pad of concrete, asphalt, or coarse stone or gravel; that the kennel is enclosed by a fence not less than four (4) feet nor more than six (6) feet in height; and that no pet kennel shall exceed three hundred (300) square feet in area.

Mike Roman
414-303-5237
mike.roman@us.atlascopco.com

TO: City of Waukesha

September 14, 2017

We are respectfully asking for variance to ~~please~~ keep our dog kennel on our corner lot and on the property line

The reasons being:

1. Sanitary reasons - we only use the kennel as a smaller place for our dogs to use the bathroom. It is easier for us to immediately clean the dog feces and immediately after they use the bathroom we let them play in the backyard.

2. The kennel is in the perfect location directly off the patio. Having three dogs it is easier for my family and I to bring them directly from our back door across the patio and to the kennel.

3. My backyard is far from my house and patio and is full of trees.

I have brought photos of the location of the kennel and the yard its on.



The Kennel is 6ft x 4ft x 10ft
Wood frame with gravel and fake grass.

• Our dogs are in the kennel for
less than a few minutes, 4 times a
day.

~~XXXXXXXXXX~~ Again my family
and I are respectfully
~~so because of~~ asking for variance
because of the convenience of an
easier clean up and the convenience of
the location being directly off of the
patio.

Thank you for giving me ~~with~~ your
undivided attention and allowing me
to present my case to you.

Sincerely,

Michael Roman Sr.