

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

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Committee: Board of Zoning Appeals	Date: 10/2/2017
Common Council Item Number: ID#17-1415	Date: 10/2/2017
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: Click here to enter text. The APPEAL OF MIKE AND LORRAINE ROMAN for a dimensional variance from section 22.58(2)(f) of the zoning code. If granted, the variance would allow for a pet kennel that is located in the side street yard, and is directly adjacent to the rear lot line at 2812 Chancery Lane, when pet kennels may be placed in the rear yard of a residential district upon the issuance of a building permit provided the kennel is located not closer than five (5) feet from the lot line.	

Details:

The applicant has located a dog kennel in the side yard at 2812 Chancery Lane, attached to the deck. Their dogs use it as a bathroom, which makes cleanup easier for the family. The dogs are allowed to run around in the fenced in portion of the yard after they have gone to the bathroom in the kennel. The kennel is five feet wide and ten feet long, and it is directly adjacent to the rear lot line. 2812 Chancery Lane is a corner lot with a 25' rear yard that has several large trees in it. The applicant believes there is not sufficient space in the rear yard to relocate the kennel, and prefers to keep it located in a space where it can be accessed directly from the deck. The next door neighbor, who owns the property adjacent to the lot line where the kennel is located, has complained about the current location.

Options & Alternatives:

If the applicant proves that a hardship exists, the variance could be approved to allow the kennel to remain in its current location in the side yard, directly adjacent to the rear lot line.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Deny the variance, and require the applicant to move the kennel to the rear yard, and to a location that is more than five feet from the rear lot line.

