



S83 W18901 Saturn Dr
Muskego, WI 53150
(P) 262.679.4800
(F) 262.679.4802

January 19, 2018

To: City of Waukesha
Department of Community Development
Board of Zoning Appeals
201 Delafield St
Waukesha WI 53188

RE: Zoning Variance for 1034 Baxter Street

We are requesting a variance for the side-yard setback of a detached garage on this property.
The code states:

Garages, garden and utility sheds, and gazebos are permitted upon the issuance of a building permit, provided that:

1. (Am. #61-02) The nearest point of any accessory building shall be located no closer than five (5) feet from the permitted principal structure; shall be placed on a pad of concrete, asphalt, wood, or metal; shall be located so that the nearest point is not closer than three (3) feet to a lot line; and shall not exceed fifteen (15) feet in height.

The attached site plan shows that we proposed to build a 2-car detached garage for Ms Roseanne Garcia at 1034 Baxter St 3 feet from the side lot line. On a survey like this one, the proposed structure is always drawn as the 'foundation'. The attached building plans show a 12" roof overhang. In other words, the foundation and walls of the garage would be 3 feet from the lot line, but the roof overhang would only be 2 feet from the lot line.

These plans were submitted to the city and were approved by the Plan Reviewer at the City of Waukesha.

We built the structure as proposed in our plans, obtaining the necessary permits and inspections throughout the process. After final completion of the garage, we were informed that our building did not meet zoning requirements because of the roof overhang. Our request for variance would allow for the Building Inspector to approve the completed building as it stands for the following reasons.

1. The building is completed. Moving it 12" would require complete demolition and rebuild.
2. We had approval to build the structure as it stands in the location it stands prior to construction.
3. We received an approved inspection of the slab location prior to pouring concrete by the Waukesha Building Inspector.
4. The existing building is not interfering with the neighboring property.
5. Modification of the roof-line would incur a significant cost and leave the building looking awkward on the property.
6. We have the support of Jennifer Andrews, City of Waukesha Community Development Director, in our request of this variance.

Thank you

Jay Bollman

DEPARTMENT OF COMMUNITY DEVELOPMENT – BUILDING INSPECTION
APPLICATION FOR BUILDING PERMIT

PERMIT NUMBER

BLR 117-338

Job Address: 1034 Baxter St

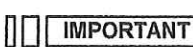
Today's Date: August 4, 2017

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 Classic Builders Dwelling Contractor Certification # 17662 Exp Date 9/16/17
Contractor's Name: Dan Newsom Dwelling Contractor Qualifier # 17663 Exp Date 1/7/18
Address S83 W18901 Saturn Dr City Muskego State WI Zip 53150
Telephone # (262) 679-4800 **Fax #** (262) 679-4802

Owner Roseanne Garcia Telephone 262-513-0329
Address 1034 Baxter St Do you have a Well or Septic? Yes No
City Waukesha **State** WI **Zip** 53186



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

Proposed Project: 22' x 22' Detached garage **Estimated Cost \$** 19,000.00

Circuit Master Electric

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.)

Jay Bollman
Print Name

jbollman@classicbuilderswi.com
Email Address

Jay Bollman
Signature / Date

- FOR OFFICE USE ONLY -

Size 484
Zoning District
Class Use
Building Sq. Ft.
Garage Sq. Ft.
Shed Sq. Ft.
Deck Sq. Ft.
Total Sq. Ft.

Footing and Foundation \$
Plan Review \$ 50
Permit \$ 135.52
Occupancy \$
Copies/Scan Fees \$
Assessor Fees \$ 10
Fire. Fees \$
TOTAL FEES \$ 195.52

Approved by:

Authorized Signature / Date

APPL_Building_140408



Permit Reviews

City of Waukesha

Permit Number: **BLR117-00338**

Description: **Detached Garage**

Applied: **8/8/2017**

Approved: **8/10/2017**

Site Address: **1034 BAXTER ST**

Issued:

Finalized:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **CONDITIONAL APPROVAL**

Applicant: **CLASSIC BUILDERS**

Parent Permit:

Owner: **DAVID A & ROSEANNE M GARCIA**

Parent Project:

Contractor: **CLASSIC BUILDERS**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
8/8/2017	8/10/2017	8/18/2017	DETACHED GARAGE	Angie Grover	CONDITIONALLY APPROVED	

Notes:

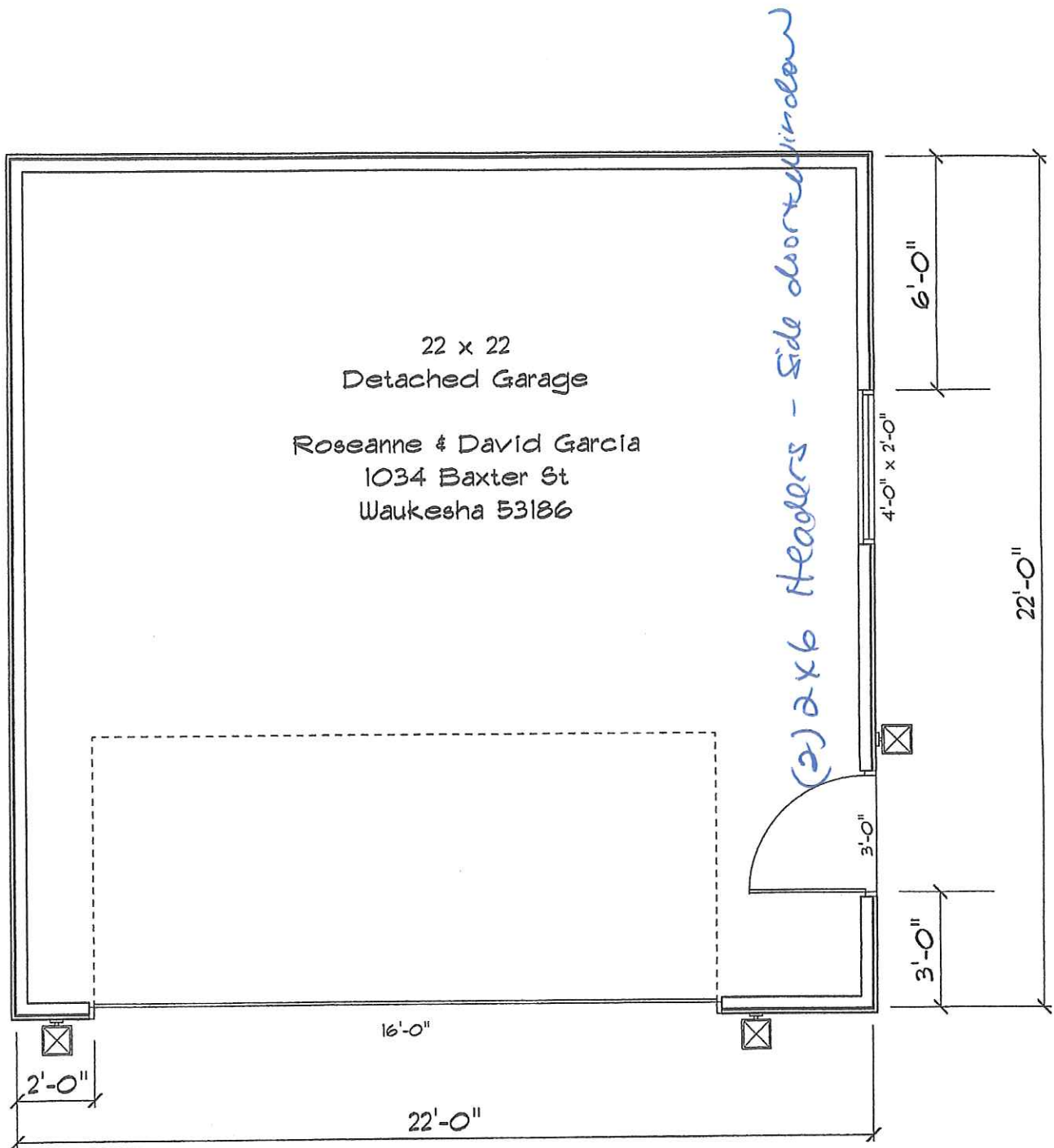
Description: **New Detached Garage**

Your recent application for building permit has been **CONDITIONALLY APPROVED** subject to the following limitations and/or requirements listed below. The owner, as defined in Chapter 101.01(10), Wisconsin Statutes is responsible for compliance with all code requirements.

- Garage must be in the rear yard – behind the rear line of the house and 3' from any lot line and at least 5' from the house and 8' from an alley if entering garage from alley.
 - Roof design and framing shall comply with all requirements of SPS 321.27.
 - Concrete floors shall comply with SPS 321.20.
 - All work in accordance with the City of Waukesha MCO chapter 16.19 and chapter 22.
 - Contact inspector for slab inspection prior to pouring any concrete.
- Call in advance to schedule footing, rough, and final inspections. All conditions of approval shall be satisfied before or during construction.
- UDC code available at: https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/320_325/321.pdf

This conditional approval does not constitute a guarantee or endorsement that the construction documents are free of design defects or omissions





**CONDITIONALLY
APPROVED**

CITY OF WAUKESHA
BUILDING INSPECTION DIVISION

SIGNATURE

DATE

8/10/17

RECEIVED

AUG 08 2017

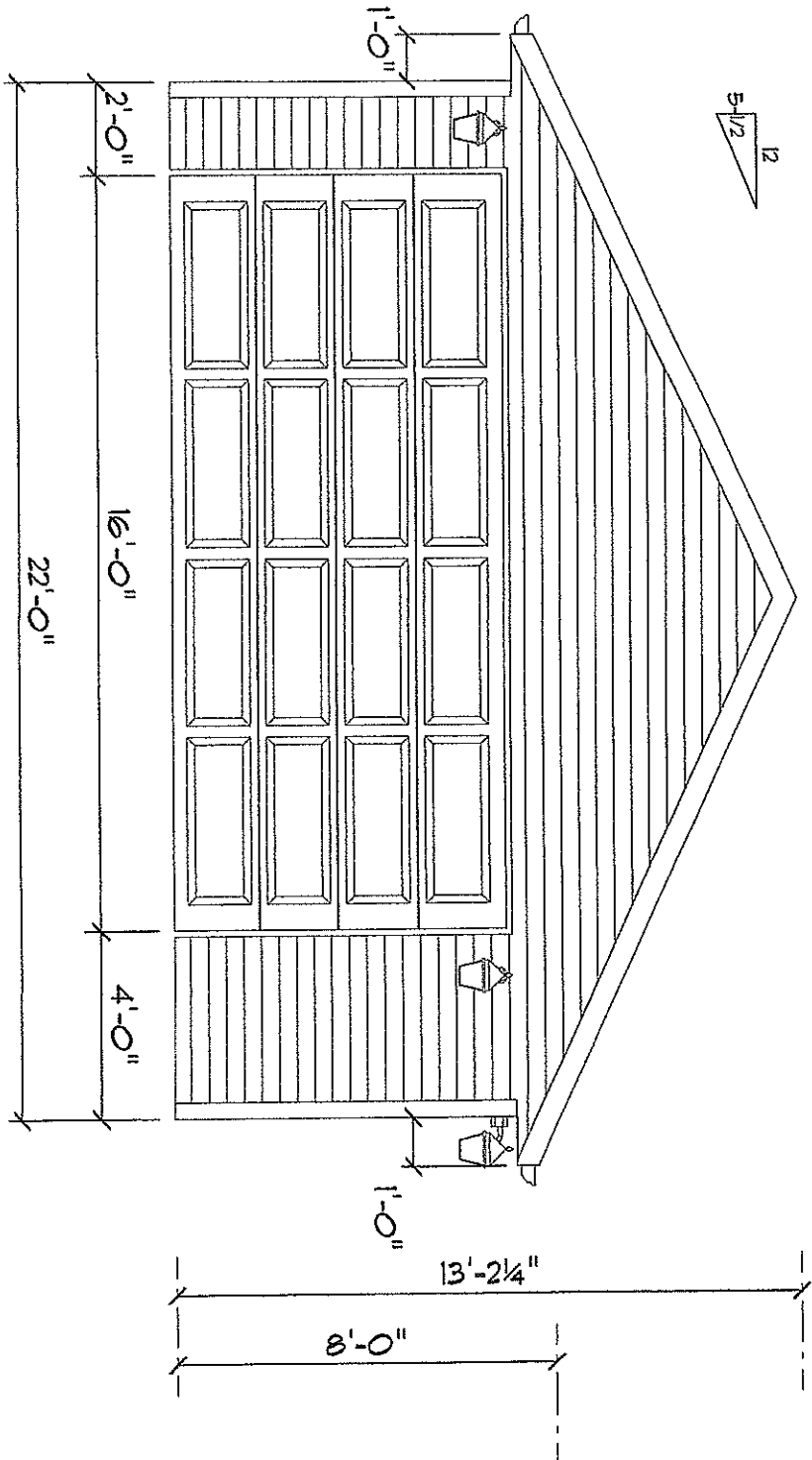
BUILDING DEPT.

16 x 7
OH Door w/
Stockton Windows -
Bronze

4-1/2" Dutch Lap
Vinyl Siding -
Pebblestone Clay

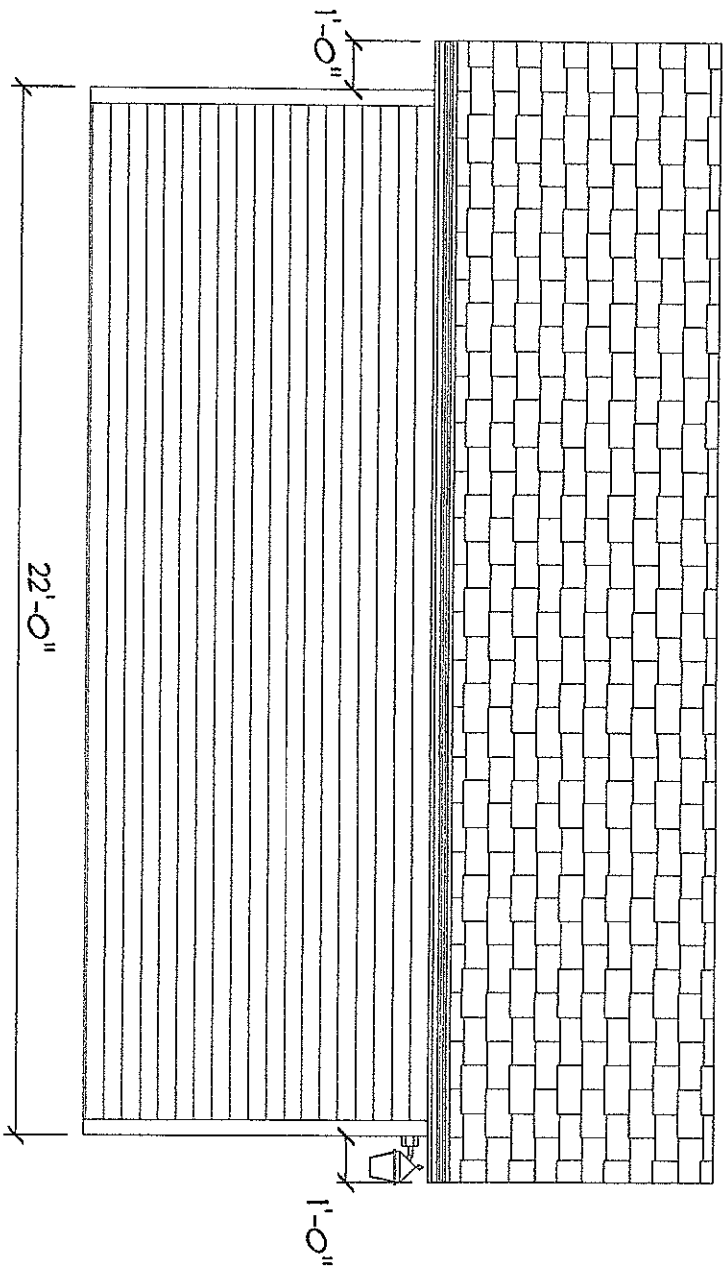
Aluminum
Soffit/Fascia &
Door Trim -
Wicker

Seamless Gutters -
Wicker



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



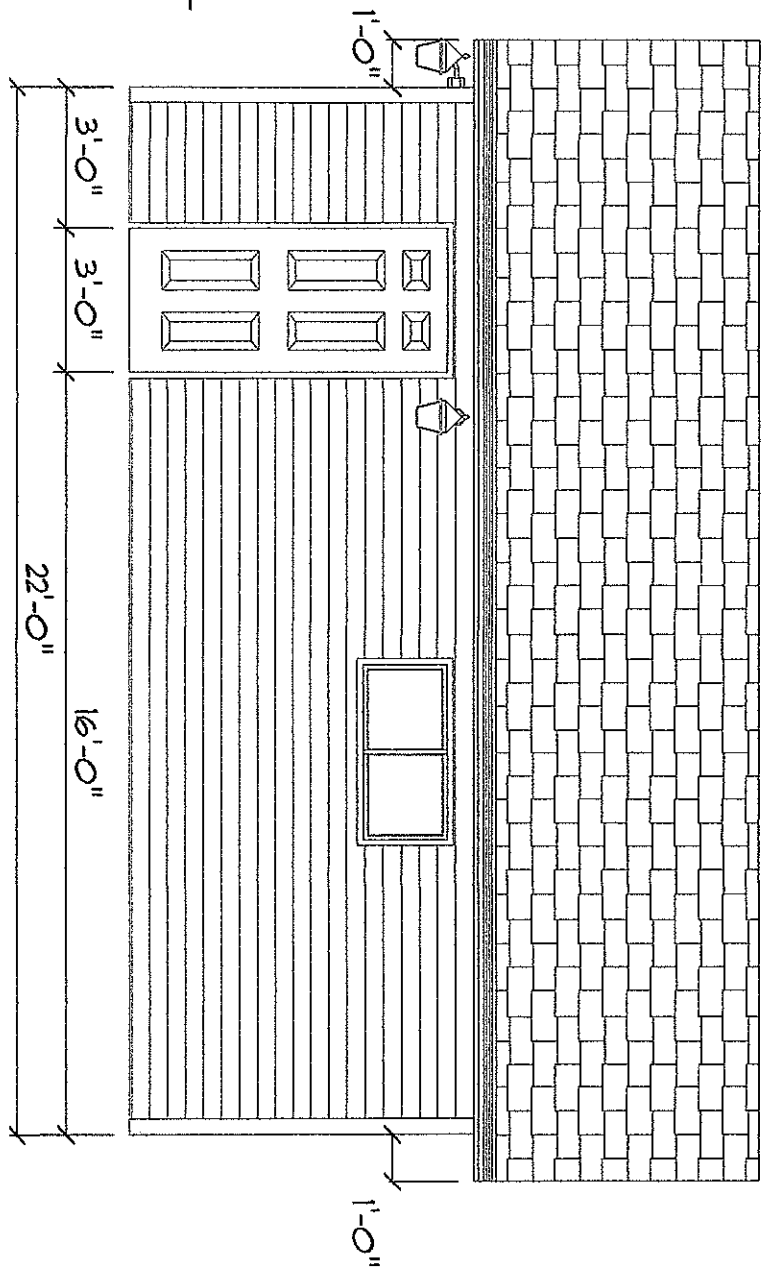
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

36" Fiberglass
Service Door

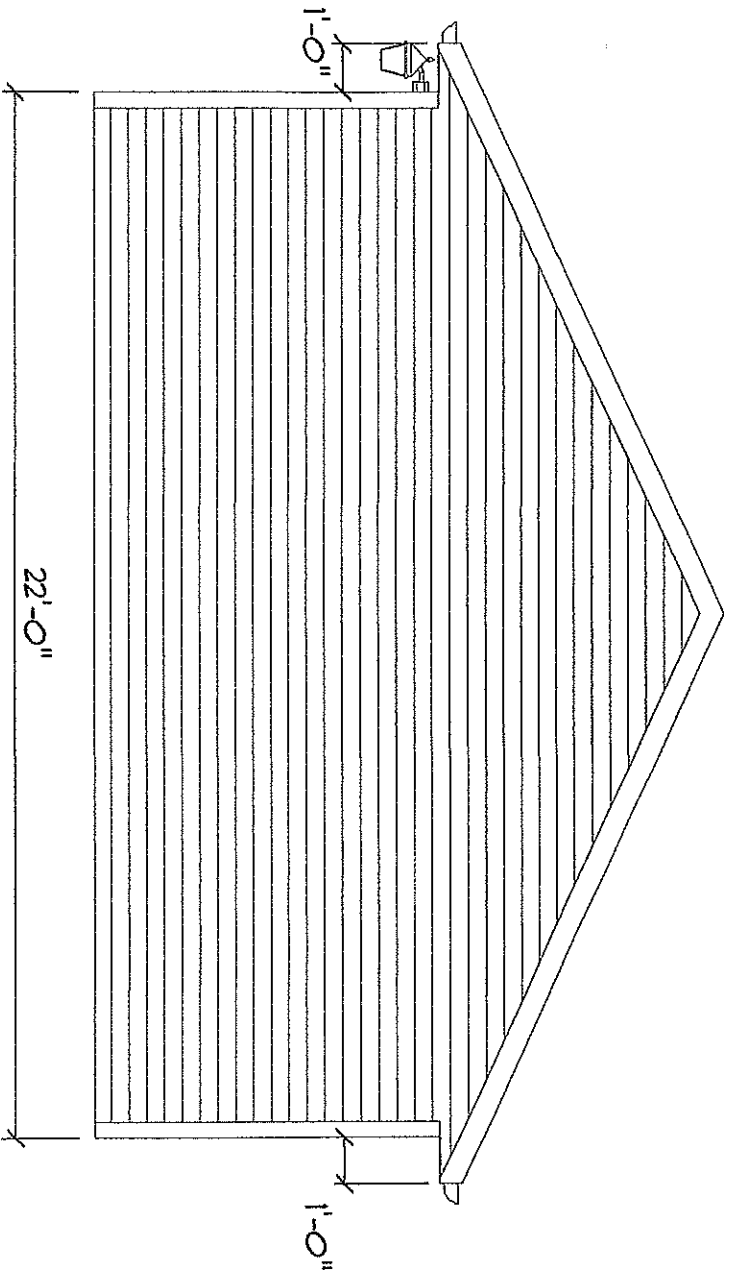
4 x 2
Slider Window -
White

Dimensional Shingles -
Desert Tan



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Collar ties
in upper 1/3
of rafter

5.5
12

MSR 1650
2x6 16" OC
RAFTERS OR TRUSSES

2x6 COLLAR JOISTS 4' O.C.

MICRO LAM SIZE (2) 117/8 LVL

DOOR HEADERS ~~2x12s~~ Doug fir
(IF 9' OR LESS)

(2) 2x4 TOP PLATES

Dimensional SHINGLES

15# ASPHALT FELT

7/16" OSB ROOF SHEATHING

NAILER 1x2x8

Alum.

1x6 FACIA

Alum.
SOFFIT

COVE MOLDING

Vinyl D4.5 SIDING
Dutchlap

7/16" OSB SHEATHING

2x4 STUDS 16" ON/CTR

ADDRESS 1034 Baxter St

NAME Roseanne Garcia

GARAGE SIZE 22' x 22' Detached
Gable

ANCHOR BOLTS 6' ON/CTR

2x4 TREATED PLATE

1/4" MIN.

1/2" rebar

4" MIN. CONCRETE
6 x 6 x 10 GA. MESH

4" MIN. GRAVEL FILL

7016 WEST OHIO AVENUE

Phone: 414/327 - 4400

MILWAUKEE, WISCONSIN 53219

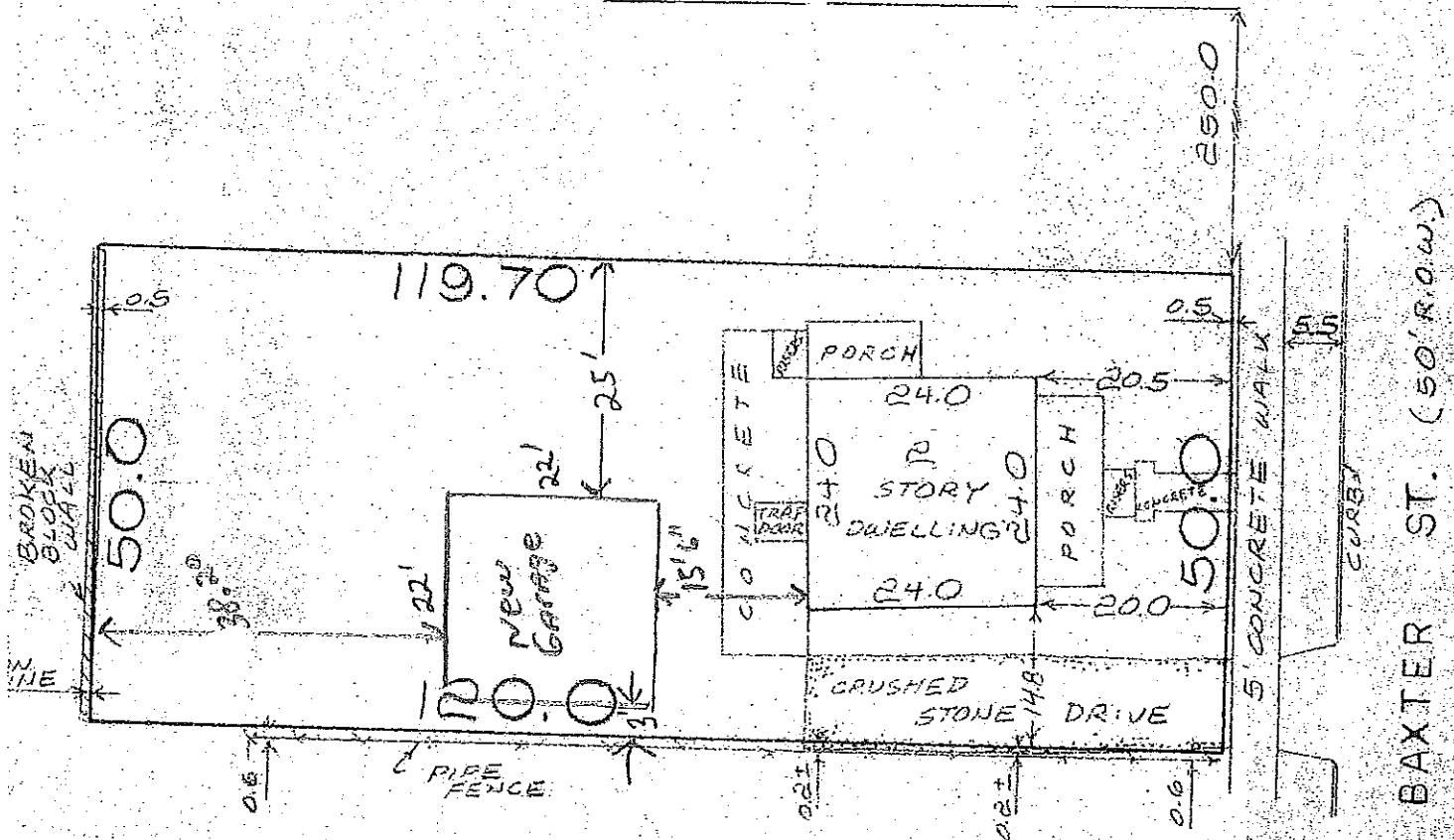
Prepared for Guaranty Savings

Location of Property 1034 Baxter Street Waukesha, WI

Description of Property

Lot 19, in Block "A", in P.J. Buckley's Subdivision No. 2, part of the Mill Reserve, D. Wells Town Plat, Gale Barstole and Lockwood's Plat, in Dousman's Addition, part of the North East 1/4 of Section 3, part of the North West 1/4 of Section 2, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha and State of Wisconsin.

SWLY/L OAK ST.



SCALE: 1" = 20'

