

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

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| <b>Committee:</b><br><b>Board of Zoning Appeals</b>   | <b>Date:</b><br>8/6/2018  |
| <b>BZA Item Number:</b><br><b>ID#18-1120</b>  | <b>Date:</b><br>8/6/2018  |
| <b>Submitted By:</b><br>Maria Pandazi, City Planner   | <b>City Administrator Approval:</b><br>Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a> |
| <b>Finance Department Review:</b><br>Rich Abbott, Finance Director RA   | <b>City Attorney's Office Review:</b><br>Brian Running, City Attorney <a href="#">Click here to enter text.</a>   |
| <b>Subject:</b><br><b>The APPEAL OF Jordan Seavers for a dimensional variance from sections 22.58(1)b. and 22.58(2)c. of the zoning code. If granted, the variance would allow for the addition of a deck with a street yard setback of 2.3 feet at 347 Douglas Avenue, when a deck is permitted in the rear yard only and accessory structures shall not occupy more than twenty percent (20%) of the rear yard.</b> |   |

**Details:**

The applicant would like to add a deck to the side of the house at 347 Douglas Avenue. The deck is proposed for the southwest corner of the house which is a street yard along Scott Avenue, wrapping into the rear yard. The lot is nonconforming lot at only 5,346 sq. ft. in size. There is an existing detached garage in the rear yard and because of the small lot size, the deck will exceed the maximum 20% of rear yard space to be occupied by accessory structures. The rear door of the home is on the west elevation facing into the Scott Avenue street yard. There is a retaining wall in the Scott Avenue street yard to the north of the proposed deck, the proposal is to extend the deck to the limits of the retaining wall, resulting in a 2.3 foot setback from Scott Avenue. There is an old stoop at the door that is failing, they would like to replace the stoop with the proposed deck. It appears a deck had been located on this side of the house within the last 10 years, and several other properties along Scott Street have similar decks.

**Options & Alternatives:**

[Click here to enter text.](#)

**Financial Remarks:**

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**Staff Recommendation:**

If the applicant proves a hardship exists, the Board may consider granting the variance request for the construction of a deck in the street and rear yard.



