

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

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Committee: Plan Commission	Date: 9/10/2018
Common Council Item Number: ID#18-1179	Date: 9/10/2018
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: The APPEAL OF Steve Crandell for a dimensional variance from sections 22.26(7)c. of the zoning code. If granted, the variance would allow for an addition of a porch with a rear yard setback of 30 feet at 817 S. University Avenue, when a 40-foot setback is required in the rear yard.	

Details:

The applicant would like to construct a 10' x 12' addition to the rear of the house at 817 S. University Avenue which would result in a setback of 30.2 feet when the required setback is 40 feet. When the house was constructed in 1999, it was required to have front yard set back of 31.8 feet instead of the standard 25 feet in the Rs-3 district because of a Setback Averaging ordinance, which has since been repealed because of the similar issues to this that had arisen. By being forced to move the house back farther on the lot, it ended up being built right up to the 40 foot rear setback leaving no room for an addition. The area of the proposed addition will be over an existing patio space, extending off of an existing dinette bump out. The backyard is heavily landscaped and very secluded.

Options & Alternatives:

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Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

If the applicant proves a hardship exists, the Board may consider granting the variance request for the addition to the rear of the home with a 30 foot rear yard setback.

