

Answers to the below questions hopefully show a unique hardship exists on the applicant's property: 121 S. Charles Street, Waukesha, WI 53186

1. Special circumstances exist that apply only to the property for which the variance is requested, and not to any other neighboring properties. The special circumstances must relate to the property itself, and not to the applicant's desired use of the property. Explain the circumstances and how they are unique to the applicant's property.

Our house was built in 1916 and the lot size is substantially smaller than a typical city lot. I am sure in 1916 the lot size and structure was adequate for the owners of the time, however in 2019 over 100 years later, this urban lot size is very small.

2. Without a variance, substantial property rights that are enjoyed by neighboring properties will be denied to the applicant. Explain how the owners of neighboring properties are able to enjoy property rights that the applicant cannot.

I am not sure if I understand the question completely, so I will answer it a few different ways and hope to zoning commission understands what I am trying to communicate:

First, our neighbors do enjoy property rights that we do not in the fact that most of them have 2 ½ car garages. In looking at houses from James and Charles Street that have alleyway access to their garages, there are 11 properties what have 2 ½ car garages, 6 that have a full 2 car garage and only 1 that has a one car garage. We are requesting to have similar rights to a 24x24 garage.

If the question were more geared to the right of the neighbors to not be taken away by this request, I would state; the proposed structure will still be 30 feet away from the alley which is still set much further back than every single garage on the block (both Charles and James Street side). Although it should not be necessary, I could still park a car in the driveway and not come close to interfering with traffic in the alleyway. This proposed structure will in no way interfere with my neighbors.

Granting this variance would ensure I have the same rights as my neighbors to have a 24x24 garage. Additionally, granting me this variance would not take away from the rights of my neighbors in any way.

3. The variance is not being requested solely for economic loss or gain. Explain how the variance is not just to increase property value or to allow profit-making activities.

The current garage is falling apart; the roof is collapsing seen in the attached picture. I am legitimately trying to be a good neighbor by taking care of my property. My wife and I both work at Carroll University, we have 3 children in the Waukesha School District - we have no intention of doing this project just to add value to the property and selling it. If anything we are trying to do this project for long-term residency.



4. The applicant's hardship is not self-created. Explain how the special circumstances relating to the property are not caused by the applicant's actions or wishes.

We have lived at this location for 11 years, the current garage and house was built long before we purchased the property. We purchased the property while it was in foreclosure and have tried to take very good care of the entire property compared to previous owners (according to what we have been told by our neighbors). We did nothing to diminish the current structure, if anything we have been trying to make simple repairs to make it last this long. Simple repairs are no longer an option for the garage.

5. The variance would not defeat the purpose of the zoning ordinance, and would not be a detriment to neighboring properties. Variances cannot be contrary to the policy reasons for the ordinance from which the variance is requested. Explain how the variance would work within the existing zoning rules and not undermine the reasons for them.

I am sure the zoning ordinance is in place to prevent property owners from building enormous structures that would take away from the charm of the neighborhood and property itself. My current garage is about 20x20 and I am requesting a variance to build a 24x24 structure which would only add 176 square feet. My hope is that the zoning committee would not consider that to be enormous, but rather a modest size structure that will in the end keep the charm of the property and surrounding neighborhood. We are not trying to undermine the intent of the zoning rules but rather enhance the property and neighborhood.