

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

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Committee: Plan Commission	Date: 6/3/2019
Common Council Item Number: ID#19-0710	Date: 6/3/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: The APPEAL OF Collin Bertram for a variance from section 22.58(1)b. of the zoning code. If granted, the variance would allow for the construction of a 720 sq. ft. detached garage in the front yard at 2523 Northview Road, when accessory structures are permitted in the rear yard only, not in a street yard or side yard, unless otherwise specified.	

Details:

The applicant would like to construct a detached garage in the front yard of the house at 2523 Northview Road. Because of the location of the house on the lot and existing grades and drainage patterns, the applicant cannot get a driveway around the house to the rear yard. Drive ways are required to be set back at least 5 feet from the lot line, and the side yard set backs are only 8 on the west and 12 feet on the east with grade changes for a drainage swale between this house and the neighbor's house located only 20 feet away. The house is set back 92' from Northview Road. In attempting to stay off the sewer lateral, they are proposing to place the garage 20 feet in front on the house which will result in a 42' setback from the street. The minimum street yard setback for principal structures in this district is 25 feet. The applicant has stated the garage will be constructed in a residential character, with a side entry from the west, residential style windows on the other elevations, and siding to provide a residential look to the structure.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

If the applicant proves a hardship exists, the Board may consider granting the variance to allow the construction of the detached garage in the front yard.

