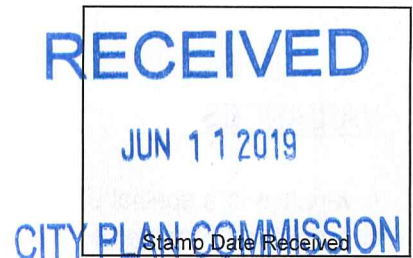


City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188



NOTICE: The Board meets on the first Monday of every month at 4:00 p.m. in the upper level hearing room (207) at Waukesha City Hall. **ATTENDANCE OF THE APPLICANT OR A REPRESENTATIVE IS REQUIRED.** Failure to appear could result in the application being acted on without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Community Development Department at least 17 days before the Board's meeting and within 20 days of the Zoning Inspector's order or decision, accompanied by the filing fee of **\$100.00**.

This application is for (choose one)

☐ A variance from section 22-267B of the zoning code ☐ An appeal from the decision of the Zoning Inspector

For the property identified below:

Project Address: 505 N UNIVERSITY DR Tax Key #: 0992

Current Zoning: RS3 Existing Use: Residential

ATTACH DETAILED DESCRIPTION OF PROPOSAL including what is being requested, the rationale, and if a variance request, the facts and circumstances that satisfy the criteria for variance listed on the reverse of this form.

In order to be placed on the Board of Zoning Appeals agenda, the Community Development Department must receive the completed application, fee, project description, and a set of plans in PDF format by the applicable deadline. If this is an appeal from the decision of the Zoning Inspector, also attach a copy of the decision or order rendered by the Zoning Inspector and a statement of principal points on which the appeal is based. The Community Development Department - Planning Division should be consulted to assure an application is complete before being submitted.

SEE REVERSE FOR DEADLINES AND ADDITIONAL INFORMATION.

Applicant: (Person to receive notices)

Name: Rodney Spielman

Address: 505 N UNIVERSITY DR

City & Zip: WAUKESHA 53188

Phone: 262-442-0390

E-mail: rgspriels@gmail.com

Owner of property:

Rodney Spielman

I certify that the above statements and the statements contained in the materials submitted with this application are true and correct.

Applicant Signature

Date

PLEASE NOTE: THIS FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

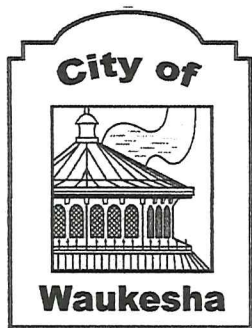
For Internal Use Only

Amount Paid: <u>\$100 -</u>	Check # <u>Cash</u>	Received by: <u>ma</u>
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1. I already have a variance for the concrete that is already there. There is a wooded area to the south of this concrete. I will not be imposing any hardship on my neighbors. The new garage would be attached to the already attached garage.
2. I have neighbors, who already have three car garages, and if I am denied I will not be equal to my neighbors.
3. It is not profit making because without the third garage I have the inconvenience of having to store my third vehicle.
4. Without a third garage I do not have immediate access to my vehicle, and being on a fixed income I have the inconvenience of storing it off-site.
5. It wouldn't change the zoning rules as it faces only a wooded area. Please see attached photos.



COMMUNITY DEVELOPMENT

201 DELAFIELD STREET
WAUKESHA, WISCONSIN 53188-3633
TELEPHONE 262/524-3750 FAX 262/524-3751

Steven P. Crandell, Director

scrandel@ci.waukesha.wi.us

August 10, 2009

Mr. Rodney Spielman
505 N. University Drive
Waukesha, WI 53188

Dear Mr. Spielman:

Attached you will find the Minutes for the meeting of the City of Waukesha Board of Zoning Appeals, held on Monday, August 3, 2009, concerning your request for variance from Sections 22.53(13)(a) of the Zoning Code.

The variance would allow a concrete slab to remain along the south side of the garage at 505 N. University Drive when it is all the way up to the lot line instead of being setback the minimum 5 feet along with re-routing the drainage.

Based on affirmative votes on the Findings of Fact, the Board decided to grant the variance.

Sincerely,

Michael J. Hoefft, P.E.
Secretary To The Board

Enclosure

cc: Building Inspection



EDGEWOOD ENGINEERING GROUP INC.

civil engineering • land surveying • site planning
W230 S8735 CLARK STREET • BIG BEND • WISCONSIN 53103
(262)662-5002 • fax (262)662-5012

PLAT OF SURVEY

PREPARED FOR: PINNACLE BUILDING, INC.

LOCATION: N. UNIVERSITY DRIVE

LEGAL DESCRIPTION: Lot 4 of Certified Survey Map No. 9236, being a redivision of lots 2 & 3 as recorded in C.S.M. No. 9217, being a part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 32, T 7 N, R 19 E, in the City of Waukesha, Waukesha County, Wisconsin.

January 30, 2002

SURVEY NO. WAU-41

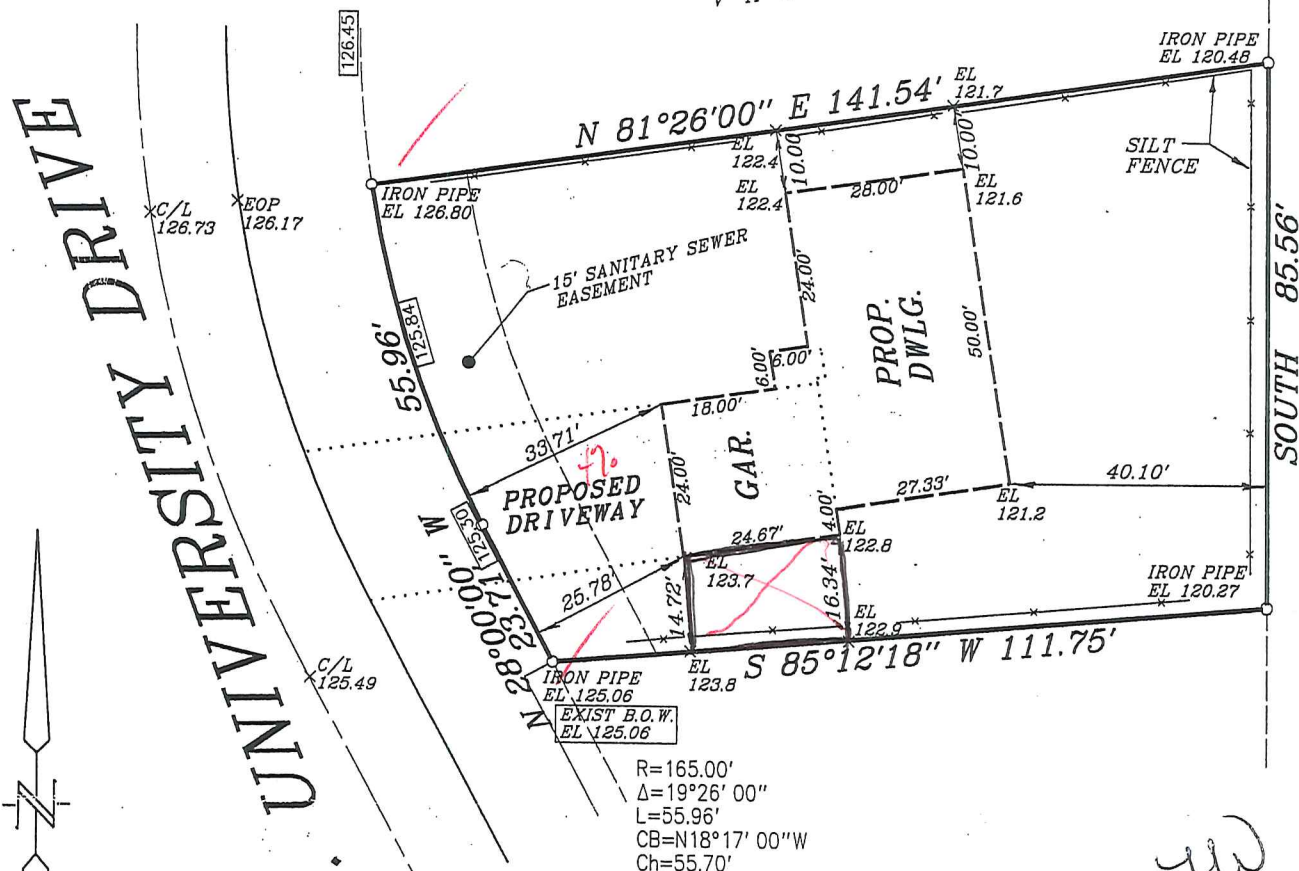
**This plot plan has been checked
and complies where initialed.**

Zoning RS-3 Front yards 20'

Side yards 2nd 1st floor grade

Rear yards 3rd Street grade

VACANT



PROP. GAR. FLOOR 126.5

SCALE: 1"=30'



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

CHRISTOPHER J KUNKEL REGISTERED LAND SURVEYOR S-1755

**THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED**