

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

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Committee: Board of Zoning Appeals	Date: 7/1/2019
Common Council Item Number: ID#19-0822	Date: 7/1/2019
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 Rodney Spielman for a dimensional variance from section 22.26(7)b of the zoning code. If granted, the variance would allow for the construction of a garage addition at 505 University Drive with no side yard setback, when the permitted side yard setback on each side of the building is not less than 10 feet.	

Details:

The applicant would like to construct an addition to the attached garage at 505 University Drive, which would result in a setback of 0.0 feet from the south lot line which is the side yard. 10 years ago, a variance was received to allow pavement up to the lot line to park a vehicle on. The owner now wishes to expand their garage over this space to provide enclosed storage for a vehicle. The property to the south is a wooded area along the driveway into the Summit Woods senior housing complex.

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.

