

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

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Committee: BZA	Date: 12/2/2019
Item Number: ID#19-1495	Date: 12/2/2019
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 Ryan Hundt for a dimensional variance from sections 22.38(7)b. and 22.38(7)c. of the zoning code. If granted, the variance would allow for past additions to an industrial building at 815 W. College Avenue to maintain a side yard setback of 5' - 5 1/2" and a rear yard setback of 20' - 0" when a minimum side yard setback of 10 feet and a minimum rear yard setback of 25 feet are required.	

Details:

The appeal of Ryan Hundt for a variance from Sections 22.38(7)b. and 22.38(7)c. of the Zoning Code. If granted, the variance would allow construction additions to an industrial building with a side yard setback of 5'-5.5" and a rear yard setback of 20'-0" to be constructed at 815 W. College Avenue, when a side yard setback shall not be less than 10-feet and there shall be a rear yard setback of not less than 25-feet. The applicant would like to keep the existing building as is with the current side yard setback of 5'-5.5" and a rear yard setback of 20 feet. It appears the current owners deceased father had constructed the additions without permits. In an effort to clean up this matter by obtaining building permits to cover the work the previous additions, it was discovered that the additions were in violation of the setbacks.

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

If the applicant proves a hardship exists, the Board may consider granting the variances to allow the setbacks as proposed.

