

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

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Committee: Board of Zoning Appeals	Date: 4/6/2020
Item Number: ID#20-0426	Date: 4/6/2020
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 Sarah Eibl for a dimensional variance from Section 22.56(1)(a) of the zoning code. If granted, the variance would allow for a new covered porch at 1462 Cleveland Ave., projecting up to six feet into the street yard, when only uncovered stairs, landings, and fire escapes may project into any yard.	

Details: The applicant is seeking a variance to allow her to build a covered porch on the front of her house. The property, which is zoned RM-1, is in an older part of the city and is substandard in terms of lot width and area. However, the house currently meets the required 25 foot minimum street yard setback. It is built exactly on the setback line, and it has a small stoop extending four feet into the street yard. The applicant plans to build a six foot stoop, which is permitted by the code, and she would like to add a porch roof onto it.

The applicant has noted that several other houses on her street and in the surrounding neighborhood either do not meet the street yard setback requirement or have covered porches that extend into the street yards. She has stated that an uncovered stoop, while still useable, would not be as comfortable and would not have the same curb appeal as her neighbors' porches.

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

If the applicant proves that a hardship exists, the board may consider granting a variance to allow a covered porch extending six feet into the street yard setback at 1462 Cleveland Ave.

