

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) 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 22.58 of the zoning code ☐ An appeal from the decision of the Zoning Inspector

For the property identified below:

Project Address: 2101 Austin Court Waukesha 53186 Tax Key #: WAKC1341225

Current Zoning: _____ Existing Use: just backyard - grass

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: Javier & Kelly Muniz

Address: 2101 Austin Court

City & Zip: Waukesha 53186

Phone: 262-853-7515

E-mail: kmmuniz17@icloud.com

Owner of property:

Javier & Kelly Muniz

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

Kelly Muniz Javier Muniz
Applicant Signature

8/4/2020
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>1096</u>	Received by: <u>ma</u>

Javier & Kelly Muniz Deck Variance Appeal

20 x 16 Deck proposal

Building permit # BLR120-00215 issued 7/22/20 for a 20 x 10 Deck

8/4/2020

Currently we applied for a 20 x 16 deck, due to the zoning we are only allowed to go 10' from the setback so we did receive a permit for a 20 x 10 deck (BLR120-00215). (1). The reason we are going with a deck is because we have problems with water in our backyard and in order for us to get a patio it would require us to regrade the backyard before we could have a patio installed. This would cost us double the amount of the deck and we simply don't have the money to do it. (2). Without the 6' variance, the deck is just simply too small and won't allow us to celebrate holidays, birthdays and special occasions with our family and friends. The small deck will not allow for social distancing either as we celebrate everything outside and no one knows how long this pandemic will last and if this will be the new norm. Existing homeowners around us have 20 x 16 decks and even bigger in which they all get to use and enjoy with friends and family. (3). We have no intentions of selling the property, this is our home and we plan on growing old here and making memories with our family and friends. (4). We have no control over how the yard is graded and the amount of water we get, it is just an expense we cannot afford as we have had contractors out for estimates and suggestions. (5). The variance of 6' we are requesting will not impact any of the neighboring properties, in fact we have discussed this with all of our surrounding neighbors, and we have their full support. The area already has several decks this big and some even bigger, we think it would be a great addition for the neighborhood. (additional info) Without approval of this request we simply will not be able to use a deck that is only 20 x 10, it is just too small, and we will not be able to have family and friends over. The current rule limits us to a deck that we will not be able to use, a deck is really our only option due to the amount of water we get in the backyard and the cost of regrading/installing a patio is almost double that of the deck which we just cannot afford to do.

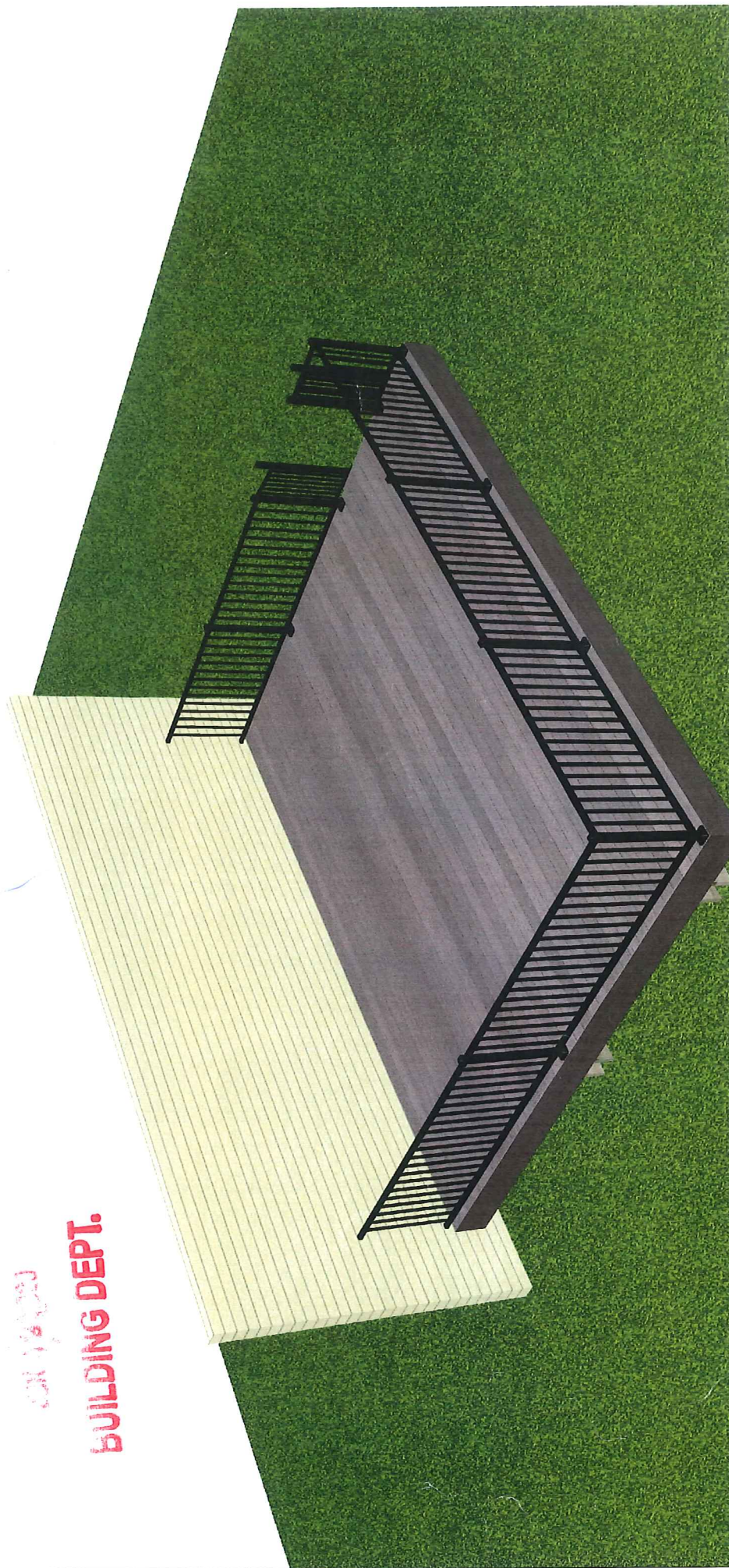
Thank you,
Javier and Kelly Muniz
414-881-3882

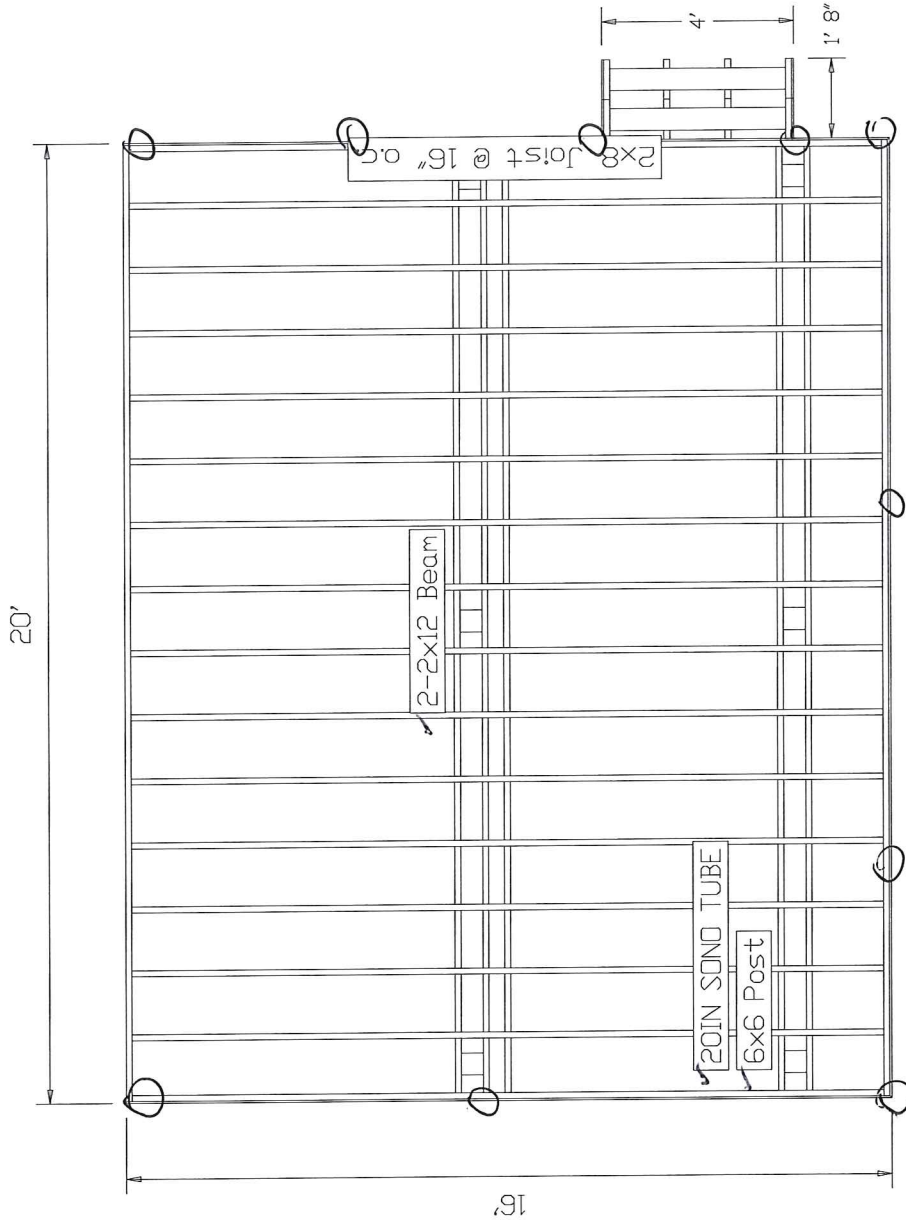
Muniz Deck

RECEIVED

01/16/09

BUILDING DEPT.





Beam must
be Notched
to post or
sitting on top
of post with
Approved Connector
no toe nailing.
K. Stone
6/23/20

Bliffert Lumber
548 W Sunset Dr
Waukesha WI

Plan View
Javier & Kelly Muniz
06/11/20
Ref: Deck20163
Scale: 1/4" = 1'

PULL LIST

CUSTOMER: JAVIER & KELLY MUNIZ

DATE: 06/11/20 DESIGN: DECK20163 REF:

SALESMAN # DUSTIN

WOOD TYPE	SKU	QUANTITY	DESCRIPTION
AZEK BROWNSTONE	DT-70515520BR	35 EA	HARVEST, 1"X5-1/2"X
PRESSURE TREATED 1	DT-21214PT	1 EA	2X12 14' PT GREEN
AZEK BROWNSTONE	DT-7051212BR	1 EA	FASCIA, 1/2"X11-3/4
AZEK BROWNSTONE	DT-70515516BR	1 EA	HARVEST, 1"X5-1/2"X
PRESSURE TREATED 1	DT-2608PT	1 EA	2X6 8' PT GREEN
AZEK BROWNSTONE	DT-7051212BR	1 EA	FASCIA, 1/2"X11-3/4
PRESSURE TREATED 1	DT-21220PT	4 EA	2X12 20' PT GREEN
PRESSURE TREATED 1	DT-2816PT	14 EA	2X8 16' PT GREEN
AZEK BROWNSTONE	DT-7051212BR	6 EA	FASCIA, 1/2"X11-3/4
PRESSURE TREATED 1	DT-2816PT	2 EA	2X8 16' PT GREEN
PRESSURE TREATED 1	DT-2820PT	2 EA	2X8 20' PT GREEN
PRESSURE TREATED 1	DT-6608PT	1 EA	6X6 8' PT GREEN
PRESSURE TREATED 1	DT-2818PT	1 EA	2X8 18' PT GREEN
PRESSURE TREATED 1	DT-2808PT	1 EA	2X8 8' PT GREEN

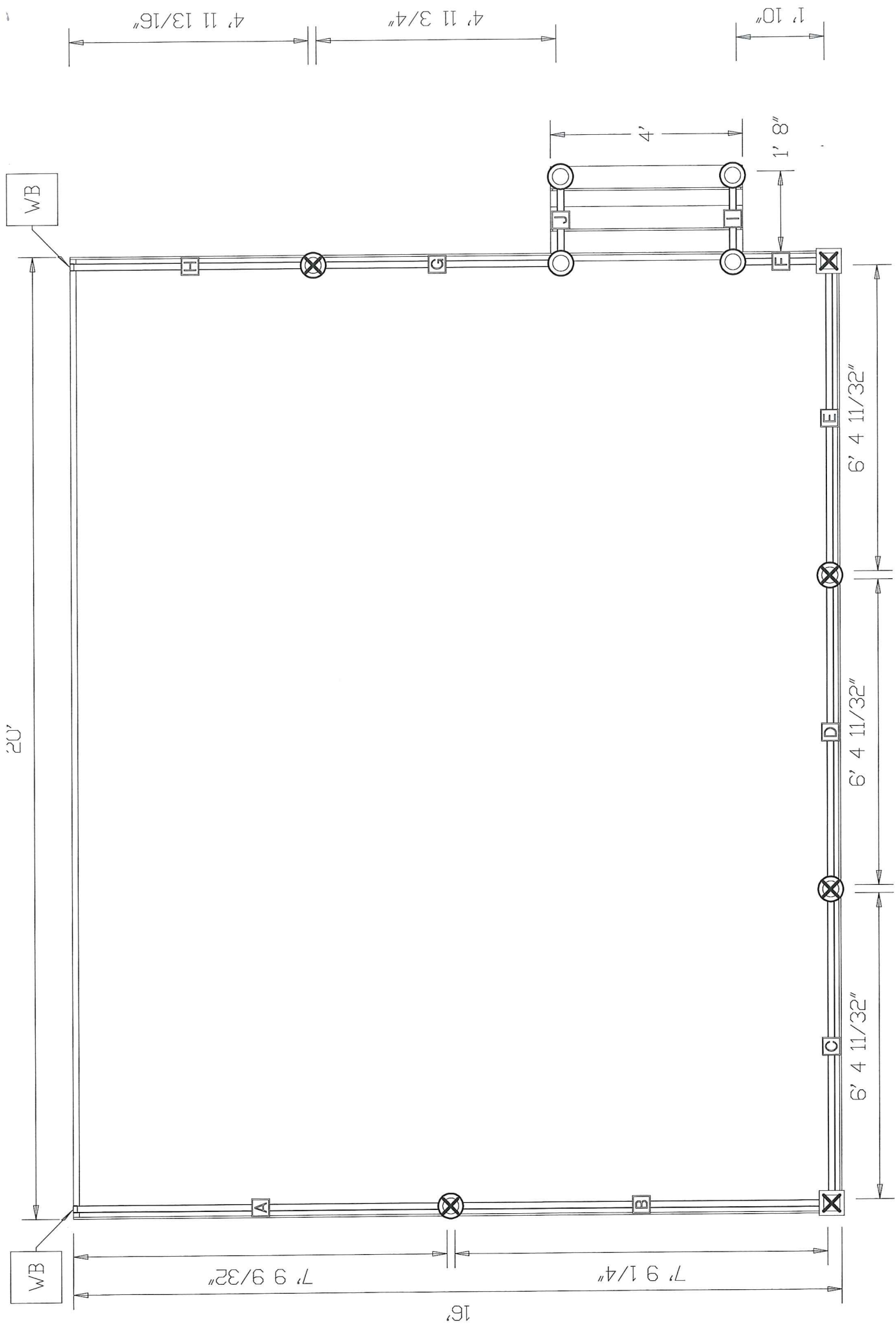
STRESS ANALYSIS

CUSTOMER: JAVIER & KELLY MUNIZ





DATE: 06/11/20 DESIGN: DECK20163 REF:

SALESMAN # DUSTIN

MEMBER TYPE	SIZE	STRESS FACTOR	FACTOR LOAD	COMPOSITE LOAD
JOISTS	2X8 16"	DEFLECTION BENDING SHEAR COMPRESSION	285 PSF 207 PSF 343 PSF 283 PSF	207 PSF
BEAMS	2-2X12	DEFLECTION BENDING SHEAR COMPRESSION	173 PSF 71 PSF 141 PSF 275 PSF	71 PSF
BOLTS	1/2"	SHEAR	2782 PSF	2782 PSF
POSTS	6X6	STABILITY	-1 PSF	-1 PSF
		TOTAL LOAD		71 PSF
		DEAD LOAD		10 PSF
		LIVE LOAD		61 PSF
STRINGERS	2X12	DEFLECTION BENDING SHEAR COMPRESSION	2064 PSF 905 PSF 1037 PSF 1743 PSF	
		TOTAL LOAD		905 PSF
		DEAD LOAD		10 PSF
		LIVE LOAD		895 PSF



Rail Layout

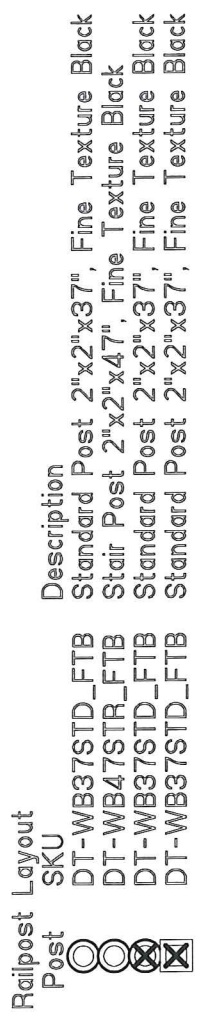
Post	SKU	Description
	DT-WB37STD_FTB	Standard Post 2"x2"x37", Fine Texture Black
	DT-WB47STR_FTB	Stair Post 2"x2"x47", Fine Texture Black
	DT-WB37STD_FTB	Standard Post 2"x2"x37", Fine Texture Black
	DT-WB37STD_FTB	Standard Post 2"x2"x37", Fine Texture Black

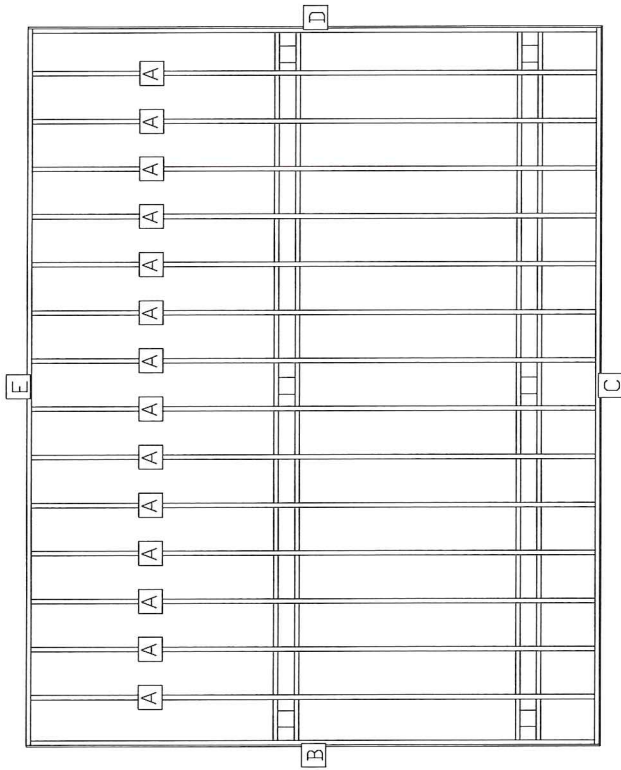
Rails Section	X-ref	Cut From
G		DT-WBCI0-36L_FTB_5 (Tuscany(CI0)Level,Sq.Pickets,36"x5',Fine Texture Black)
H		DT-WBCI0-36L_FTB_5 (Tuscany(CI0)Level,Sq.Pickets,36"x5',Fine Texture Black)
F		DT-WBCI0-36L_FTB_5 (Tuscany(CI0)Level,Sq.Pickets,36"x5',Fine Texture Black)
C		DT-WBCI0-36L_FTB_7 (Tuscany(CI0)Level,Sq. Pickets,36"x7',Fine Texture Black)
E		DT-WBCI0-36L_FTB_7 (Tuscany(CI0)Level,Sq. Pickets,36"x7',Fine Texture Black)
D		DT-WBCI0-36L_FTB_7 (Tuscany(CI0)Level,Sq. Pickets,36"x7',Fine Texture Black)
B		DT-WBCI0-36L_FTB_8 (Tuscany(CI0)Level,Sq. Pickets,36"x8',Fine Texture Black)
A		DT-WBCI0-36L_FTB_8 (Tuscany(CI0)Level,Sq. Pickets,36"x8',Fine Texture Black)
I, J		DT-WBCI0-36S_FTB_6 (Tuscany(CI0)Stair,Sq.Pickets,36"x6',Fine Texture Black)

I, J : 2' 9/32" (33.69 degrees)

** Measure/cut on site. **

Design: Deck20I63

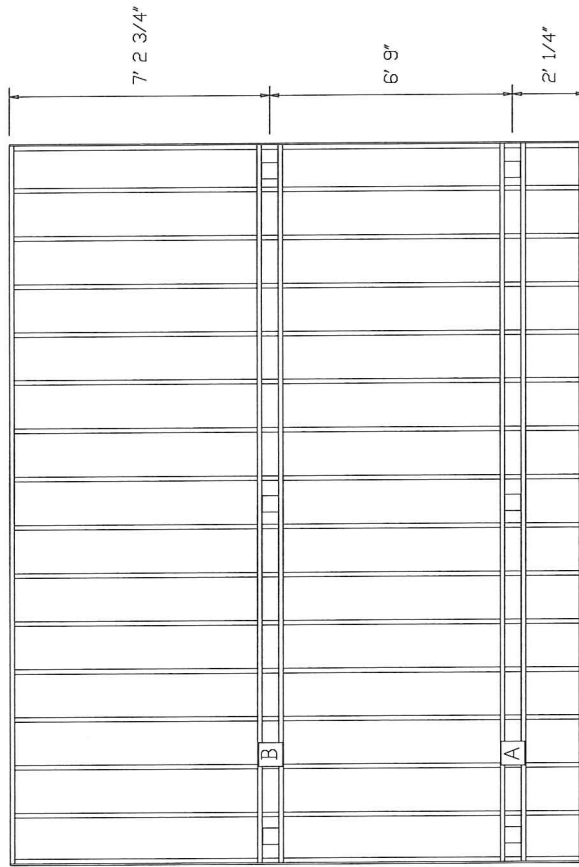




LABEL	LENGTH	BEVELS	LABEL	LENGTH	BEVELS
A joist (11)	15' 8 1/2"		C rim	19' 11"	
B fascia	16'	110 2145	D fascia	16'	1145 210
B rim	15' 8 1/2"		D rim	15' 8 1/2"	
C fascia	20'	1145 2145	E rim	19' 11"	

Cut List
Javier & Kelly Muniz
06/11/20
Ref: Deck20163
Scale: 3/16" = 1'

Bliffert Lumber
548 W Sunset Dr
Waukesha WI



BEAM LABEL	BEAM LENGTH	POST COUNT	POST SPACING
A	19' 11"	3	9' 2 3/4"
B	19' 11"	3	9' 2 3/4"

Post spacing is measured center-to-center.

Depth of concrete footers --- 48"

Beam Layout
Javier & Kelly Muniz
06/11/20
Ref: Deck20163
Scale: 3/16" = 1'

Bliffert Lumber
548 W Sunset Dr
Waukesha WI