

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

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Committee: Board of Zoning Appeals	Date: 9/14/2020
Item Number: ID#20-1075	Date: 9/14/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: The appeal of Joe VanMaldegiam for a dimensional variance from section 22.58(1)(b) of the zoning code. If granted the variance would allow a new shed to be built in the street yard at 1639 Auburn Ct. when accessory uses and detached accessory structures shall be permitted in the rear yard only, not in a street yard or side yard.	

Details: 1639 Auburn Ct. is located at the intersection of Auburn Ct. and Guthrie Rd. Auburn Ct. curves around the property, so it is surrounded on three sides by an unusually large street yard. The house is situated near the south end of the property, with a small rear yard behind it. The rear yard includes a steep incline, with an increase in elevation of about ten to twelve feet. Two retaining walls and a small patio leave very little room for additional accessory structures in the rear yard.

The applicants would like to construct a storage shed in the street yard near the intersection. The shed will be 8' x 16' (128 sq. ft.). It is made of vinyl resin material and will be colored white. They plan to locate it near several large trees, which will provide maximum screening from Guthrie Rd. as well as some screening and the maximum available distance from the other houses on Auburn Ct.

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

If the applicant proves a hardship exists, the Board may consider granting a variance to allow a new storage shed in the street yard at 1639 Auburn Ct.

