



## Request for Variance for Diodati Residence

December 14, 2020

Attn: Board of Zoning Appeals

Please receive this letter as a formal request for a Zoning Variance for a deck for the Diodati family:

Julie and Mark Diodati  
434 W. College Ave.  
Waukesha, WI 53189

**Reason for Request:** the Diodati family has a proposed addition for 434 W. College Ave. that meets all of the setback requirements, but there is a proposed new deck on the east side of the house, and unfortunately decks are only allowed in the rear yard, not in the side yard. The lot is very substandard, and there is not much space to use outside, so this request is for a variance to allow the Diodati's to build the deck on the east side of their house, since they are unable to build one in their rear yard. The Diodati's simply cannot experience full enjoyment of their outside space like their neighbors can, due to the present lot layout, so they must ask the Board for special permission to place the deck on the side yard. The variance approval will not result in economic loss or gain, rather, the gain will come from placing a deck on their property so that the owners can enjoy their outside space to its fullest potential. We are not requesting a change of use. The applicant's hardship is not self-created, instead, the hardship stems from the property's layout. In other words, the variance does not defeat the purpose of the Zoning Ordinance and would certainly not be a detriment to the neighbors. The Diodati family has respect for the Zoning Laws and has no intent to undermine them.

In closing, we ask that you approve our formal request to place a deck on the side yard of this property to allow this wonderful family to fulfill their vision for their outside space and to abundantly enjoy their home. A set of plans has been included with this request. Thank you for your consideration.

Sincerely,

Danielle Domnitz  
Licensing and Permit Manager  
Dedicated Residential Construction  
danielle@dedicatedrc.com  
262-671-8878