

**From:** [Jude Tindall](#)  
**To:** [Carol Fager](#); [Charlie Griffith](#); [Mary Ackerman](#)  
**Subject:** Re: Variance Application Form  
**Date:** Thursday, March 4, 2021 2:40:38 PM

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Hi Charlie and Mary!

Regarding the variance application for 2612 Wyngate Way we have noticed sunroom additions in the area. All the following properties are zoned Rs-3 like the Fager's home. According to GIS they all have approaching sunroom additions to the rear setback requirements.

2606 Lavine: 23 feet from rear lot line

2504 Fox River Circle: 34 feet from rear lot line

2617 Wyngate Way: 41 feet from rear lot line

I didn't know if this could be added to the information we provided for the variance. I am assuming that there is some precedence that it would help the case for the Fager's?

Thanks!  
Jude

On Fri, Feb 5, 2021 at 10:40 AM Carol Fager <[carolfager@gmail.com](mailto:carolfager@gmail.com)> wrote:

----- Forwarded message -----

From: **Charlie Griffith** <[CGriffith@waukesha-wi.gov](mailto:CGriffith@waukesha-wi.gov)>  
Date: Thu, Feb 4, 2021 at 2:06 PM  
Subject: Variance Application Form  
To: [carolfager@gmail.com](mailto:carolfager@gmail.com) <[carolfager@gmail.com](mailto:carolfager@gmail.com)>

Carol,

The variance application form you requested is attached. The code section you'd be requesting a variance from is section 22.26(7)(c), which sets the required setback in the RS-3 zoning district at 40 feet. Section 22.58(2)(c), which regulates decks, is also relevant. I've attached copies of both 22.58 and 22.26. Decks are also defined as roofless structures in section 22.05, but that's the only thing that's relevant about that section so I didn't attach it.

Like I said over the phone, you'll have to come up with reasons why your request meets all five of the criteria on page 2. If you do choose to apply for a variance you should include a written statement responding to each of the criteria, along with the plans your contractor has given you and any photos or other supporting evidence that you think might help make your case. If any of your

neighbors are willing to give you emails or letters stating that they support your application that is helpful as well, since the board takes neighbor support into consideration for criteria #5.

Board of Zoning Appeals meetings happen at 4:00 PM on the first Monday of every month. You are required to attend or to have somebody there to represent you, so make sure to pick a month when you will be available (or have your contractor go for you). Meetings are all currently virtual though, so you don't actually have to attend in person. Instead you'll get an invite to attend via zoom.

Hopefully that all makes sense. Let me know if you have any other questions about it.

Thanks,



Charlie Griffith, AICP

Associate Planner

City of Waukesha

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