

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) at 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: 2817 Chancery Ln. Tax Key #: 0992118

Current Zoning: RS-1 Existing Use: Single Family Home

**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: Justin Kubichek

Address: 2817 Chancery Ln

City & Zip: Waukesha, WI 53188

Phone: (920) 629-1667

E-mail: Kubichek2@hotmail.com

Owner of property:

Justin Kubichek

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

[Signature]  
Applicant Signature

3/22/21  
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>1622</u>	Received by: <u>ma</u>

Proposal letter to the building/zoning department, requesting a variance  
for allowing a storage shed to be built to increase storage space  
for a home purchaser.

Board of Zoning Appeals  
201 Delafield St.  
Waukesha, WI 53188

February 10, 2021

Dear City of Waukesha Department of Community Development,

I would like to thank you for taking the time to review my proposal within this variance request. This proposal letter is to request and substantiate the grant of a variance for the residence at 2817 Chancery Ln in Waukesha.

### **Storage Shed**

I, Justin Kubichek the resistant and owner of lot 2817 Chancery Ln is requesting a variance to allow a storage shed to be built on the property that exceeds the 150 square feet requirement. The overall square footage that is being requested is 240 square feet at which would put the storage shed at 12 feet wide by 20 feet long. The location at which the shed would be constructed is at the rear west corner of the lot illustrated in the provided satellite views. This section of the lot is currently being taken over by shrubs, vines, and over grown weeds that is visible to the nearby neighbors. The reason for selecting this location of the lot is to primarily keep the current rear lot open for family growth as well as bring the neighbors visual harmony together.

I have been a resistant at this property currently going on 4 years and have grown fond of this neighborhood. Over the course of the years I noticed how much the current neighborhood resistant's adore and value what this part of the city offers home owners. From the quite traffic noise to the great educational resources, myself as well as other resistant's of the neighborhood strive to keep visual harmony amongst each other. Many if not all of the nearby resistant's have acquired an additional storage building for putting away any equipment required for maintaining the property.

When I acquired this property there was no additional storage building available. This property does offer a 2 car garage at which one of the spaces have been absorb by the equipment required to maintain the property. This required that one of the vehicles be stored outside in the front portion of the lot. Within the last couple of years I have found myself inheriting unexpected items from my father. This is causing the current storage space to be absorb to the max and forcing some of the lawn equipment

to be stored in the rear portion of the lot. To continue keeping the visual harmony amongst my neighbors I am in need of increasing my storage space.

It is the absolute intent of keeping and ensuring harmony and peaceful coexistence with the neighbors as well as not impacting the value of any of their properties at which they worked hard to maintain. But instead provide a more pleasing and attractive scenery for present and future residence. By assuring the additional storage space is constructed in a way to represent similar characteristic features to resemble the current property structure. It's my intent to provide a clean and organized lot for myself as well as my city and my neighborhood. With the increase storage structure that I am requesting, this will assure I can continue to keep a presentable property to the neighborhood as well as keeping the neighborhood property values on the rise.

The increase structure will allow me to properly store the required equipment to maintain my lot with a clean and organized fashion. With the increase storage square footage, this allows the equipment to be spaced out in a way to provide enough walking clearance for added safety. With consolidating the yard equipment to one storage area, this frees up the portion in the garage to allow for our second vehicle to be stored inside. This provides for a clean and presentable front yard for the present and future residence and ensuring the harmony with the neighborhood. The increase storage structure is not only for the present, but also to provide enough storage space for my growing family.

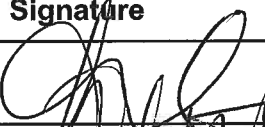
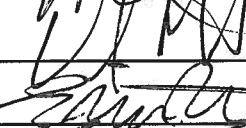

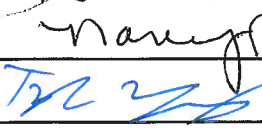
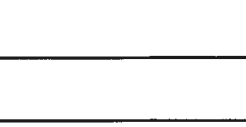
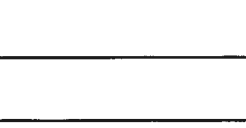
## Shed Petition

I, Justin Kubichek the resident and owner of lot 2817 Chancery Ln is developing a petition to notify nearby neighbors of a request to exceed the required 150 square feet shed limitations.

The city of Waukesha shed building permit currently limits the home owner to less than 150 square feet of storage space. This requirement would put the overall size of the shed to be 12 x 12 feet. I am requesting to be able to exceed the 150 square feet limitation and build a 240 square foot structure. This would put the overall dimensions of the shed to be 12 x 20 feet.

The reasoning for requesting a larger structure is to provide enough storage space to handle the required equipment for maintaining the property through the summer and winter months. Currently this equipment is stored within the garage where our vehicle would be stored. The larger structure would allow the equipment to be moved out of the garage which allows the vehicle to be stored inside. This would keep the front portion of the lot clean and clear of vehicles making the view more pleasing for our neighbors.

By signing this petition you are acknowledging and approving the request of building a larger structure on lot 2817 Chancery Ln.

Name	Address	Signature
Anthony Lloyd	404 Maple Way S	
DAVID MARTIN	400 MAPLE W. S.	
ERIN ULICKI	2902 Chancery Ln	
Greg Groszczuk	2621 Chancery Ln	
Ronan Kim Dore	348 Maple Way S	
Nancy Shuff	2815 Chancery Ln	
Tyler Young	2816 Chancery Ln	