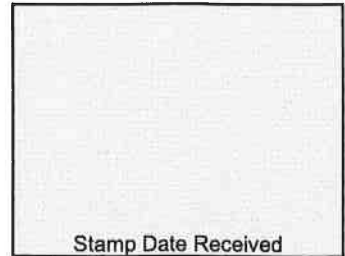


City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188



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 3.09(3)(A) of the zoning code ☐ An appeal from the decision of the Zoning Inspector

For the property identified below:

Project Address: 1412 Garfield Ave. Tax Key #: _____

Current Zoning: _____ Existing Use: _____

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: Thomas Anderson

Address: 1412 Garfield Ave

City & Zip: Waukesha 53189

Phone: 608-604-6631

E-mail: tom111685@yahoo.com

Owner of property:

Thomas Anderson

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

Thomas Anderson
Applicant Signature

4/14/2021
Date

PLEASE NOTE: THIS FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

For Internal Use Only		
Amount Paid: _____	Check # _____	Received by: _____

Project Description: Currently I have an old stone patio which is deteriorating and becoming unsafe to walk on because of pavers which are not sitting flat etc. because of moles digging underneath them and the ground just not being stable. I want to get rid of all of this and put in a deck which attaches to an above ground pool. There would be a larger upper deck approximately 22' long by 16' or 18' deep. There would be a smaller lower deck connected to this which would go around about 1/3 of the pool.

1. My back yard apparently isn't deep enough to allow me to build any sort of practical deck. It is 38' deep according to the build inspector who looked up the property. This does not meet the side yard offset requirements.
2. All the neighbors behind my have very big back yards and are not even close to my house. This allows them to have a deck if desired. My deck would not impede on anyone's property or cause any problems with the neighbors.
3. My request for a variance to build a deck has zero to do with property value or profit making. It is solely based on my old patio being unsafe and deteriorating and being able to have an outdoor living space. I have 4 kids and want them to be able to enjoy an outdoor area as well. With not being able to go hardly anywhere for over a year because of Covid, I want somewhere for us to enjoy as a family.
4. I have no control over how big my back yard is. Because it is not deep enough, I don't have the ability to build a practical deck under the current regulations.
5. I am not looking to undermine or go against any zoning regulations or codes. I am simply trying to build a deck which will work for my family. The closest house to the rear of my property line is at least 100'. My deck would have no bearing on my neighbors or bother them in any way.

Complying with the current regulations is unreasonable because it would only allow me to build a deck which is 7' deep. This is impractical and does not meet any of my needs and would not even be worth spending the money to construct. Because of the current rules I have an old dilapidated patio which cannot be replaced because of current restrictions and regulations.

