

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

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Committee: Board of Zoning Appeals	Date: 5/3/2021
Item Number: ID#21-1984	Date: 5/3/2021
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 Justin Kubichek for a dimensional variance from section 22.58(2)(a)(2) of the zoning code. If granted the variance will allow construction of a new storage shed with an area of 240 square feet at 2817 Chancery Lane when accessory buildings shall not exceed 150 square feet in area.	

Details: 2817 Chancery Lane is zoned RS-1 Single Family Residential. The lot exceeds the minimum area and width requirements, and the house meets all of the minimum setback requirements. The house has an attached two car garage.

The applicant would like to add a new storage shed with an area of 240 square feet. The shed will be twelve feet wide by twenty feet long and it will have a height of fifteen feet. It will have vinyl siding to match the house, and a shingle roof. Windows, an overhead door, and a person door will be included as indicated in the plan.

The shed will be located in the southwest corner of the lot, in a location where the trees and bushes will provide some screening for the neighboring properties, and where the shed will also be adjacent to two neighboring sheds.

The applicant has stated that he needs the larger shed to store all of his yard maintenance equipment, especially since he inherited some additional equipment from his father. He currently needs to park at least one car outside the garage and store some equipment outside on the back lawn.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

If the applicant proves a hardship exists, the Board may choose to grant a variance to allow a shed with an area of 240 square feet at 2817 Chancery Lane.



