

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

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<b>Committee:</b> Board of Zoning Appeals	<b>Date:</b> 5/3/2021
<b>Item Number:</b> ID#21-2134	<b>Date:</b> 5/3/2021
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>The appeal of Rosemary Cruz 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 160 square feet at 2304 Easy Street when accessory buildings shall not exceed 150 square feet in area.</b>	

**Details:** 2304 Easy St. is zoned Rs-3 Single Family Residential. It is a corner lot and has a width of fifty feet facing West End Road. The minimum lot width for corner lots in the Rs-3 district is seventy-five feet, so it is considered to be legal-nonconforming.

The applicants would like to install a new storage shed with an area of 160 square feet. The shed will be sixteen feet long by ten feet wide. It will have a height of approximately fifteen feet. The siding will be white painted LP Smartside composite board and the roofing will be charcoal colored 3-tab shingles.

The applicants have stated that they would like the extra storage space because the house does not have a basement, and storage space in the garage is limited. They do not believe their neighbors will object to a 160 square foot shed as opposed to a 150 square foot one, and the increased space will allow them to store everything in the shed. They have also stated that they plan to take the shed with them if they ever move, so it will have no effect on their property value.

**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 160 square foot shed at 2304 Easy Street.

