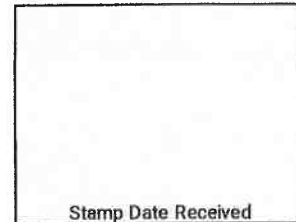


City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188



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: 1603 Haymarket Rd Tax Key #: 291-1358-175-000

Current Zoning: Residential 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: Dennis A. Stodola Jr.
Address: 1603 Haymarket Rd
City & Zip: Waukesha, WI 53189
Phone: 262-271-5629
E-mail: dennis.wisconsinchimney@gmail.com

Owner of property:

Dennis A. Stodola Sr.
1603 Haymarket Rd
Waukesha, WI 53189

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

[Signature]
Applicant Signature

08-19-21
Date

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

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

Description of proposal:

Replace existing 8' x 10' shed, with 12'x20' shed, as current shed is deteriorating and is an eyesore, as well as having ample space to store necessary yard/pool maintenance equipment out of sight.

Variances:

- 1.) Storage of yard and pool equipment. Unique to this property as to the larger size of lot, and surrounding properties do not all have pools.**
- 2.) The variance would allow our neighbors to enjoy the right of having a nice, neat, well kept, organized and eye pleasing adjacent property to their own.**
- 3.) This variance request has nothing to do with economic gain or loss, and is solely for the use of maintaining maintenance supplies for existing property.**
- 4.) The cause for the variance request is not self-created. It is due to natural degradation of existing structure that is being replaced. (see application for Garden Utility Shed).**
- 5.) The variance would not undermine zoning rules, defeat the purpose of zoning ordinance or be a detriment to neighboring properties. It would actually be an asset to our neighbors for us to have our yard and pool equipment out of site in a slightly larger garden/utility shed, allowing for us not to have unsightly, (but necessary) equipment/supplies lying around the yard, because they wouldn't fit in original size shed.**

Complying with the current rules creates an unnecessary burden on us as the applicant, because we are unable to keep necessary equipment for upkeep of our property and pool in the same size shed as we are replacing.

The variance would allow us to store necessary maintenance supplies for our yard out of sight, keeping our property a nice place to look at for us and our neighbors, especially after we are done with using the equipment.

5776



WxLxH*	Base	w/Paint	Monthly* (base)
10'x12'x10'3"	\$3,267	\$3,597	\$51
10'x16'x10'3"	\$3,935	\$4,265	\$62
10'x20'x10'3"	\$4,614	\$4,944	\$72
12'x12'x10'7"	\$3,807	\$4,237	\$60
12'x16'x10'7"	\$4,582	\$5,012	\$72
12'x20'x10'7"	\$5,346	\$5,776	\$84
12'x24'x10'7"	\$6,150	\$6,580	\$96
16'x20'x11'3"	\$6,991	\$7,571	\$109
16'x24'x11'3"	\$7,974	\$8,554	\$125

Sundance Series TR-800

8' sidewall height allows more overhead room. and taller 4'x6'7" door, placed on any wall. Upgrades shown: double door, door trim, in-door transoms, 3'x3' windows, shutters, dimensional shingles, 6/12 roof pitch, endwall eaves, and paint. Can accommodate sidewall porch upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave

OUT
QZSC.
TAHOE
SHIPPING TO NEW YORK!



Concrete Foundation Suggested

Sundance Series TB-800

Maximize your storage space with another foot of sidewall height and more overhead room. The 8' sidewalls allow for 4'x6'7" door placed on any wall. Shown above with double door, 3'x2' window, vent, dimensional shingle and paint upgrades. This model can also accommodate porch and 2nd Floor upgrades (see info. at right).

Single Floor

- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave (Single Floor)

2nd Floor Upgrade With Stairs

- 6" Boxed Eaves
- 2x6 Treated Wood Foundation

WxLxH*	Base	w/Paint	Monthly* (base)
12'x12'x14'6"	\$4,973	\$5,423	\$78
12'x16'x14'6"	\$5,442	\$5,892	\$85
12'x20'x14'6"	\$6,319	\$6,769	\$99
12'x24'x14'6"	\$7,203	\$7,653	\$113
16'x20'x16'6"	\$9,505	\$10,145	\$149
16'x24'x16'6"	\$10,905	\$11,545	\$170

WxLxH*	Base	w/Paint	Monthly* (base)
16'x16'x18'3"	\$12,891	\$13,531	\$201
16'x20'x18'3"	\$14,923	\$15,563	\$233
16'x24'x18'3"	\$16,983	\$17,623	\$265
16'x28'x18'3"	\$18,730	\$19,370	\$292
16'x32'x18'3"	\$20,608	\$21,248	\$322
18'x20'x18'3"	\$17,906	\$18,805	\$279
18'x24'x18'3"	\$20,311	\$21,210	\$317
18'x28'x18'3"	\$22,726	\$23,625	\$355
18'x32'x18'3"	\$25,131	\$26,030	\$392
18'x36'x18'3"	\$27,505	\$28,404	\$429

PRODUCT FEATURES INCLUDED IN TUFF SHED B

Tuff Shed storage buildings include great standard features top to bottom, with n

BETTER FLOOR Solid Floor Systems from the Ground Up



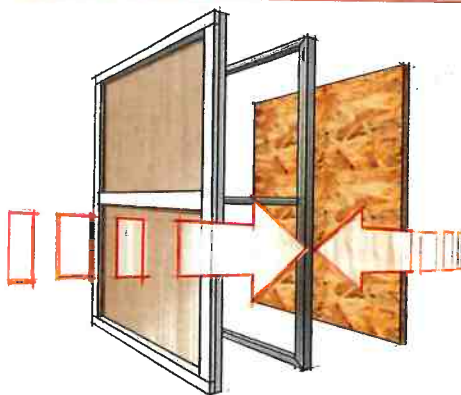
Galvanized Steel Joists



Pressure Treated Wood Joists

- Heavy-Duty 3/4" Tongue & Groove Floor Decking
- Joists Designed to Resist Insect & Moisture Damage
 - 2x6 Hot Dipped Galvanized Steel w/ 40-Year Rating (Sundance Series Sheds)
 - 2x6 Pressure Treated Wood, Rated for Ground Contact (Keystone Series & 2-Story Buildings)
- Aluminum Door Threshold Protects the Floor Where Most Vulnerable

BETTER DOOR Setting the Industry Standard for Shed Doors



Standard Silver



Upgraded Black

- Steel Reinforced so it Won't Warp
- Patented "Sandwiched" Design
- Patented Ultra-Heavy Duty Hinges
- Rugged & Patented Locking Door Handle



