

Neighborhood Services Department
Planning, Zoning, Code Enforcement, GIS
and Building Inspections

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Board of Zoning Appeals
From: Chris Munz-Pritchard, Neighborhood Services Director/ City Planner
Meeting Date: June 13, 2019
Re: Request a variance to allow for a reduced side yard setback for the proposed garage addition to the home at 246 S. Wisconsin Street using the space of the existing garage. (The existing garage is 2 feet from the lot line.)

Summary of Request

Location: 246 S Wisconsin Street (Tax Parcel /TRA 00042A)

Current Land Use: Residence

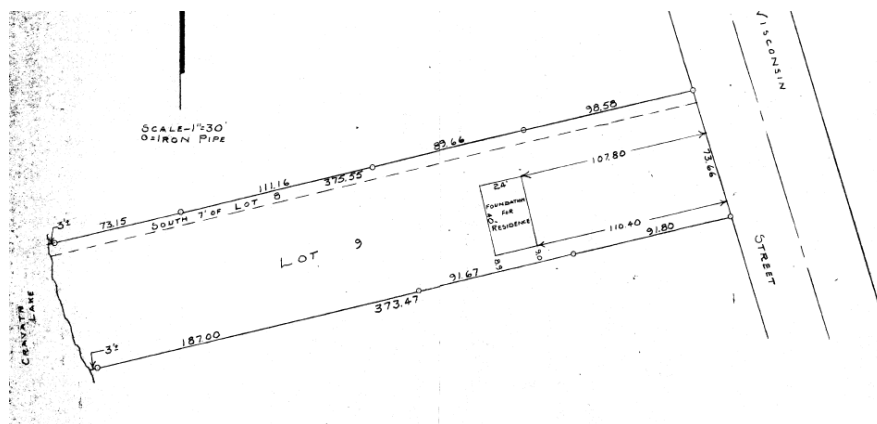
Current Zoning: R-3 Multi Family Residence

The proposed variance requested:

- 1) Request a variance to allow for a reduced side yard setback for the proposed garage addition to the home at 246 S. Wisconsin Street using the space of the existing garage. (The existing garage is 2 feet from the lot line.)

History

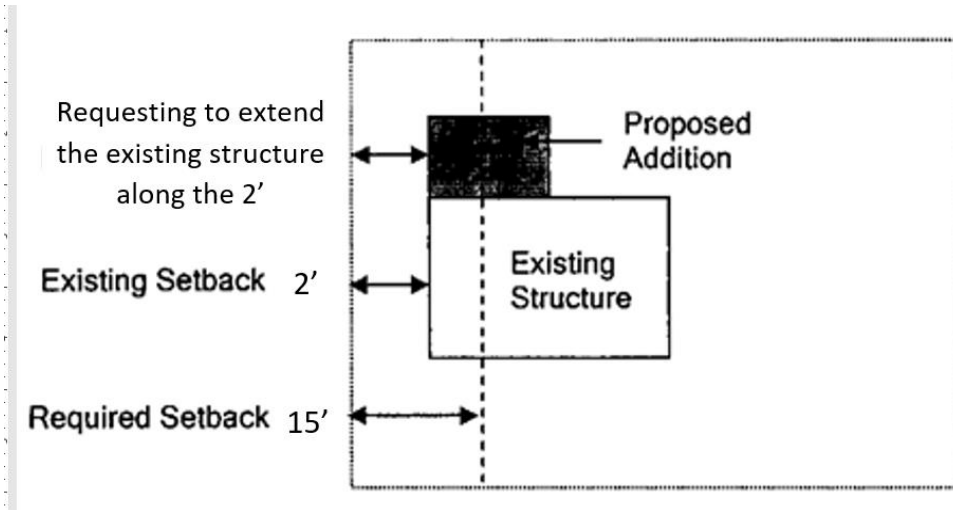
The site is currently a single family residential home located at 246 S. Wisconsin Street. The City files shows the residence was built in 1960, with the garage being constructed in 1963.



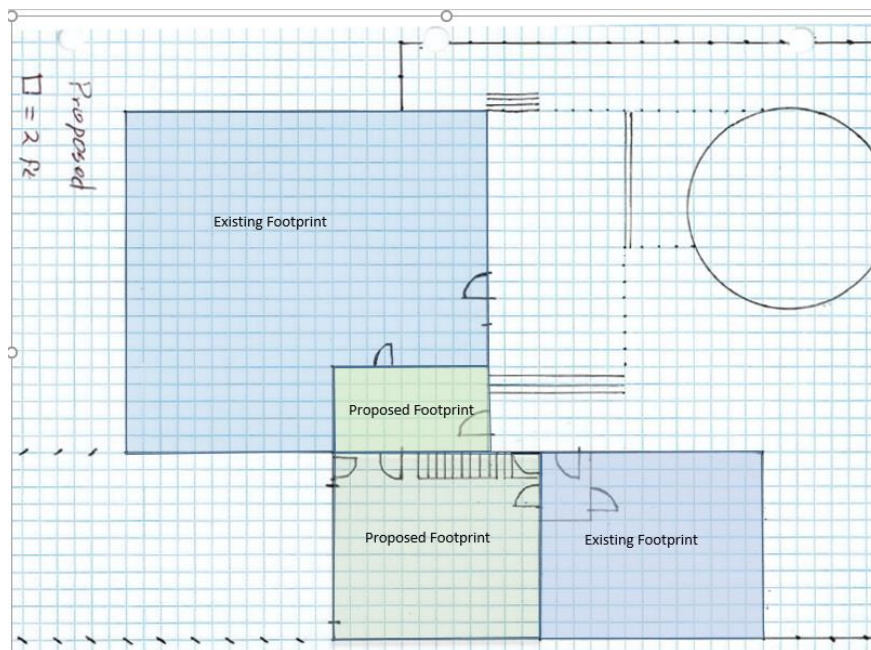
The property had a variance granted on 7-11-2013. The original request was a reduction of side yard setback to allow for the construction of a deck and pool. The reduce side yard setback requirement from 15 feet to 9 feet to allow for the construction of a deck and pool.

Request

The required side yard setback in the R-3 district is 15 feet. The current garage structure is 2 feet from the property line. The applicant is requesting a variance to allow for a reduced side yard setback for the proposed garage addition. The addition will follow the existing garage location. Below is an example of what the proposed addition and the variance to continue along the existing structure will look like.



The proposed addition to the garage will be located in front of the existing garage and tying into the home with a proposed walkway area. The building permit will require more detailed plans if approved by the BZA.



Standard	Evaluation	Comments
Findings prerequisite to grant a variance (see section 19.72.080 of zoning ordinance)		
The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;	Meets	The idea of a variance is that you are proving a hardship. The variance is giving you equal rights as the surrounding land owners. In this case CSM was established in 1959. The rear of the property does drop rather quickly. I have attached Walworth County GIS topo for reference.
The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification	Meets	The variance is to add on to an existing garage built in 1963.
The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner	Meets	The purpose is for accessible work area, currently location in the basement and recreation room.
The hardship is not one that is self-created	Meets	This hardship is preexisting
The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhoods	Meets	
The proposed variance will not have the effect of permitting a use which is not otherwise permitted in the district	NA	The use already exists in the district.
No variance shall be granted in a floodland district where not in compliance with Section 19.46.070(C) (4) of this title.	NA	

City of Whitewater Zoning

