



CITY OF WAUWATOSA
7725 WEST NORTH AVENUE
WAUWATOSA, WISCONSIN 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989
Web Site: www.wauwatosa.net

MINUTES
MEETING OF THE BOARD OF BUILDING & FIRE CODE APPEALS
Friday, June 11, 2010
Committee Room #1

PRESENT: D. Bachman, P. Nook, C. Millman, R Ornst, J. Price, D. Wheaton – 6

EXCUSED: S. Jung, R. Lex

ALSO PRESENT: F. Knapp, Building Inspector

Mr. Ornst as Chair called the meeting to order at 9:00 a.m.

2544 Pasadena Boulevard

Variance

Ms. Jessica Boll, contractor for the homeowner, has requested a variance to construct a 1200 square foot detached garage whereas a 720 square foot detached garage is permitted. Reference WMC 15.04.040.C.3.

Present in favor: Matt Retzlak, contractor with Bartelt-The Remodeling Resource, 582 Wells St., Delafield, WI
Jim DeGuzman, 2544 N. Pasadena Boulevard

No one present in opposition.

Mr. Retzlak advised that the homeowner would like to take advantage of their double lot on Pasadena and construct a 1200 square foot detached garage, in tandem with a construction project being done on the east side of the property. They are proposing a three car garage to be tucked away as inconspicuously as possible with a storage loft above. There will be no plumbing, heating, or living space in the loft area. Mr. Retzlak said the roofline will match that of the existing house with the same siding and other home aesthetics.

Mr. DeGuzman said that he has five children with lots of toys. He said they currently have a two car garage and an additional storage unit behind which they would like to get rid of. Mr. DeGuzman reported that he has talked to his neighbors and no one has objected to their plans.

Mr. Knapp, Building Inspector, expressed concern on the strength of the foundation system and that would have to be addressed.

Mr. Ornst, in looking at the plans, commented that it looks like the garage will extend onto the second lot. Mr. DeGuzman reported that the parcels have been combined into one large parcel.

Moved by Mr. Nook, seconded by Mr. Bachman.

The board finds that: 1) a manifest injustice exists and that granting the Variance will be in keeping with the spirit of the code; 2) the Variance will not create special detriment to the overall character of the neighborhood nor adversely effect property values in that this parcel consists of two lots and lends itself to larger structures; 3) the hardship or practical difficulty was not created by the property owner; it exists due to the lack of storage. Based upon these findings I move that the variance be granted with the understanding that the interior walls be covered with 5/8 inch type x drywall to the underside of the roof and that (2) 10# ABC fire extinguishers be placed in the garage.

Roll call vote taken. Ayes: 6

2229 North 70th Street

Variance

Mr. Ryan Rogge, contractor for the homeowner, has requested a variance to construct a 748 square foot garage whereas a 720 square foot detached garage is permitted. Reference WMC 15.04.040.C.3.

Present in favor: Ryan Rogge, contractor with Classic Builders, 9401 W. Beloit Rd., Milwaukee
Tom Nelson, 2229 North 70th Street

Mr. Rogge advised that the homeowner would like to replace their existing garage with a 34 x 22 detached garage. The garage design would mimic the home design with a brick face and a dormer. The garage would have an attic system with stairs.

Mr. Rogge said the homeowners would like to keep the south wall of the garage close to the south side of the lot, in order for the driveway to get past the house and into the back yard. He said they would like to extend the garage across the back of the lot utilizing the dark narrow space that currently exists next to their garage. The garage would line up approximately with the neighbor's to the north and would be more aesthetically pleasing.

Mr. Knapp, Building Inspector, expressed the need for a fire wall as the garage will be close to the property line and the adjoining garage. Mr. Nelson said they would do whatever requested to provide fire protection. Mr. Knapp noted that the brick exterior provides protection for the exterior and asked that drywall be installed to protect the interior.

Moved by Mr. Bachman, seconded by Mr. Millman.

The board finds that: 1) a manifest injustice exists and that granting the Variance will be in keeping with the spirit of the code; 2) the Variance will not create special detriment to the overall character of the neighborhood nor adversely affect property values in that this is a narrow parcel and would be a better use of space and will improve the aesthetics;

3) the hardship or practical difficulty was not created by the property owner; it exists due to the lack of storage. Based upon these findings I move that the variance be granted with the understanding that 5/8 inch type x drywall will be installed on the interior walls to the underside of the roof and (2) 10# ABC fire extinguishers be placed in the garage.

Roll call vote taken: Ayes: 6

The meeting adjourned at 9:32 a.m.

David M. Wheaton, Secretary

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