



CITY OF WAUWATOSA
7725 W. North Avenue
Wauwatosa, Wisconsin 53213
Telephone: (414) 479-8957
Fax: (414) 471-8414

AGENDA
BOARD OF ZONING APPEALS
THURSDAY, OCTOBER 27TH, 2016 – 7:00 PM
COMMITTEE ROOM #1

- *1. *Request by David Kallie, Dimension, Inc., and Wendy and Marion Sodnik at 7206 Wellauer Drive in the R1-6 Single-Family Residential District for a variance to the front yard setback for construction of a three-season room.

*Under Wisconsin Statutes 19.85(1)(a) or (g) the Board may adjourn into closed session for purposes of deliberating after a quasi-judicial hearing or to confer with their legal counsel. Subsequent to the closed session, the Board may reconvene in open session for further consideration of other matters on the agenda.

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the City Clerk at voice telephone 479-8917 or TTY 471-8484 (City Hall, 7725 West North Avenue, Wauwatosa, Wisconsin 53213) for accommodations. Requests for accommodations for meetings should be made at least three (3) business days prior to the meeting. Every effort will be made to arrange accommodations for all meetings, so please give the City Clerk as much advance notice as possible.

Please note: A 5 minute break after each hour of meeting time is scheduled to allow a rest period for the recording clerk.

CITY OF WAUWATOSA
MEMO



To: **Board of Zoning Appeals**

From: **Tamara Szudy**

Date: **October 19, 2016**

Subject: ***Request by David Kallie, Dimension, Inc., and Wendy and Marion Sodnik at 7206 Wellauer Drive in the R1-6 Single-Family Residential District for a variance to the front yard setback for construction of a three-season room.**

The applicants are requesting a variance to the required 30 foot front yard setback in order to construct a three- season room addition to the home. This is a corner lot and the front of the lot as defined by the zoning code is the narrowest side fronting a street, which is 72nd Street, not Wellauer as the home is addressed and oriented. The existing home conforms to the required 30 foot front yard setback; the proposed addition would measure 18 feet from the front lot line, necessitating a 12 foot variance. The addition complies with the other setback and lot coverage requirements of the zoning district.

Plans for the addition, photos of the existing home, and letters of support from neighbors are provided for review and context. The applicant also provided a narrative that addresses the Board's four criteria and includes their justification for the variance.

An additional item the Board should consider while deliberating this request is Section 24.18.030 E(1)(e) - Exceptions for Established Setbacks of the Zoning Code that states "*when existing buildings on one or more abutting lots are closer to the street (front or street side) property line than the otherwise required setback, additions to existing buildings or construction of new buildings on the subject lot may comply with the average street yard depth that exists on the nearest 2 lots on either side of the subject lot instead of complying with the zoning district's minimum street setback requirement.*" The other homes on this block meet or exceed the required 30 foot front setback, but if this variance is approved, this variance approved setback will be used in the setback averaging provision and, over time, additions to the front of these homes could be constructed closer to the street than 30 feet.

Recommendation

Staff does not believe that the recent Wisconsin Supreme Court ruling regarding area variances gives us carte blanche to approve all variance applications. The applicants still must show a very high burden of proof of unnecessary hardship. As staff is to consistently enforce the code that is adopted by the Common Council, it is difficult for staff to give a recommendation regarding a variance without compromising the code we have to enforce. The Board of Zoning Appeals is granted the authority to overrule the regulations set forth by the Common Council if the Board feels that there is sufficient evidence to support such a variance. Please refer to the memo from the City Attorney and the language to approve or deny a variance application.



Attachment: aerial photo (4478 : 7208 Wellauer Dr - front setback variance)

7208 Wellauer Drive

DISCLAIMER: The City of Wauwatosa does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 100'



City of Wauwatosa
7725 W. North Avenue
Wauwatosa, WI 53213
(414) 479 - 8900

Print Date: 10/11/2016

Wendy & Marion Sodnik
7208 Wellauer Drive (NW Corner 72nd and Wellauer)
Wauwatosa, WI 53213

October 05, 2016

Dear Board of Zoning Appeals Members,

Project Description:

We are proposing to build a 3 season room addition. As the plans illustrate, we are proposing to add a 17' x 12' attached porch to the EAST SIDE of the house. The exterior of this screened in porch will look exactly like the rest of the house, complete with full height matching Lannon stone with a round gable window (like the two at the front of the house). The entire roof will likely be replaced in the process, so all the roofing materials would be the same age, material and color.

We are asking for a front yard variance for this project, The City Code states the shortest side of the lot is considered the front of the house. In our case this is the EAST SIDE of our corner lot, not the front door/garage door side. Any residence building must be 30' or greater from the front lot line. The proposed screened in porch would be only 18' from the front lot line.

Question #1: Exceptional circumstances do exist pertaining to this lot

This is a corner lot making adding additional living space very difficult. The garage divides the only buildable area from the living area. The rear of the home is only 4 feet from the lot line not allowing us to build in this direction. The front door does face another street which means the only logical location for any additional space would be where we are proposing our porch.

Question #2: That the variance is necessary for the preservation and enjoyment of the property rights possessed by other properties in the district and vicinity.

Most homes in the neighborhood have a backyard that allows for a more private events to take place. Our corner lot really has no private back yard (currently there's only 4' to the lot line). We also have no access to the EAST SIDE yard. Grilling must be done in our garage OR we would need to walk around the house to access the grill currently located on a gravel patio area on the EAST SIDE of the house. We are forced to stay indoors and not interact with the neighborhood because we do not have an exterior space to interact with as so many of our neighbors do.

Question #3: That the variance will not create special detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this or to the public interest.

We have discussed this with the surrounding neighbors. Please see attached letter and said responses. We sent the letters out to 12 of the closest houses and received 10 positive responses. One neighbor did not respond, and one came back with an undecided

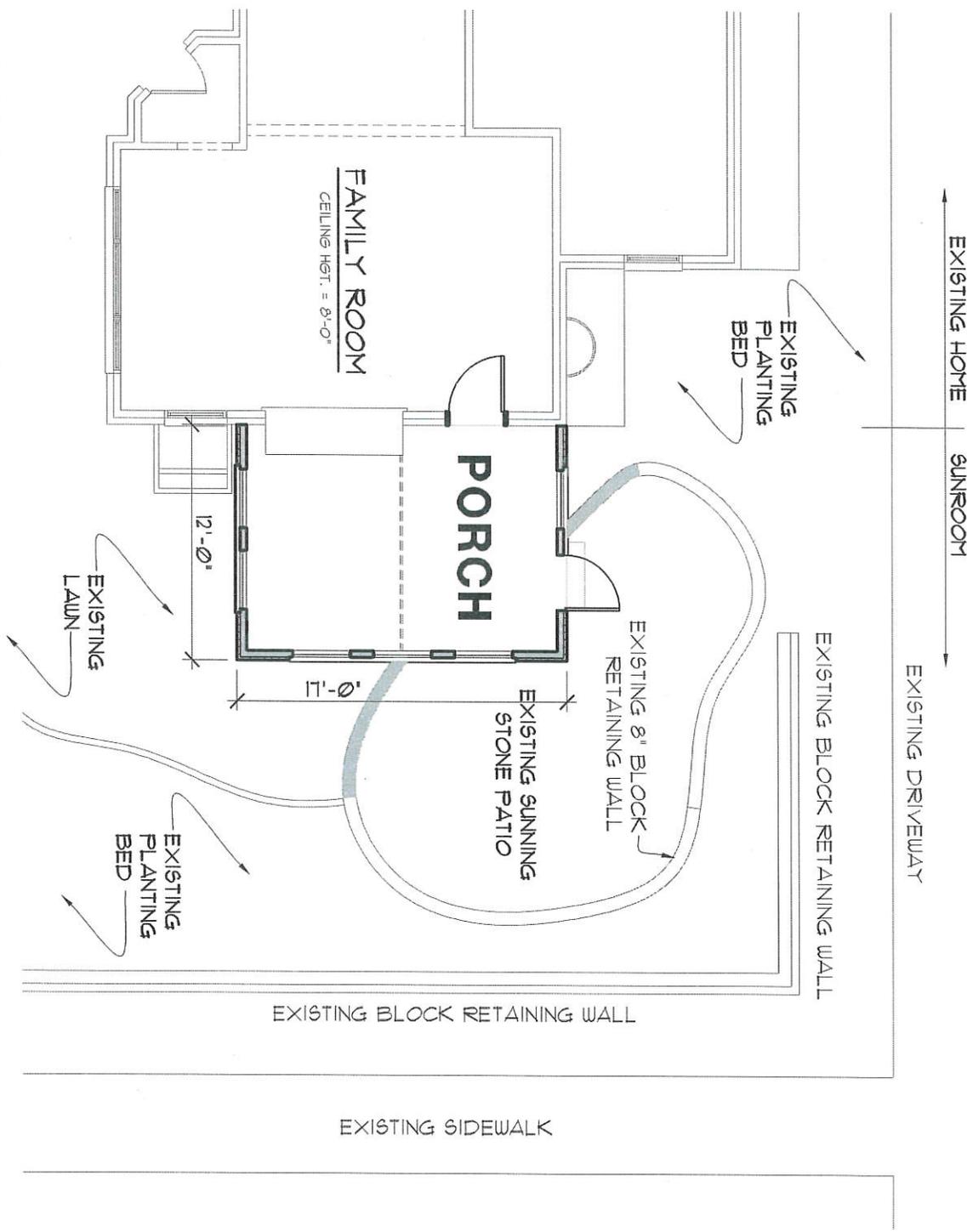
vote. Those ten who are in favor of this project encouraged us to apply for this variance. We feel, as do our neighbors, that this project will have a positive impact on our neighborhood.

Question #4: That the difficulty or hardship was not created by the property owner.

We are not the original builders of this house and were not part of the placement of the home on the lot. They also were not part of the creation of the ordinance that dictates the front of the house as the shortest side of the home on a corner lot. Therefore, they have not created this hardship.

Attachment: Description and plans (4478 : 7208 Wellauer Dr - front setback variance)





PROPOSED FLOOR PLAN

1'-0" = 1/8"

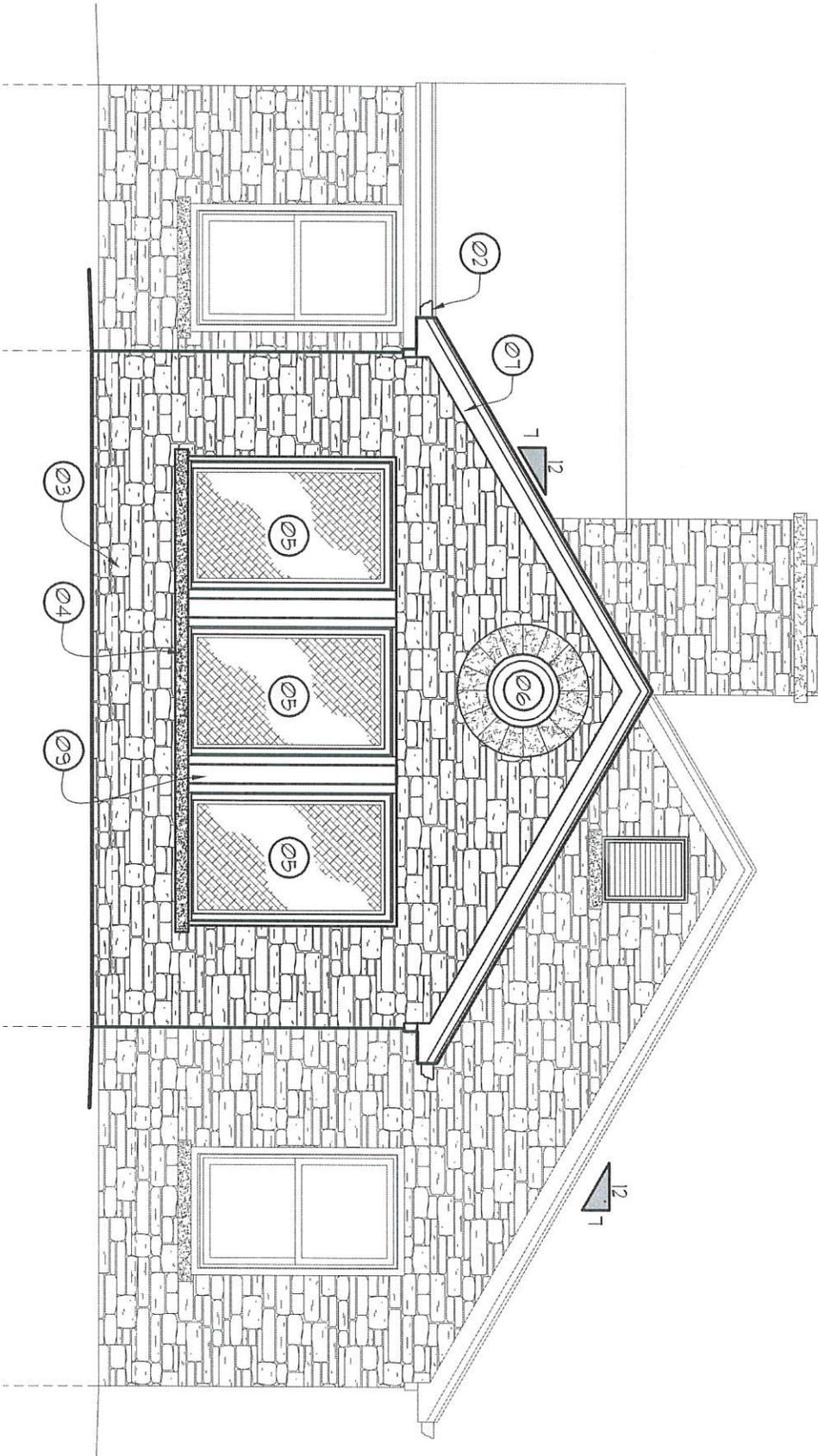
Source 1 SOLUTIONS
 Healthy Consulting • Architectural & Interior Design
 30311 N. 127th Street, Suite 400 • Minneapolis, MN 55438 • (612) 224-6679 • info@source1.com

DIMENSION, INC.
 DESIGN • BUILD • REMODEL

SODNIK 3 SEASON ROOM	1208 WELLAUER DRIVE WAUWATOSA, WI 53213 PROJECT NO: 161500	COPYRIGHT 2016 - Drawings and Designs are protected by U.S. copyright law. Use or copy in part or whole of these drawings and/or designs without written authority by Source 1 Project Solutions, Inc. is prohibited.	08 SEPT 2016	02
-----------------------------	--	---	--------------	----

EXTERIOR ELEVATION KEY

01	DIMENSIONAL SHINGLES COLOR	04	4" STONE SILL	07	8" ALUMI FASCIA
02	ALUMINIUM GUTTERS & DOWNSPOUTS COLOR, TDS	05	BLIS SCREEN	08	SCREEN DOOR
03	STONE VENEER	06	18" CIRCLE WINDOW	09	ALUMI URCAP COLUMN



EAST SIDE ELEVATION

1'-0 = 1/4"

Source 1 SOLUTIONS
 Healthy Consulting • Architectural & Interior Design
 2031 N. 12th Street, Suite 400 • Milwaukee, WI 53212 • 414.224.2222

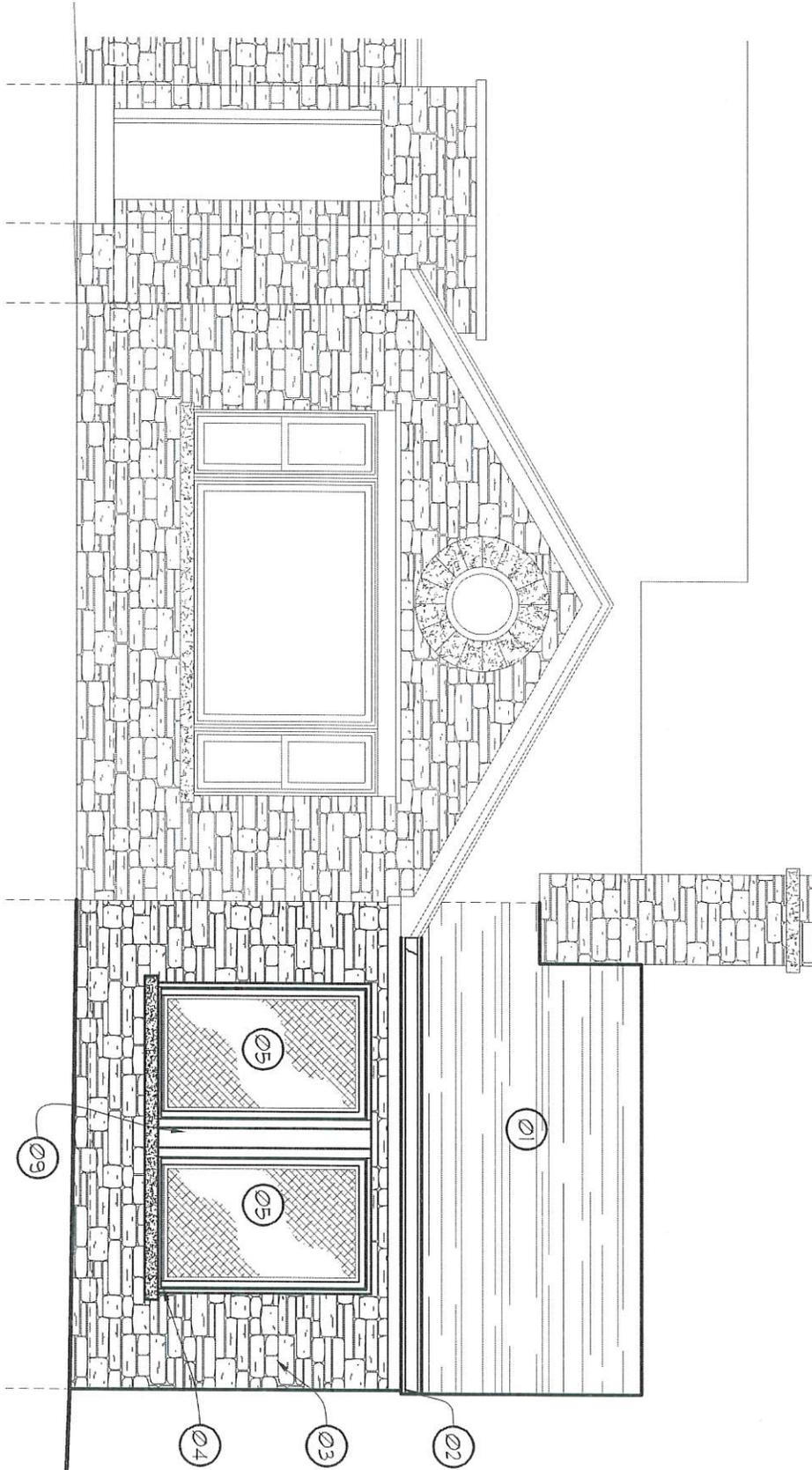
DIMENSION, INC.
 DESIGN • BUILD • REMODEL

SODNIK 3 SEASON ROOM
 7208 WELLAUER DRIVE
 WAUWATOSA, WI 53213
 PROJECT NO: 161500

COPYRIGHT 2016 - Drawings and Designs are protected by U.S. copyright law. Use or copy in part or whole of these drawings and/or designs without written authority by Source 1 Project Solutions, Inc. is prohibited.

08 SEPT 2016
03

EXISTING HOME | PORCH



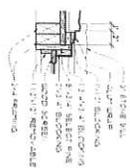
STREET ELEVATION

1'-0 = 1/4

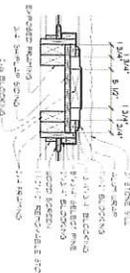
Source 1 SOLUTIONS
 Healthy Consulting - Architectural & Interior Design
 2211 N. 12th Street, Suite 400 Milwaukee, WI 53212
 Phone: 414.224.4444 Fax: 414.224.4444

DIMENSION, INC.
 DESIGN • BUILD • REMODEL

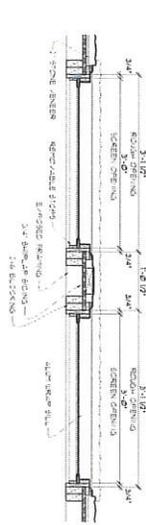
SODNIK 3 SEASON ROOM	08 SEPT 2016
7208 WELLAUER DRIVE WAUWATOSA, WI 53213 PROJECT NO: 161500	COPYRIGHT 2016 - Drawings and Designs are protected by U.S. copyright law. Use or copy in part or whole of these drawings and/or designs without written authority by Source 1 Project Solutions, Inc. is prohibited.
	04



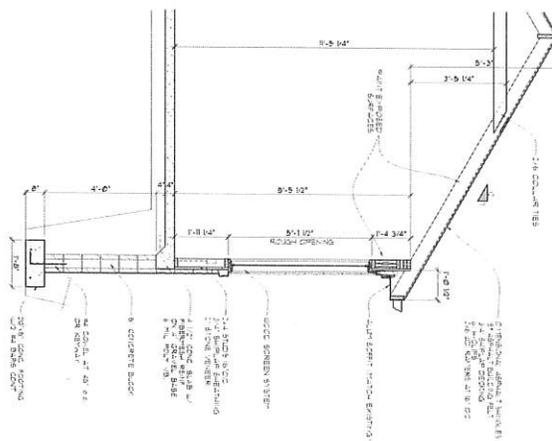
1 ENLARGED SCREEN CORNER



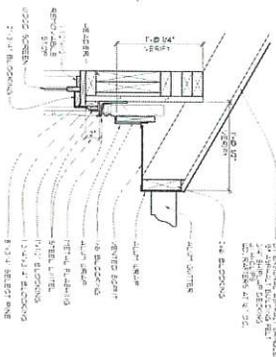
2 ENLARGED SCREEN COLUMN



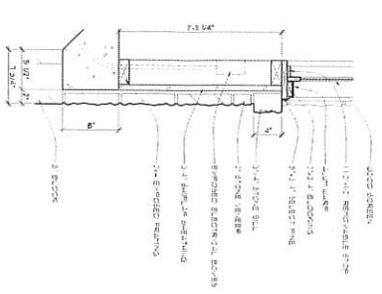
3 SCREEN ENLARGED PLAN



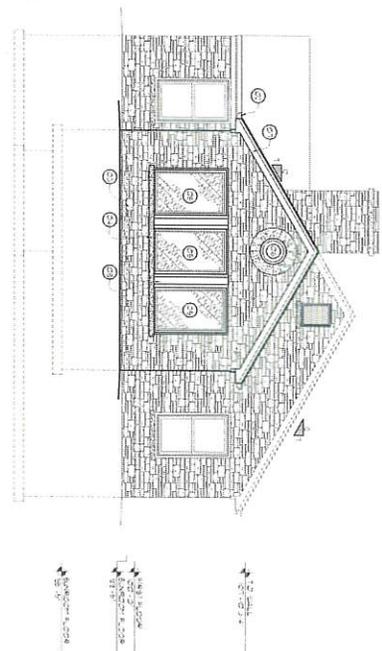
4 WALL SECTION



5 ENLARGED SOFT DETAIL



6 ENLARGED SILL DETAILED

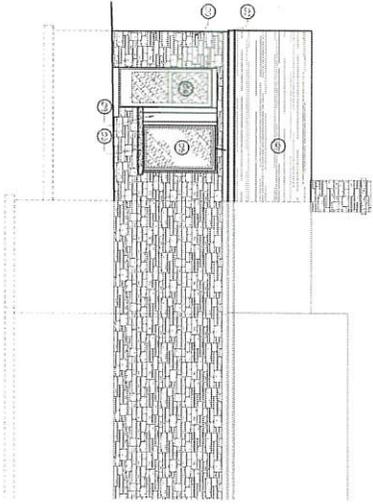


SIDE ELEVATION

1:0 = 1/4

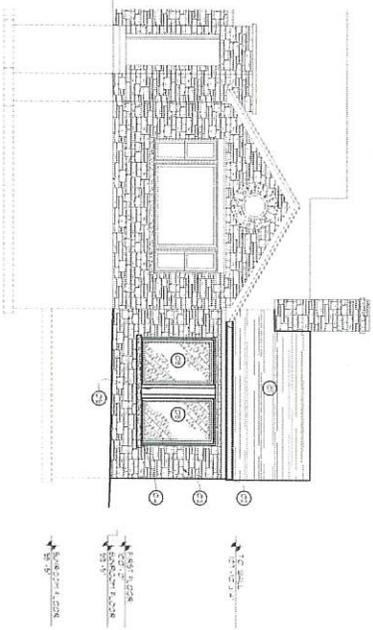
EXTERIOR ELEVATION KEY

1	SCREEN ENLARGED PLAN	3	SCREEN ENLARGED PLAN
2	SCREEN ENLARGED PLAN	4	SCREEN ENLARGED PLAN
3	SCREEN ENLARGED PLAN	5	SCREEN ENLARGED PLAN
4	SCREEN ENLARGED PLAN	6	SCREEN ENLARGED PLAN



REAR ELEVATION

1:0 = 1/4



FRONT ELEVATION

1:0 = 1/4

<p>03</p> <p>SECTION & ELEVATIONS</p>	<p>SODNIK 3 SEASON ROOM 1208 WELLAUER DRIVE WAUKATOSA, WI 53095</p>	<p>DIMENSION, INC. DESIGN • BUILD • REMODEL</p>	<p>Source1 PROJECT SOLUTIONS Healthy Consulting • Architectural & Interior Design</p>
--	--	---	---

Wendy & Marion Sodnik
7208 Wellauer Drive (NW Corner 72nd and Wellauer)
Wauwatosa, WI 53213

September 19, 2016

Dear Neighbors,

We wanted to let you know about a screened in porch addition we are hoping to build. As the enclosed plans illustrate, we are proposing to add a 17' x 12' attached porch to the EAST SIDE of our house. The exterior of this screened in porch will look exactly like the rest of the house, complete with full height matching Lannon stone with a round gable window (like the two at the front of the house). The entire roof will likely be replaced in the process, so all the roofing materials would be the same age, material and color. Please review the attached drawings. The estimated build time is 4-6 weeks.

We love our home and the neighborhood we live in but our corner lot really has no private back yard (currently there's only 4' to the lot line). We also have no access to the EAST SIDE yard. Grilling must be done in our garage OR we would need to walk around the house to access the grill currently located on a gravel patio area on the EAST SIDE of the house. This patio area is currently concealed by the existing dense hedge. The new screened in porch would be built with in that current hedge leaving the street view untouched.

The reason for this letter is we are looking for your support for our project. According to City Code, the shortest side of the lot is considered the front of the house. In our case this is the EAST SIDE of our corner lot, not the front door/garage door side. Any residence building must be 30' or greater from the front lot line. The proposed screened in porch would be only 18' from the front lot line. Therefore, in order to build this, we would need a variance from the Zoning Board. Your support would go a long way to secure this variance.

Please indicate on the attached sheet your acceptance or refusal of this proposed screened in porch, and sign above your corresponding address. Please then return the signature page only to us in the enclosed self-addressed, stamped envelope by **October 01, 2016** and keep the remaining paper work for your records. In the event that you are not in favor of this project if you would be so kind as to explain why or give us a call.

Questions, please call Wendy: 414-475-6655 or Marion: 414-839-7514

After returning our letter, if you would like to attend the Board of Zoning Appeals meeting about this proposed project, it will be held on Thursday, October 27 at 7:00 p.m. in Conference Room #1 at City Hall.

Sincerely,

Wendy & Marion Sodnik

(Attachment)

3315 N 124th Street, Suite A
Brookfield, WI 53005

Source 1 Project Solutions, Inc

www.source1ps.com
p: 262-402-6600



Wendy & Marion Sodnik
7208 Wellauer Drive (NW Corner 72nd and Wellauer)
Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: John & Magdalene Oszewski

I am **IN** support the zoning variance for the project.

I would **NOT** support the zoning variance of this project.

Signature:

John & Magdalene Oszewski
7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd

613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

7131 Grand Parkway

Comments _____



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
7208 Wellauer Drive (NW Corner 72nd and Wellauer)
Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Kadie Yarso

I am **IN** support the zoning variance for the project.
 I would **NOT** support the zoning variance of this project.

Signature:

7215 Wellauer Drive

7222 Wellauer Drive

Kadie Yarso
7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd

613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

7131 Grand Parkway

Comments _____



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: RUEDI AND JULIE GINGRASS

I am **IN** support the zoning variance for the project.

I would **NOT** support the zoning variance of this project.

Signature:

 7215 Wellauer Drive

 7222 Wellauer Drive

*Ruedi Gingras
 Julie Gingras*

 7129 Wellauer Drive

 7130 Wellauer Drive

 524 N 72nd

 533 N 72nd

 613 N 72nd

 614 N 72nd

 619 N 72nd

 622 N 72nd

 7205 Grand Parkway

 7131 Grand Parkway

Comments _____



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Steve and Melissa Holland

I am **IN** support the zoning variance for the project.
 I would **NOT** support the zoning variance of this project.

Signature:

7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

Melissa Holland Steve S. Holland

524 N 72nd

533 N 72nd

613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

7131 Grand Parkway

Comments _____



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Kelly Assenheimer

I am **IN** support the zoning variance for the project.
 I would **NOT** support the zoning variance of this project.

Signature:

 7215 Wellauer Drive

 7222 Wellauer Drive

 7129 Wellauer Drive

 7130 Wellauer Drive

 524 N 72nd



 533 N 72nd

 613 N 72nd

 614 N 72nd

 619 N 72nd

 622 N 72nd

 7205 Grand Parkway

 7131 Grand Parkway

Comments _____



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Mary Garcia-Velez

I am **IN** support the zoning variance for the project.
 I would **NOT** support the zoning variance of this project.

Signature:

7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd

Mary Garcia-Velez
 613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

7131 Grand Parkway

Comments Good luck with the project.



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Chuck + Pat Bilot

I am **IN** support the zoning variance for the project.
 I would **NOT** support the zoning variance of this project.

Signature:

7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd


613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

7131 Grand Parkway

Comments _____



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

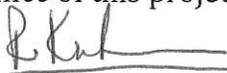
September 20, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Patty & Bob Kuhn

I am **IN** support the zoning variance for the project.

I would **NOT** support the zoning variance of this project.

Signature: 
625 N 72nd Street

7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd

613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

7131 Grand Parkway

Comments _____



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 20, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Jane & Terry Rice

I am **IN** support the zoning variance for the project.
 I would **NOT** support the zoning variance of this project.

Signature:

7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd

613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

Jane L. Rice / Terry Rice
 7134 Grand Parkway

Comments looks fabulous!!

Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)



Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 20, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Heather Bachowski

I am **IN** support the zoning variance for the project.
 I would **NOT** support the zoning variance of this project.

Signature:

7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd

613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

Heather Bachowski
7205 Grand Parkway

7131 Grand Parkway

Comments Jason & I have no concerns & hope that your project is approved.

Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)



Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Jeffrey Natrop

I am **IN** support the zoning variance for the project.

I would **NOT** support the zoning variance of this project.

Signature:

7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd

613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

7131 Grand Parkway

Comments See attached letter to city planner



Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

From: jeffnatrop@icloud.com

To: tszudy@wauwatosa.net

Cc: mwalsh@wauwatosa.net

Date: Monday, September 26, 7:17 PM

City of Wauwatosa Planner,

I received a letter today from our neighbor asking us to support their request for a setback variance in the front yard. Their hardship is that they have a very limited back yard which is definitely the case. They are asking to construct a 'screened porch' however it appears from the drawings to be a full-fledged addition constructed with a stone veneer and windows.

If we could be guaranteed that this would be the only such request in the neighborhood I would be inclined to support it. However if approving this request opens the door to everyone living on a corner lot with a limited backyard space to expand into the front yard I object to it.

Recently there was a home constructed directly north of our home. The distance between the structures is about 9'. There is even less room between the next home to the North. The front of the house is positioned 2' in front of our home. The garage and the double wide driveway which is on a steep grade dominate the front of the house.

They positioned all of their 2nd floor windows across from our windows. Originally they were to be positioned on the other side of the house but they decided to flip the house plan to 'save money' on having to build a retaining wall for their driveway. We didn't find out about the change until the house was going up. In reality they should not have flipped the plan, they should have just lowered the garage and eliminated the obnoxious grade change on their driveway between the street and the garage. It is an **ugly** situation. Had they positioned their garage in the back of the home like every other center lot in the neighborhood there would at least be a reasonable distance between the homes.

In order to mitigate this situation I have imported 12' tall arbor vitae from Oregon to screen our home from theirs. This works, but has cut off all of the natural light to our living room.

During construction they insisted upon connecting to the water main that runs between our homes in lieu of a sidewalk in front of the house. They dug down within 12" of my house to below my garage frost wall endangering the structure of my home. How does the City expect to be able to replace the water main when it goes bad in the future? There is no way to dig between the houses. There is no way for them to get a piece of equipment to

Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

their back yard. Why did the city permit this home to be constructed in its current configuration?

1.c

We live in a very densely planned subdivision. Until the city has studied and modified the existing subdivision regulations in the neighborhood to prevent further value damaging additions and new homes think the City should place a moratorium on any further construction.

Jeffrey Natrop

619 N 72nd St

Wauwatosa, WI

RENNER ARCHITECTS LLC

[414.273.6637](tel:414.273.6637) office

[414-708-6091](tel:414-708-6091) cell

[414.273.6638](tel:414.273.6638) - Fax

Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)

Wendy & Marion Sodnik
 7208 Wellauer Drive (NW Corner 72nd and Wellauer)
 Wauwatosa, WI 53213

September 19, 2016

In regards to the proposed screened in porch addition, at the above address, as seen on the plans dated September 08, 2016;

Printed Name: Laurie Panella

I am **IN** support the zoning variance for the project.
 I would **NOT** support the zoning variance of this project.

Signature:

[Handwritten Signature]

7215 Wellauer Drive

7222 Wellauer Drive

7129 Wellauer Drive

7130 Wellauer Drive

524 N 72nd

533 N 72nd

613 N 72nd

614 N 72nd

619 N 72nd

622 N 72nd

7205 Grand Parkway

7131 Grand Parkway

Comments Great Project! Love the idea!

9315 N 124th Street, Suite A
 Brookfield, WI 53005

Source 1 Project Solutions, Inc

www.source1ps.com
 p: 262-402-6600



Seemless!
 I love the idea, you will so enjoy the addition. If you get neighbors that are against the idea, let me know. - I will come to the house meeting to support the installation.

Attachment: neighbor letters (4478 : 7208 Wellauer Dr - front setback variance)



Board of Zoning Appeals Application

City of Wauwatosa
 Planning Division
 7725 West North Avenue
 Wauwatosa, WI 53213
 414-479-8957
www.wauwatosa.net

Section 24 of the City Code establishes a Zoning Appeals Board for the purpose of hearing appeals and granting variances and exceptions to provisions in the zoning code. Meetings of the Board of Zoning Appeals are usually conducted at Wauwatosa City Hall at 7:00 p.m. on the fourth Thursday of the month. It is suggested that you discuss your proposal with Planning staff and READ THE CRITERIA FOR GRANTING A VARIANCE prior to submitting an application (see reverse side).

PROPERTY INFORMATION

Project Address: 7208 Wellauer Drive Tax Key #: 4060224000
 Current Zoning: R1-6 - Single-unit Residential-6 Aldermanic District: 4-12
 Description of Proposal Front yard variance on corner lot for 3 season room addition

ATTACH DETAILED DESCRIPTION OF PROPOSAL including what is being requested, the rational, the hardships involved, etc

In order to be placed on the Board of Zoning Appeals agenda, the Planning Division must receive the completed application, fee, project description, 3 sets of plans (max. size 11" by 17") of the plans by the applicable deadline. **SEE REVERSE FOR DEADLINES AND ADDITIONAL INFORMATION.**

<u><i>Applicant or Agent Information</i></u>	<u><i>Property Owner Information</i></u>
Name <u>David Kallie</u>	Name <u>Wendy & Marion Sodnik</u>
Company <u>Dimension, Inc</u>	Company _____
Address <u>1855 Alverno Drive</u>	Address <u>7208 Wellauer Drive</u>
City <u>Brookfield</u> State <u>WI</u> Zip <u>53005</u>	City <u>Wauwatosa</u> State <u>WI</u> Zip <u>53213</u>
Phone <u>262-424-8161</u>	Phone <u>414-839-7514</u>
Email <u>davekallie@dimension-dbr.com</u>	Email <u>wsodnik@gmail.com</u>

Applicant or Agent Signature: *David Kallie* Date: October 04, 2016
 Property Owner Signature: *Wendy & Marion Sodnik* Date: October 04, 2016

APPLICATION FEE \$250
 TYPE: Variance Appeal
Make checks payable to City of Wauwatosa

<p>FOR CITY USE ONLY: Accepted by <u><i>[Signature]</i></u> Date <u>10/5/16</u> <input type="checkbox"/> MT ID <u>4478</u> Acct# 01-521-4410-040</p>	<p>Fees Amount Paid <u>250.00</u> Receipt # <u>10/05/16</u> Date paid <u>10/5/16</u></p>	<p>Meeting Dates BZA <u>10/27</u> Other _____ Updated Nov 2015</p>
---	--	--

Attachment: 7208 Wellauer application (4478 : 7208 Wellauer Dr - front setback variance)