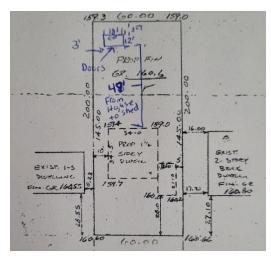


STAFF REPORT REQUESTED VARIANCE FOR 8121 W BELOIT RD PARCEL NO. 516-9979-003

WEST ALLIS BOARD OF APPEALS Tuesday, May 10 6:00 PM City Hall – Room 128

Request for Area Variance: Appeal of Ryan Hutto to construct a residential accessory building on the above reference property. The proposed residential accessory building would be 216 sq. ft. Per section 12.10(2)(h) of the West Allis Revised Municipal Code, residential accessory buildings may not exceed 150 sq. ft.

The applicant would like the larger accessory building for storage, so that they can fit a car into the property's garage. The applicant believes 150 sq. ft. is not sufficient for this purpose, and 216 sq. ft. will be necessary to create enough space for the vehicle in the garage. The applicant's garage is a 1-car garage and is 324-sf. For comparison, the typical 2-car garage is about 484-sf.







Staff Comments: In response to the request for a variance, staff would typically recommend increasing the garage size, which is below the 1,000 sq. ft. maximum. However, the unique circumstances of this property prevent feasible alternatives. The building and side lot line setback prevent garage expansion sideways. Expansion to the front lot line would be unsightly and expansion to the rear would force a relocation of the existing patio and block existing windows. The proposed shed is 66 sq. ft. larger than allowed, but due to the small size of the garage there would not be an undue concentration of accessory buildings on this property. Additionally, the proposed location is well-situated on the rear corner of the lot.

The City adopted a new zoning code May 6. This project may be compared to the regulations of either the old or new zoning code. The relevant standards did not change with the updated code. Ultimately, staff considers this request not objectionable due to the property's unique circumstances.

Recommendation:

Recommend approval of an appeal to request a variance pursuant to Section 12.10(2)(h) of the West Allis Revised Municipal Code, for a variance to construct the proposed residential accessory building at 8121 W Beloit Rd (Parcel No. 516-9979-003).