



Jill Gregoire
Zoning Inspector
Department of Building Inspections & Neighborhood Services
414.302.8418
jgregoire@westalliswi.gov

February 19, 2018

Mark Stepanovich
1114 S. 98th St.
West Allis, WI 53214

RE: Written Notice of Permit Refusal No. 2018-03
Address: 1114 S. 98th St.
Tax Key: 443-0338-001
Zoning: RA-3 Low Density Residential

Dear Property Owner:

On February 14th, 2018, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage is twenty six feet (26') by fifty feet (50'), which is one thousand three hundred (1,300) square feet in area.

Your permit is denied because it is in violation of the following section of the West Allis Revised Municipal Code.

12.10 GENERAL PROVISIONS.

* * *

(2) Accessory Buildings. Accessory buildings are permitted as a matter of right in all of the Zoning Districts established under this Subchapter. Such buildings are, however, subject to all applicable general and specific regulations set forth in this Subchapter. The following shall apply to residential uses.

* * *

(f) A garage(s) shall not exceed one thousand (1,000) square feet in total area and a detached garage shall not exceed eighteen (18) feet in height.

Therefore, the garage is required to be a maximum of one thousand (1,000) square feet in total area. The proposed garage is one thousand three hundred (1,300) square feet in total area, which is three hundred (300) square feet larger than the code allows.

Because the proposed garage is too large in total area, it does not meet the code, and is not allowed.

You may appeal this decision to the West Allis Board of Appeals. Information on filing an appeal can be obtained by contacting the Director of Building Inspections & Neighborhood Services at 414-302-8400.

Sincerely,

Jill Gregoire Zoning Inspector
City of West Allis Department of Building Inspection and Neighborhood Services
Phone: (414)302-8418
Email: jgregoire@westalliswi.gov

cc: Property File

Receipt No. 63973

Amount Pd \$150.00

Meeting Date 4-10-2018

Approx. Time 5:30 P.M.

Room No: 222

Address: 1114 S. 98th St.
Tax Key: 443-0338-001
Permit Refusal #2018-03

Board of Appeals
City of West Allis

I hereby request a variance to construct a detached garage that will be one thousand three hundred (1,300) square feet in total area, which is three hundred (300) square feet larger than the code allows.

Thank you for your consideration.

Signature

Mark J. Stefanovich

Print Name:

MARK J STEFANOVICH

Address:

1114 S. 98th WEST Allis, WI, 53214

Telephone No.

414-313-9260

Email:



City of West Allis
Department of Building Inspection & Neighborhood Services
7525 W. Greenfield Ave., West Allis, WI 53214
Phone: (414) 302-8400 Fax: (414) 302-8402
www.westalliswi.gov/BINS

App No: **13011**

BUILDING PERMIT APPLICATION

Section I - Location

a. Project Address: 1114.5. 98th WEST Allis WI 53214

b. Property Owner: ☒ Single Fam. ☐ Two Family ☐ Multi-Family ☐ Comm. ☐ Industrial ☐ Tax Exempt ☐ Mobile Home
MARK STEFANOVIK Phone: 414-313-9260
Owner Address: 1114.5. 98th E-Mail: _____

c. Business Name _____ Phone: _____
☒ Contact Person: Mark E-Mail: _____

d. Contractor Owner Bus. Phone: _____
Address: _____
☐ Contact Person: _____ Phone: _____

The following certifications are **REQUIRED** for any work to a one- or two-family dwelling
Dwelling Contractor Certification # _____ Dwelling Contractor Qualifier # _____

e. Architect/Eng. _____ E-Mail: _____
Address: _____
☐ Contact Person: _____ Phone: _____

Check box next to main contact person above (inspector questions/permit pickup) E-Mail: _____

Section II - Contractor/Contacts

f. Permit for: ☐ New Bldg ☐ Addition ☐ Alteration ☒ Demo ☐ Erosion Control ☐ Other

g. Description TEAR DOWN EXISTING GARAGE TO BUILD NEW ONE
of Project: _____

Explain: (i.e.: New Single Family Home, Alteration to Tenant Suite, Swimming Pool Installation, 24x24 Garage, etc.) For fence use other side to draw location.

h. Estimated Cost of Construction: \$ _____

*** DO NOT WRITE BELOW THIS LINE ***

Req.	Approved	Req.	Approved	Req.	Approved
<input checked="" type="checkbox"/> Zoning	<u>56</u>	<input type="checkbox"/> Plan Approval	_____	<input type="checkbox"/> WAFD Plans Sent	_____
<input type="checkbox"/> Building Setbacks	_____	<input type="checkbox"/> Building No	_____	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Yard Grade	_____	<input type="checkbox"/> DPW Driveway	_____		

Building Inspector Notes: _____

Tax Key # _____ Zoning Class: _____ Zoning Notes: _____

Permit Fee: _____
Erosion Control Fee: _____
Plan Review Fee: _____
House # Fee: _____
Other: _____
Total Permit Fees: _____

Final Zoning Approval
56
(Inspector)
2-19-18
(Date)

Final Building Approval

(Inspector)

(Date)

Stamp Official Date Received
CITY OF WEST ALLIS
BLDG. & ZONING
FEB 14 2018
RECEIVED
TIME 11:35am PER 99



City of West Allis
Department of Building Inspection & Neighborhood Services
7525 W. Greenfield Ave., West Allis, WI 53214
Phone: (414) 302-8400 Fax: (414) 302-8402
www.westalliswi.gov/BINS

App No:

13012

BUILDING PERMIT APPLICATION

Section I - Location

a. Project Address: 1114.5. 98th WEST Allis WI 53214

☒ Single Fam. ☐ Two Family ☐ Multi-Family ☐ Comm. ☐ Industrial ☐ Tax Exempt ☐ Mobile Home

b. Property Owner: MARK STEFANOVICH Phone: 414-313-9260

Owner Address: 1114.5. 98th E-Mail: _____

c. Business Name _____ Phone: _____

☒ Contact Person: Mark E-Mail: _____

d. Contractor Owner Bus. Phone: _____

Address: _____

☐ Contact Person: _____ Phone: _____

The following certifications are **REQUIRED** for any work to a one- or two-family dwelling

Dwelling Contractor Certification # _____ Dwelling Contractor Qualifier # _____

e. Architect/Eng. _____ E-Mail: _____

Address: _____

☐ Contact Person: _____ Phone: _____

Check box next to main contact person above (inspector questions/permit pickup) E-Mail: _____

Section II - Contractor/Contacts

f. Permit for: ☒ New Bldg ☐ Addition ☐ Alteration ☐ Demo ☐ Erosion Control ☐ Other

g. Description 26'-0 X 50'-0 GARAGE

of Project: _____

Explain: (i.e.: New Single Family Home, Alteration to Tenant Suite, Swimming Pool Installation, 24x24 Garage, etc.) For fence use other side to draw location.

h. Estimated Cost of Construction: \$ 15,000

*** DO NOT WRITE BELOW THIS LINE ***

Req.	Approved	Req.	Approved	Req.	Approved
<input type="checkbox"/> Zoning	_____	<input type="checkbox"/> Plan Approval	_____	<input type="checkbox"/> WAFD Plans Sent	_____
<input type="checkbox"/> Building Setbacks	_____	<input type="checkbox"/> Building No	_____	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Yard Grade	_____	<input type="checkbox"/> DPW Driveway	_____		

Building Inspector Notes: _____

Tax Key # _____ Zoning Class: _____ Zoning Notes: _____

Permit Fee: _____

Erosion Control Fee: _____

Plan Review Fee: _____

House # Fee: _____

Other: _____

Total Permit Fees: _____

Final Zoning Approval

(Inspector)

(Date)

Final Building Approval

(Inspector)

(Date)

Stamp Official Date Received

CITY OF WEST ALLIS
BLDG. & ZONING

FEB 14 2018

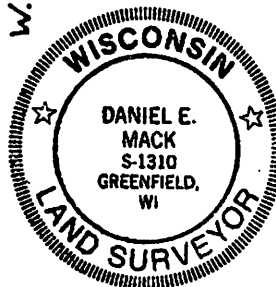
RECEIVED
TIME 11:35am PER

[Signature]

FILE

SURVEY No. QQ136401

The North 53.75 feet of Lot 12, Block 6 in Assessment Subdivision No. 69, being a part of the Southeast 1/4 of Section 32, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin. Excepting therefrom that part dedicated for public street purposes.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

Daniel E Mack

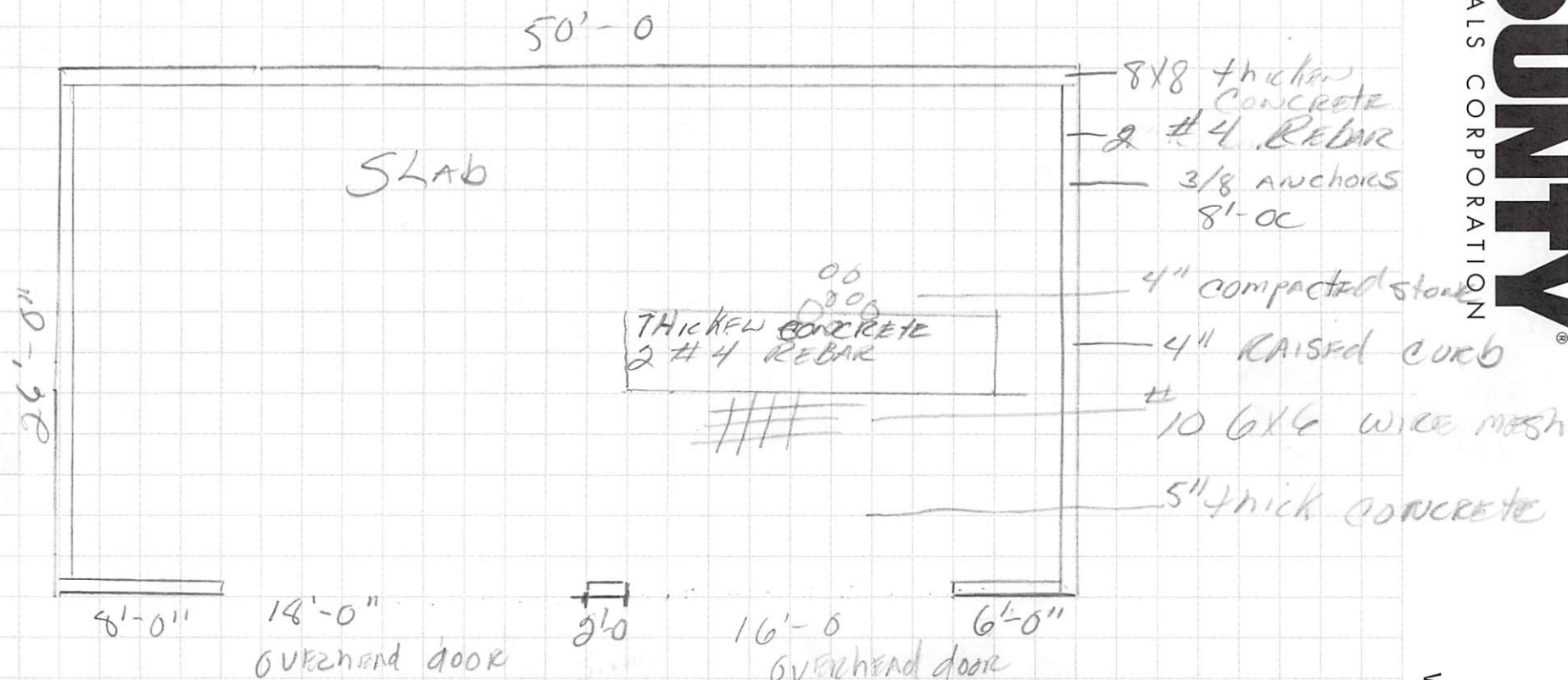
DATED AT GREENFIELD, THIS17th... DAY
OFApril..... 2001

DANIEL E. MACK
REGISTERED LAND SURVEYOR 8-1310
12100 W. CHAPMAN AVENUE
GREENFIELD, WISCONSIN 53228
(414) 529-3919



COUNTY
MATERIALS CORPORATION

www.countymaterials.com

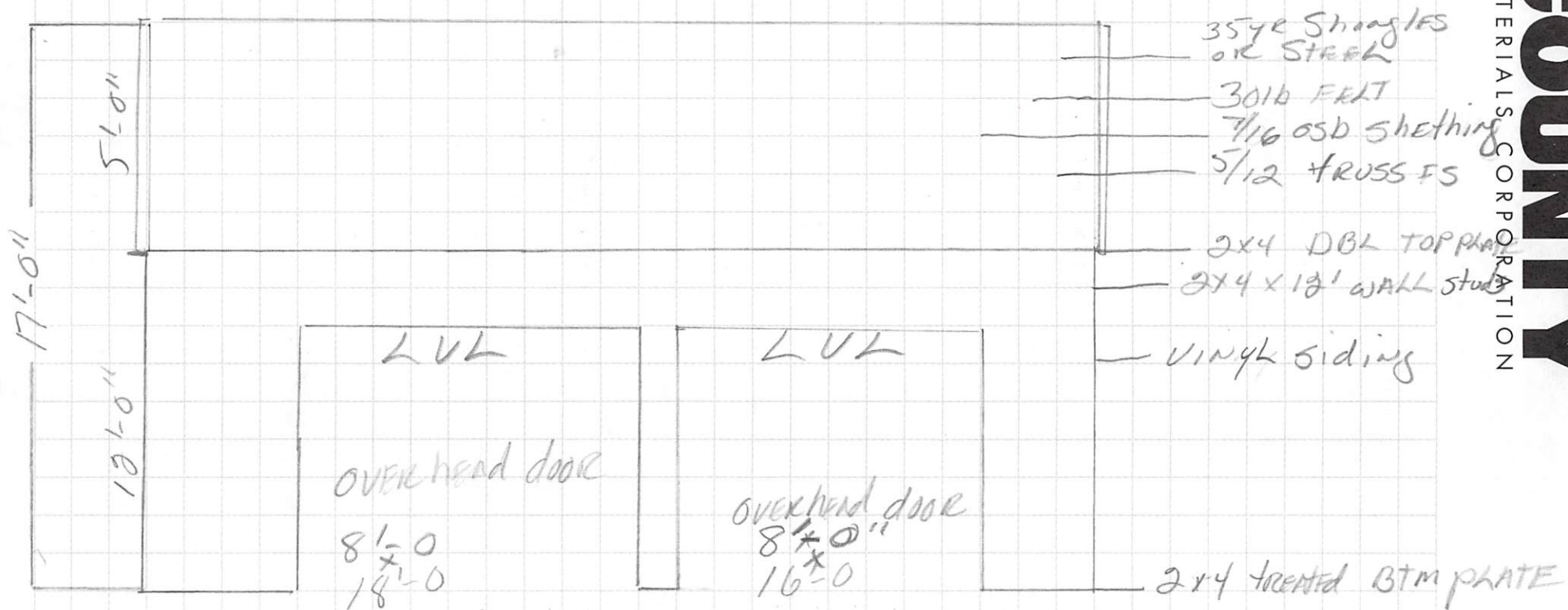


1114. S. 98th



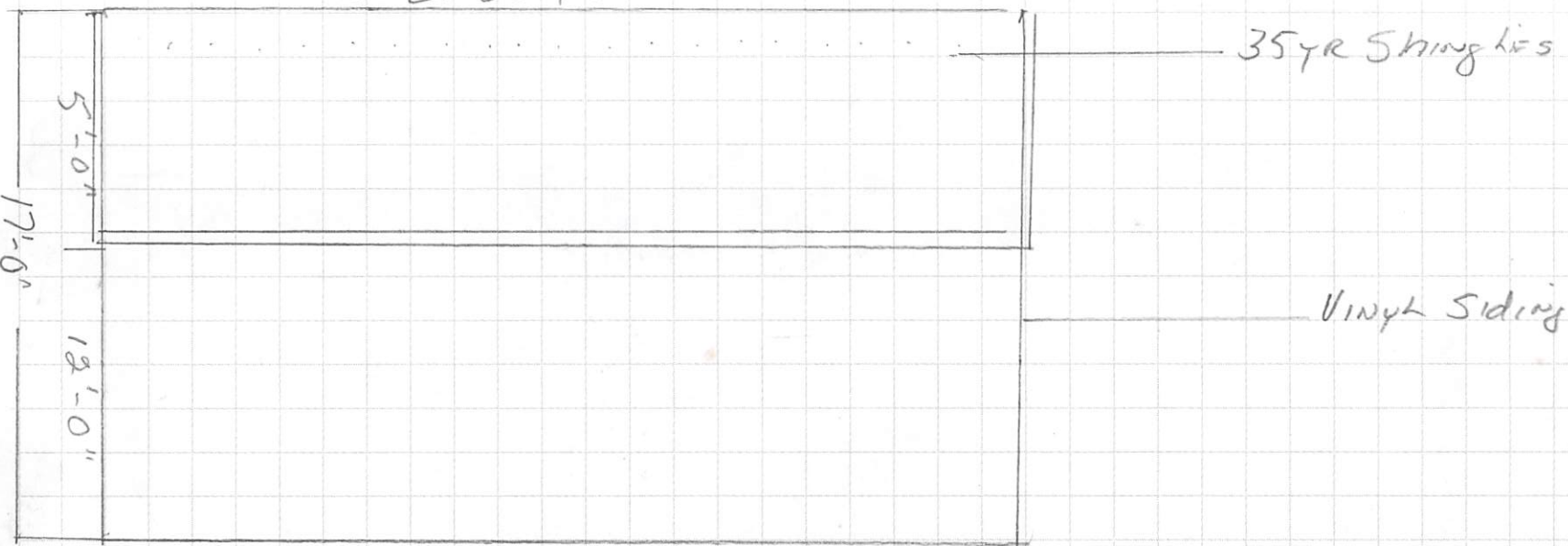
COUNTY
MATERIALS CORPORATION

www.countymaterials.com

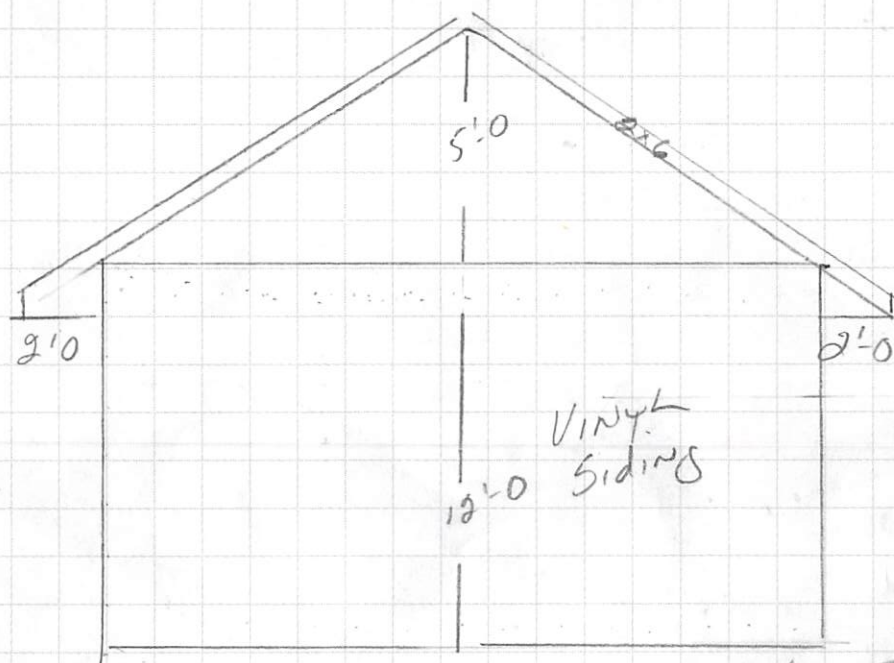


MARK STEFANOVICH
1114 S. 98th
WEST Allis WI
53214

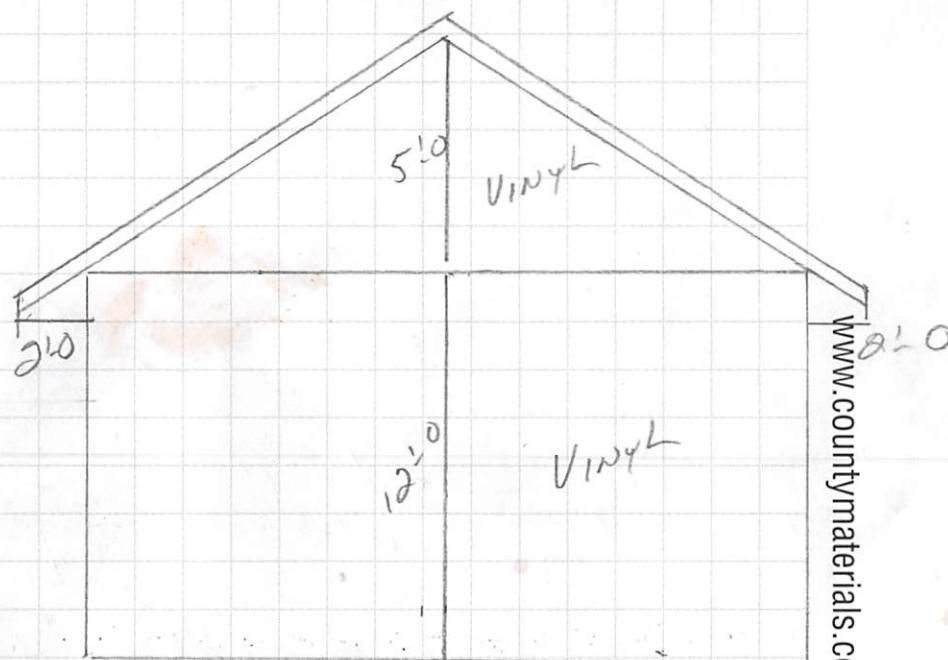
REAR ELEVATION



EAST ELEVATION



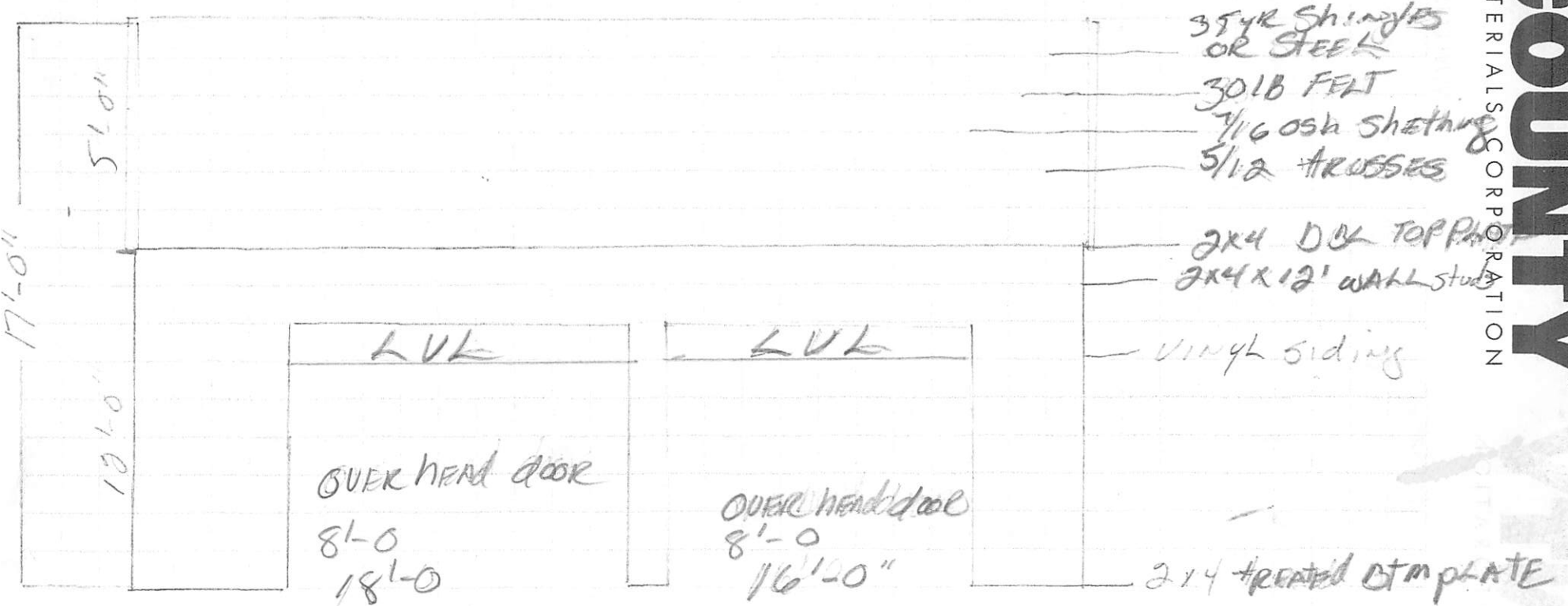
WEST ELEVATION





COUNTY
MATERIALS CORPORATION

www.countymaterials.com

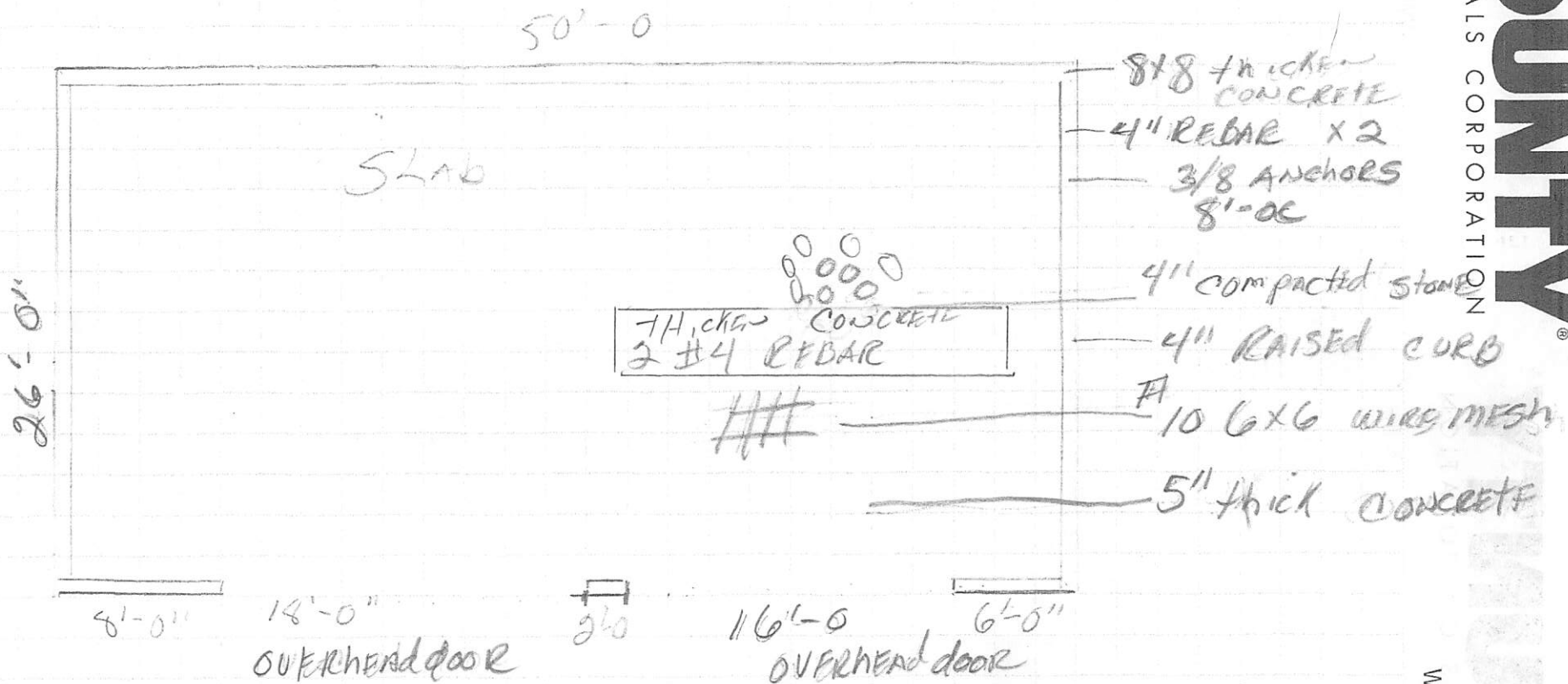


MARK STEFANOVICH
1114 S. 98th
WEST APTS WI
53214



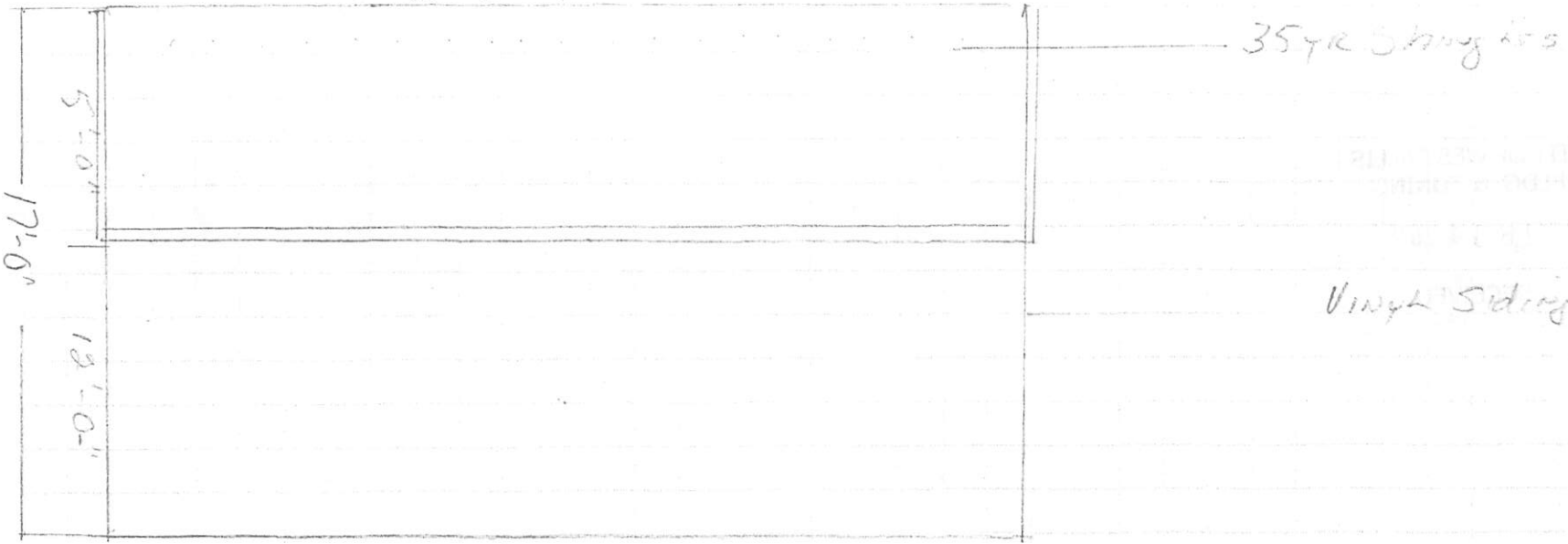
COUNTY
MATERIALS CORPORATION

www.countymaterials.com

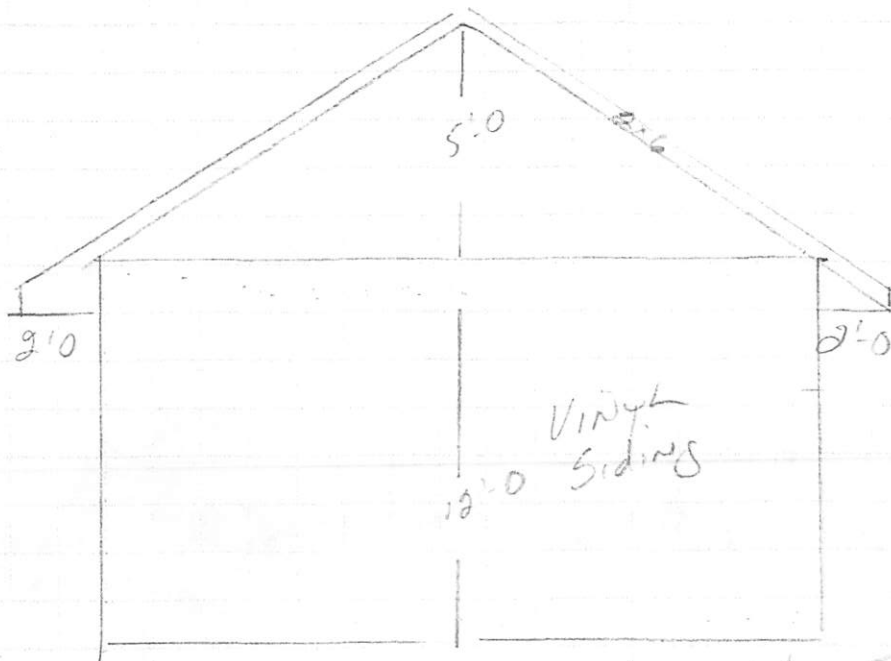


1114. S. 98th

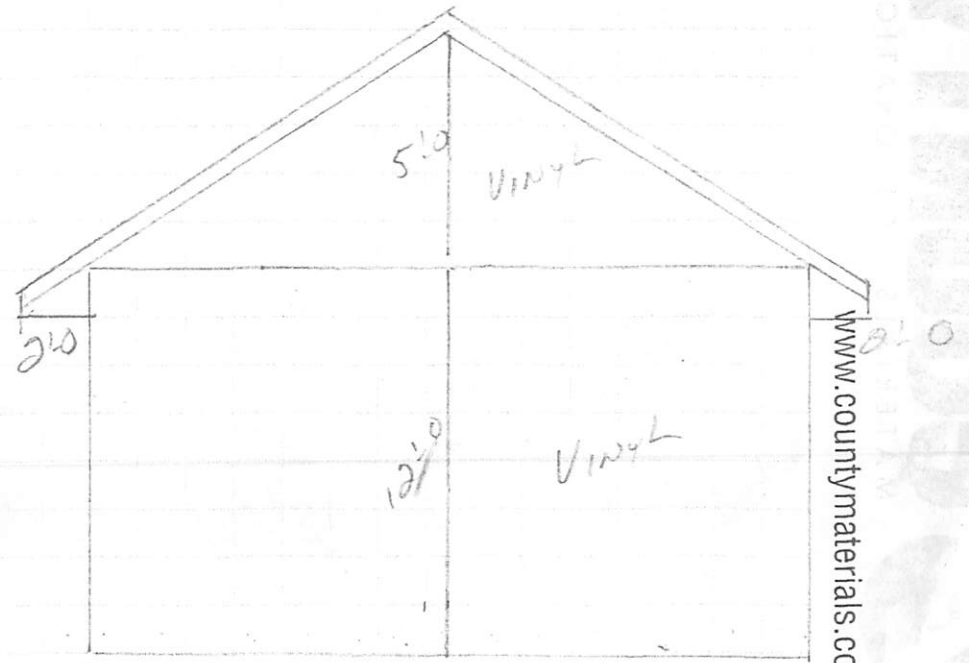
REAR ELEVATION



EAST ELEVATION



WEST ELEVATION



4186 S Hill