



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

May 15, 2018

Dan and Connie Boos
2240 S. 65th St.
West Allis, WI 53214

RE: Written Notice of Permit Refusal No. 2018-05
Address: 2240 S. 65th St.
Tax Key: 475-0489-000
Zoning: RB-2 Low Density Residential

Dear Property Owner:

On May 3rd, 2018, an application was made for a permit for a front porch to be erected on the above referenced property. The proposed porch is twelve (12) feet by six (6) feet, which is seventy two (72) square feet in area. Maximum allowable lot coverage for this parcel is fourteen hundred thirty four (1434) square feet, current total coverage is fourteen hundred three (1403) square feet, and total proposed lot coverage is fourteen hundred seventy five (1475) square feet. The front porch addition would result in exceeding the allowable lot coverage by forty one (41) square feet.

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

12.36 RB-2 Residence District.

(7) Lot Coverage.

(a) Main Building, Private Garage(s) and Accessory Building(s).

Lot Type	Combined Coverage Area
Interior Lot	40%

Therefore, the front porch is required to be a maximum of thirty one (31) square feet in total area. The proposed front porch is one seventy two (72) square feet in total area, which is forty one (41) square feet larger than the code allows.

Because the proposed front porch in combination with the dwelling and garage square footage exceeds allowable lot coverage, 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,

A handwritten signature in dark ink, appearing to read "Jill Gregoire", written in a cursive style.

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. 64470

Amount Pd \$150.00

Meeting Date 7-10-2018

Approx. Time 5:30 P.M.

Room No: 222

Address: 2240 65th St.
Tax Key: 475-0489-000
Permit Refusal #2018-05

Board of Appeals
City of West Allis

I hereby request a variance to construct a front porch that will be seventy two (72) square feet in total area, which is forty one (41) square feet larger than the code allows for total lot coverage.

Thank you for your consideration.

Signature 

Print Name: Richard Lass

Address: 1376 S. 97th St. West Allis WI 53214

Telephone No. 262 8941431

Email: rich@millenniummke.com



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: **# 13206**

BUILDING PERMIT APPLICATION

Section I - Location

a. Project Address: 2240 S. 65th St. West Allis WI 53214

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

b. Property Owner: Dan & Connie Boos Phone: 414-477-5569

Owner Address: same E-Mail: _____

c. Business Name _____ Phone: _____

☐ Contact Person: _____ E-Mail: _____

Section II - Contractor/Contacts

d. Contractor: Millennium Windows & Surrroundings LLC Bus. Phone: 262-894-1431

Address: 1376 S. 97th St. West Allis, WI 53214

☐ Contact Person: Richard Lass Phone: same

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

Dwelling Contractor Certification # 949988 Dwelling Contractor Qualifier # 949989

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

Address: _____

☐ Contact Person: _____ Phone: _____

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

Section III - Project

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

g. Description of Project: Remove existing stoop-build new front porch & extend existing roof line over new porch

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: \$ 12,198.-

*** 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
BINS

MAY 03 2018

RECEIVED
TIME 3:33pm PER h

2240 - S. 65th ST.

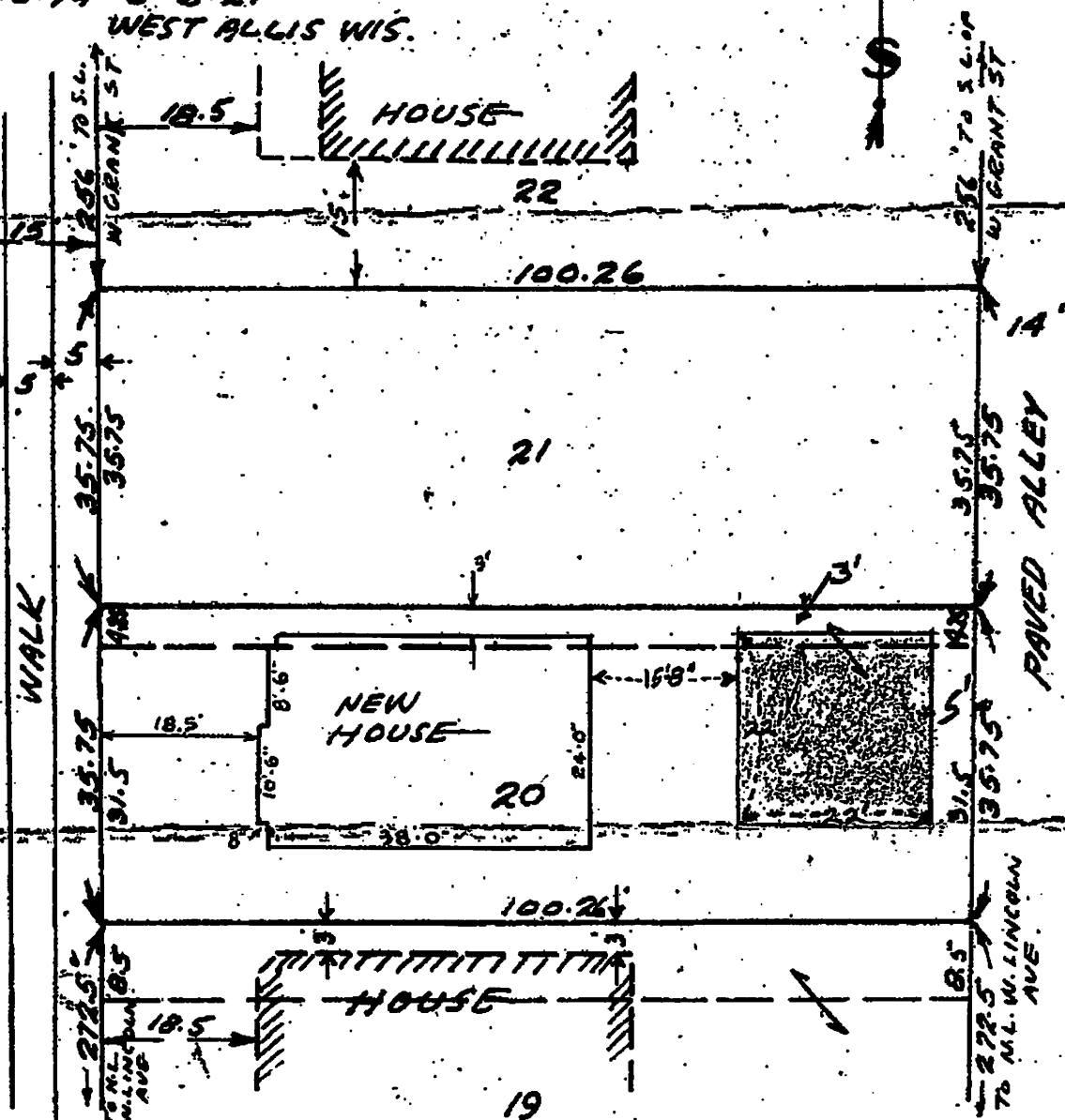
PLAT OF SURVEY
for ED. MCGOVERN
2357 - S. 56th ST.

2240 - S. 65th ST.
THE SOUTH 425 FEET OF LOT 21 &
THE NORTH 315 FEET OF
LOT 20 BLOCK 3
JOS. J. JUNEAU SUBD. No. 3.
S.E. 1/4 - 3 - 6 - 21
WEST ALLIS WIS.

SCALE
1" = 20'



2240 - S. 65th ST.
CURB 3



STATE OF WIS. } S.S.
MILWAUKEE CO. }

I, JOS. DUNLAP, HEREBY CERTIFY
THAT I HAVE MADE A SURVEY OF THE
ABOVE DESCRIBED PROPERTY AND THAT
THE ABOVE PLAT IS TRUE AND CORRECT
MARCH 20 1946

Jos. Dunlap
SURVEYOR.



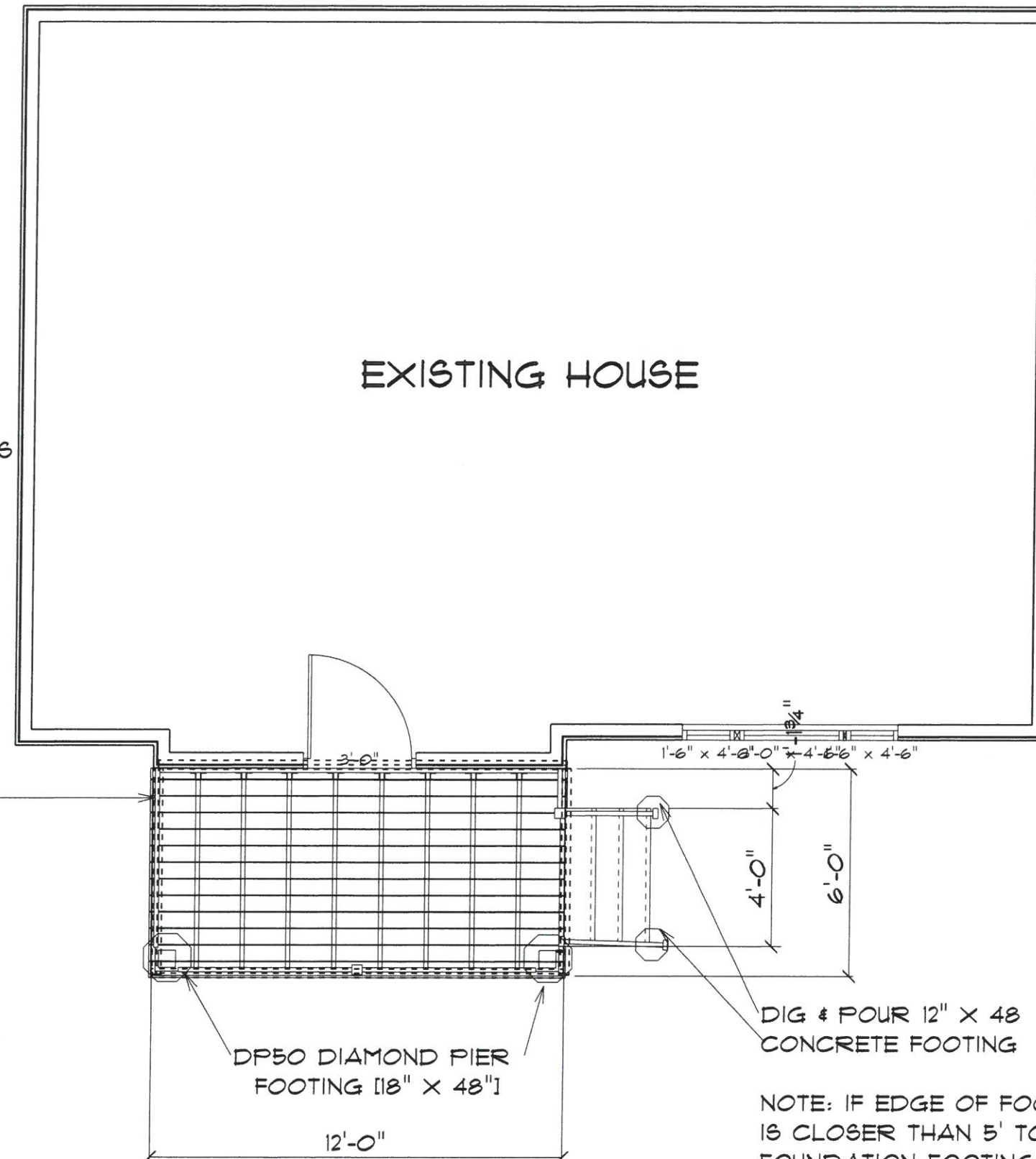
DEMO EXISTING CONCRETE STOOP & STEPS
REMOVE AND HAUL FROM SITE
PREP AREA FOR NEW PORCH & ROOF.

EXTEND EXISTING ROOF LINE
TYPICAL 2" X 8" RAFTERS @ 16" O.C.
1/2" OSB SHEATHING, FELT PAPER
DIMENSIONAL SHINGLES TO MATCH

PROPOSED NEW PORCH:
DIAMOND PIER DP50 FOOTINGS W/
TREATED 6" X 6" SUPPORT POSTS
TO DOUBLE 2" X 12" BEAM UNDER
TREATED 2" X 6" JOISTS @ 16" O.C.
2" X 6" JOIST HANGERS AT HOUSE
LEDGER 1/2" X 6" LAG SCREWS @ 16" O.C.
INLAND RED CEDAR 5/4" DECK BOARDS
STEPS, RAILS & BALLUSTERS @ 4" SPACING
6" X 6" SUPPORT POSTS TO NEW ROOF

MAIN FLOOR

SCALE: 1/4" = 1'-0"



EXISTING HOUSE

DAN & CONNIE BOOS

2240 S 65TH STREET
WEST ALLIS
WI
53214
PHONE: 414-477-5569
FAX:

PAGE:

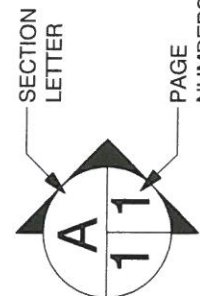
1/2

FLOOR PLAN

DRAWN BY:

SCALE: 1/4" = 1'-0"

DATE: Thursday, May 3, 2018



SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

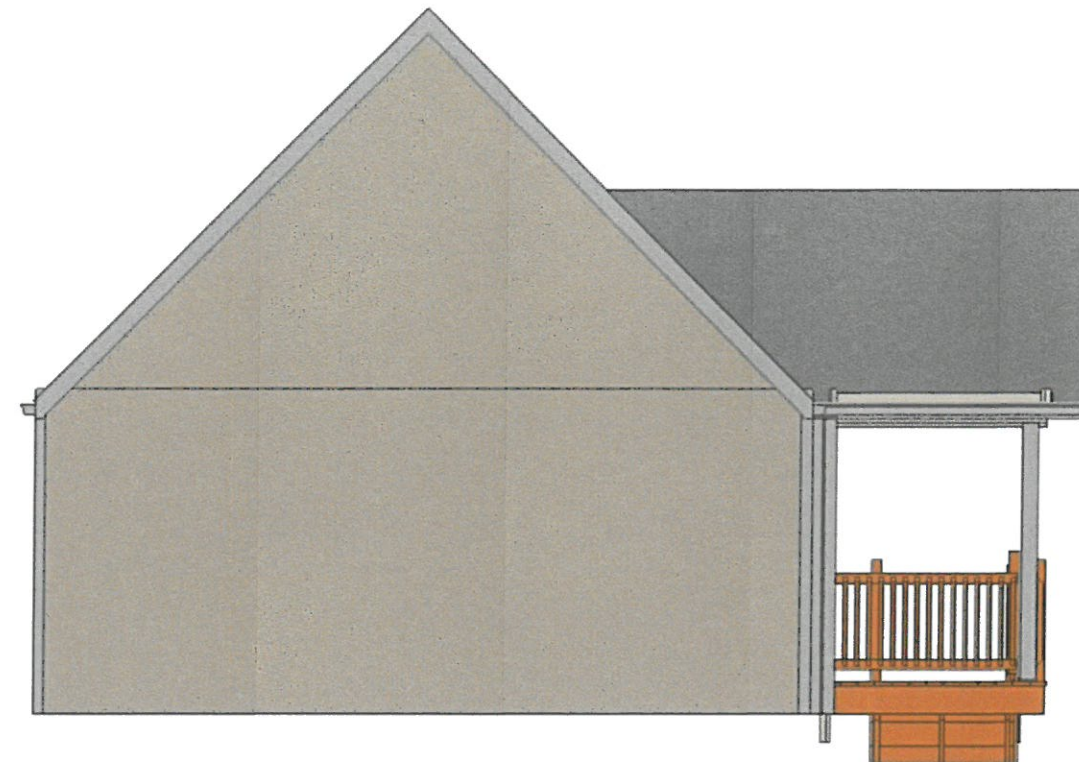
Millennium Sunrooms, L.L.C.

Serving SE WI. Since 2000 PHONE: 262-894-1431
rich@millenniummke.com FAX: See Email
www.millenniummke.com Drawn By: Richard Lass



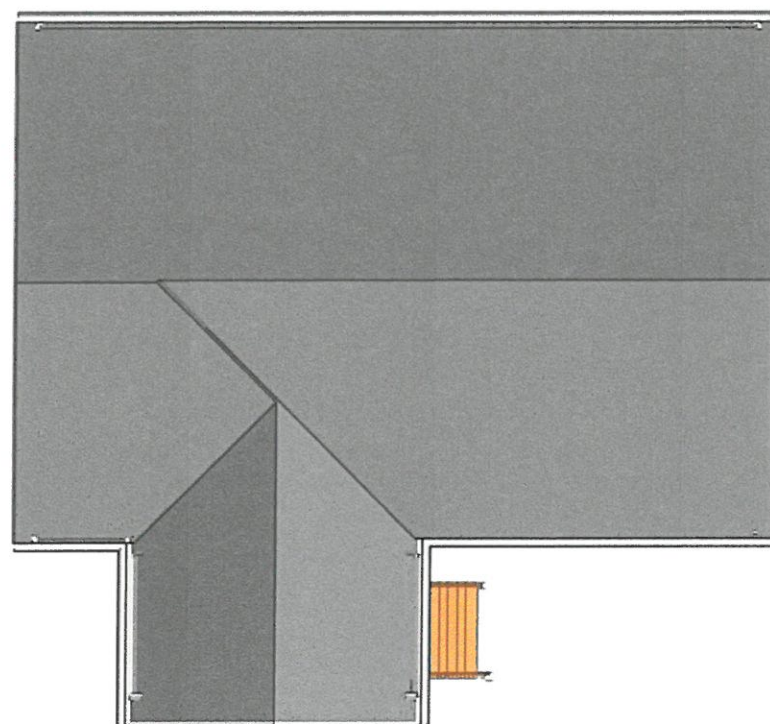
Elevation Front

SCALE: 3/16" = 1'-0"



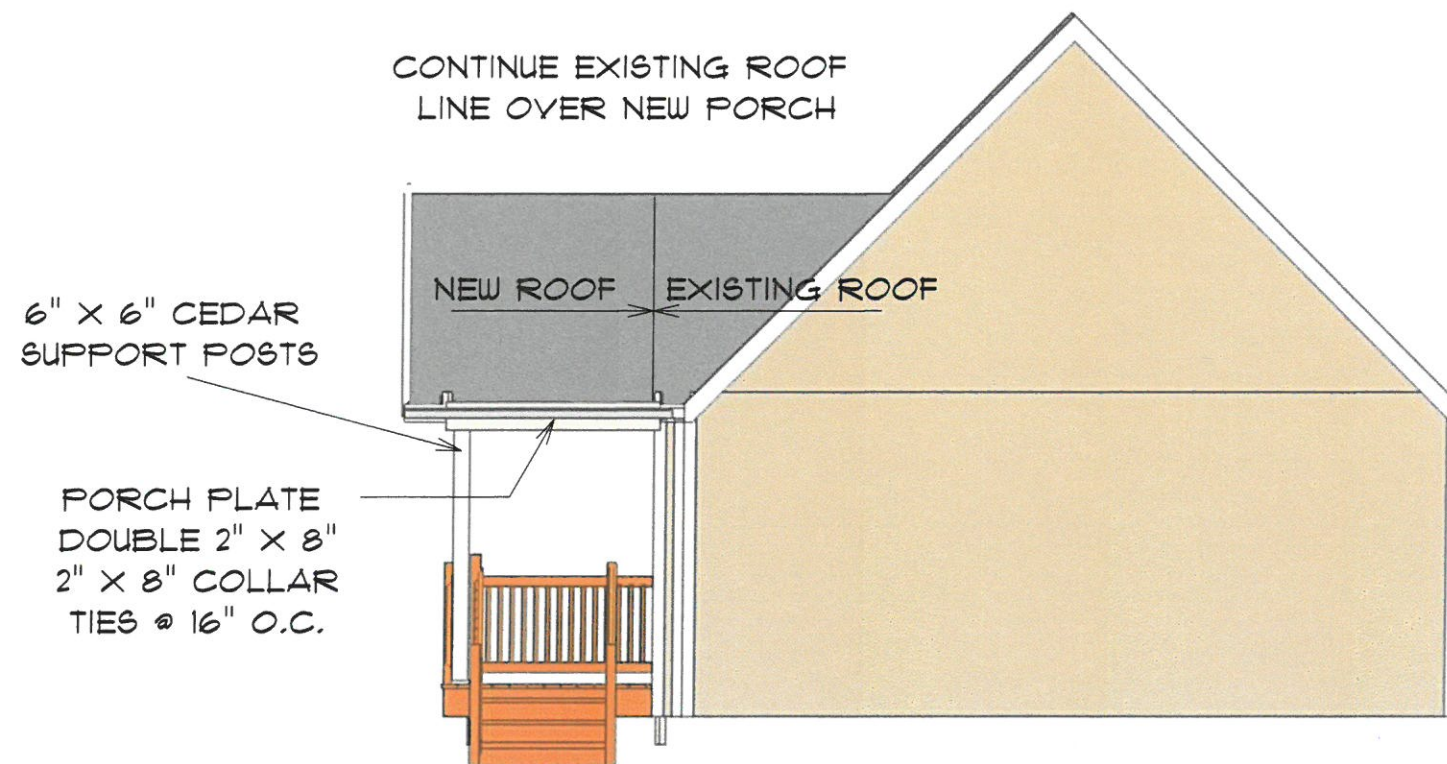
Elevation Left

SCALE: 3/16" = 1'-0"



Elevation Top

SCALE: 1/8" = 1'-0"



Elevation Right

SCALE: 3/16" = 1'-0"

DAN & CONNIE BOOS

2240 S 65TH STREET
WEST ALLIS
WI 53214
PHONE: 414-477-5569
FAX:

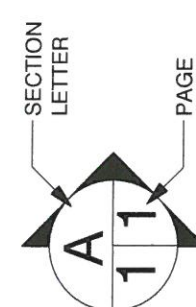
DRAWN BY:

SCALE: As Noted

DATE: Thursday, May 3, 2018

PAGE:

2/2
ELEVATIONS



SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

Millennium Sunrooms, L.L.C.

Serving SE WI. Since 2000 PHONE: 262-894-1431
rich@millenniummke.com FAX: See Email
www.millenniummke.com Drawn By: Richard Lass