



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

June 11, 2018

Donna Johnson
15295 Library Ln
New Berlin, WI 53151

RE: Written Notice of Permit Refusal No. 2018-06
Address: 8535 W. Hayes Ave
Tax Key: 487-0087-000
Zoning: RB-2 Low Density Residential

Dear Property Owner:

On June 5th, 2018, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage is eighteen feet four and one eighth inch ($18\ 4^{1/8}$) in height and eight (8) feet from the West property line.

Your permit is denied because it is in violation of the following sections 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 residential accessory building may not exceed one thousand (1,000) square feet in total area and a detached garage shall not exceed eighteen (18) feet in height.

12.36 RB-2 RESIDENCE DISTRICT

* * *

(10) Side Yard.

* * *

- (a)** Every lot shall have two (2) side yards.

Side Yard	Required Setback (feet)
East or South	Not less than 7
North or West	Not less than 3

- (b)** In the case of a lot where the side yard adjoins a street, that side yard shall be at least the minimum width established by the existing main buildings on that side of the street or that width required in 12.36(10)(a), whichever is greater.

A garage is required to be a maximum of eighteen (18) feet in height. The proposed garage is eighteen feet four and one eighth inch ($18\ 4^{1/8}$) in height, which is four and one eighth ($4^{1/8}$) inch taller than the code allows. In the case of a lot where the side yard adjoins a street, that side yard shall be at least the minimum width established by the existing main buildings on that side of the street or that width required in 12.36(10)(a), whichever is greater. The proposed garage is eight (8) feet from the West property line, whereas the dwelling is eight and eleven tenths (8.11) feet from the property line. In this case, eight and eleven tenths (8.11) feet is the greater required setback.

Because the proposed garage is too tall in height and is too close to the West lot line, 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 Zoning Inspector at 414-302-8418.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Gregoire". The signature is written in a cursive, flowing 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



Jill Gregoire
Zoning Inspector
Department of Building Inspections & Neighborhood Services
414.302-8418
jgregoire@westalliswi.gov

6/11/18

Board of Appeals Request Letter

This form must be returned to the Department of Building Inspection and Neighborhood Services by the submittal date listed below to be placed on the agenda for the next available meeting date. Requests submitted after this date will be moved to the following month. The Board will hear appeals based only on the current proposed plan. Any additional proposed changes to this plan must be submitted with this application. The Board cannot hear or discuss any additional changes once this request has been submitted.

Address:	8535 W Hayes Ave	Receipt No.:	64535
Submittal Date:	6-19-2018	Amount Paid:	\$150
Meeting Date:	7-10-2018	Tax Key:	487-0087-000
Meeting Time:	5:30pm	Permit Refusal:	#2018-06
Room No.	City Hall 222		

I hereby request a variance to construct a detached garage that will be eighteen feet four and one eighth inch ($18\frac{1}{8}$) in height, which is four and one eighth inch ($4\frac{1}{8}$) taller than the code allows. I also request to construct the garage eight feet (8) from the West lot line which is eleven tenths feet (.11) closer than the code allows as the dwelling is eight and eleven tenth feet (8.11) from the West lot line.

Thank you for your consideration.

Signature Kyle Johnson (Donna Johnson)
Print Name: Kyle Johnson (Donna Johnson)
Telephone No. (414) 915-0757 1-262-679-3239
Email: Krazyman67.Kj@gmail.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:

13306

BUILDING PERMIT APPLICATION

Section I - Location

a. Project Address: 8535 W. HAYS AVE West Allis WI

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

b. Property Owner: DOXNA JOHNSON Phone: 262-679-3239

Owner Address: 15295 LIBRARY LN New Berlin E-Mail: doxnam39john@aol.com

c. Business Name 53151 Phone: _____

☐ Contact Person: _____ E-Mail: _____

Section II - Contractor/Contacts

d. Contractor OWNER Bus. Phone: _____

Address: _____

☒ Contact Person: Kyle Johnson (414) 915-0757 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 III - Project

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

g. Description 26' X 34' detached 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: \$ 40,000

*** 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
BINS

JUN 05 2018

RECEIVED
TIME 12:35pm PER 29

34'-0"

26 x 34
Detached Garage

Kyle Johnson
8535 W Hayes
West Allis

6'-0"

3'-0"

10'-0"

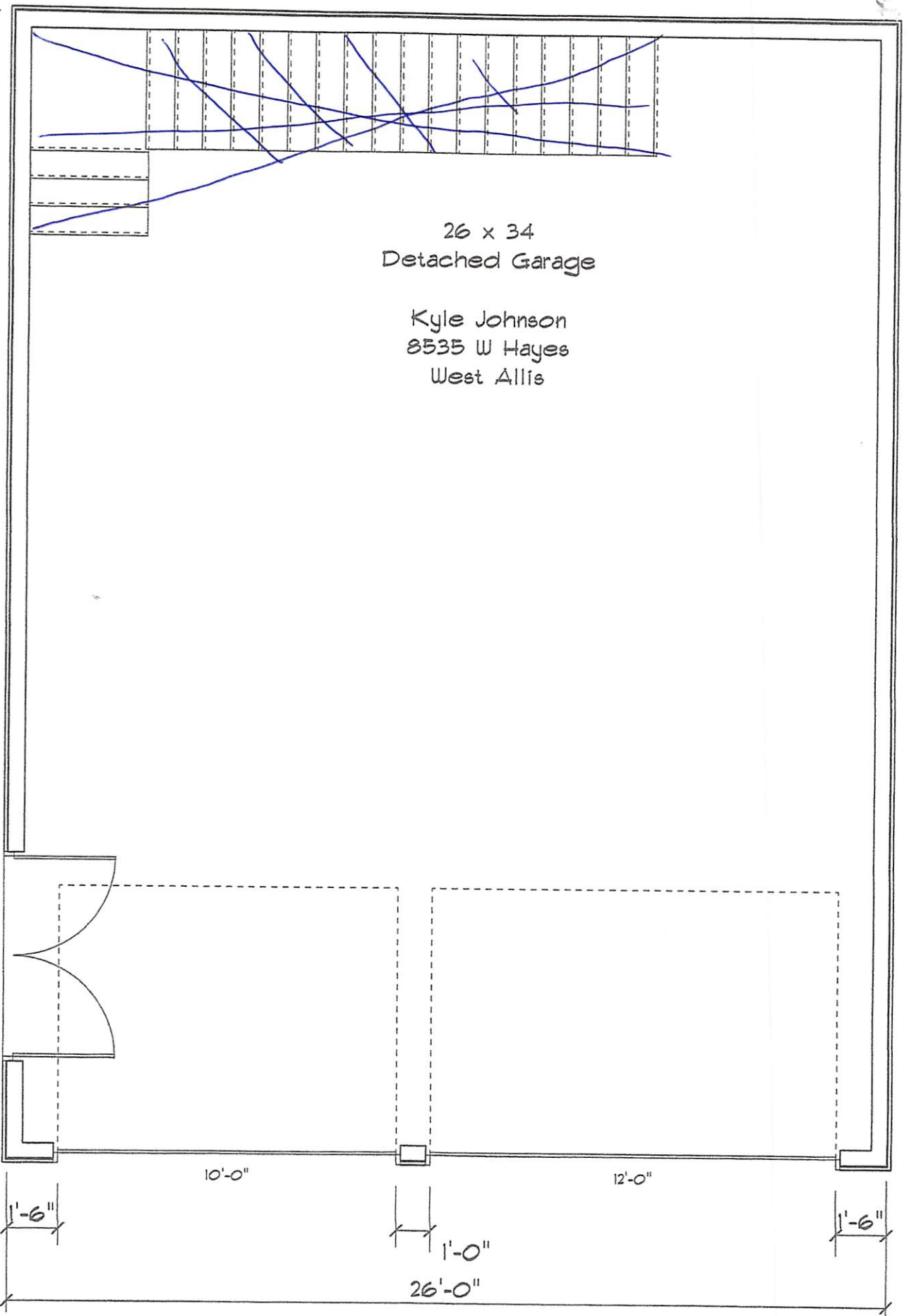
12'-0"

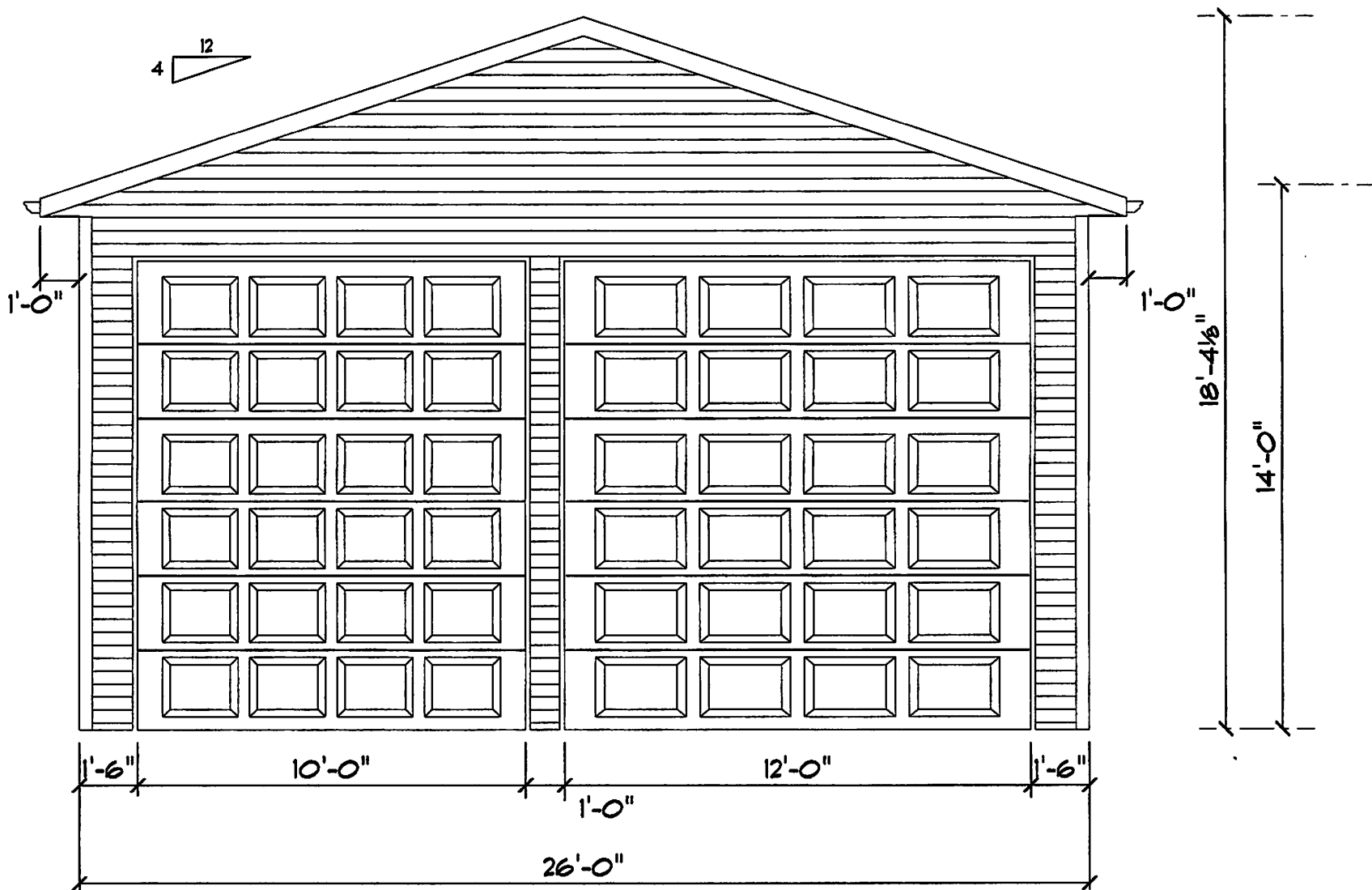
1'-6"

1'-0"

1'-6"

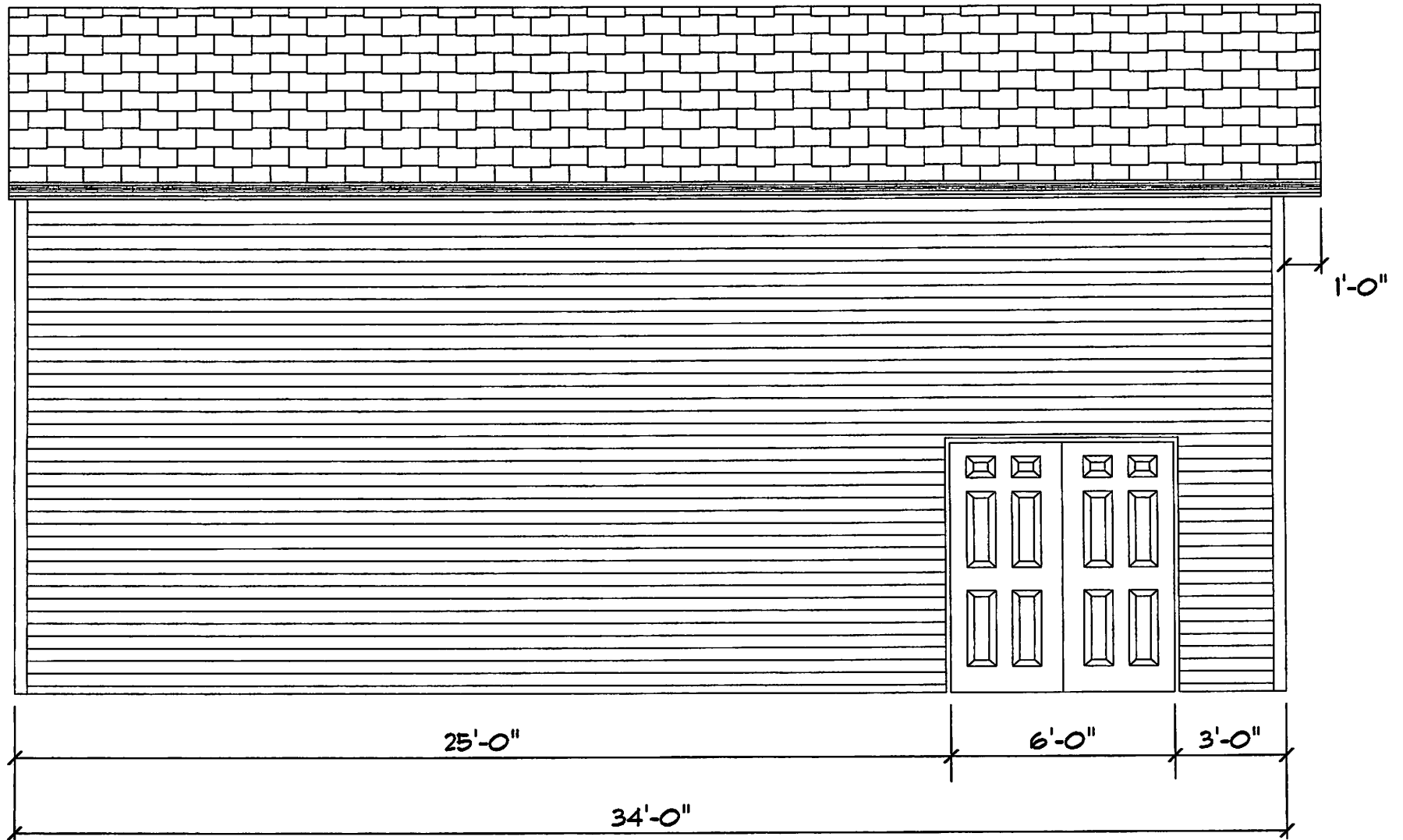
26'-0"





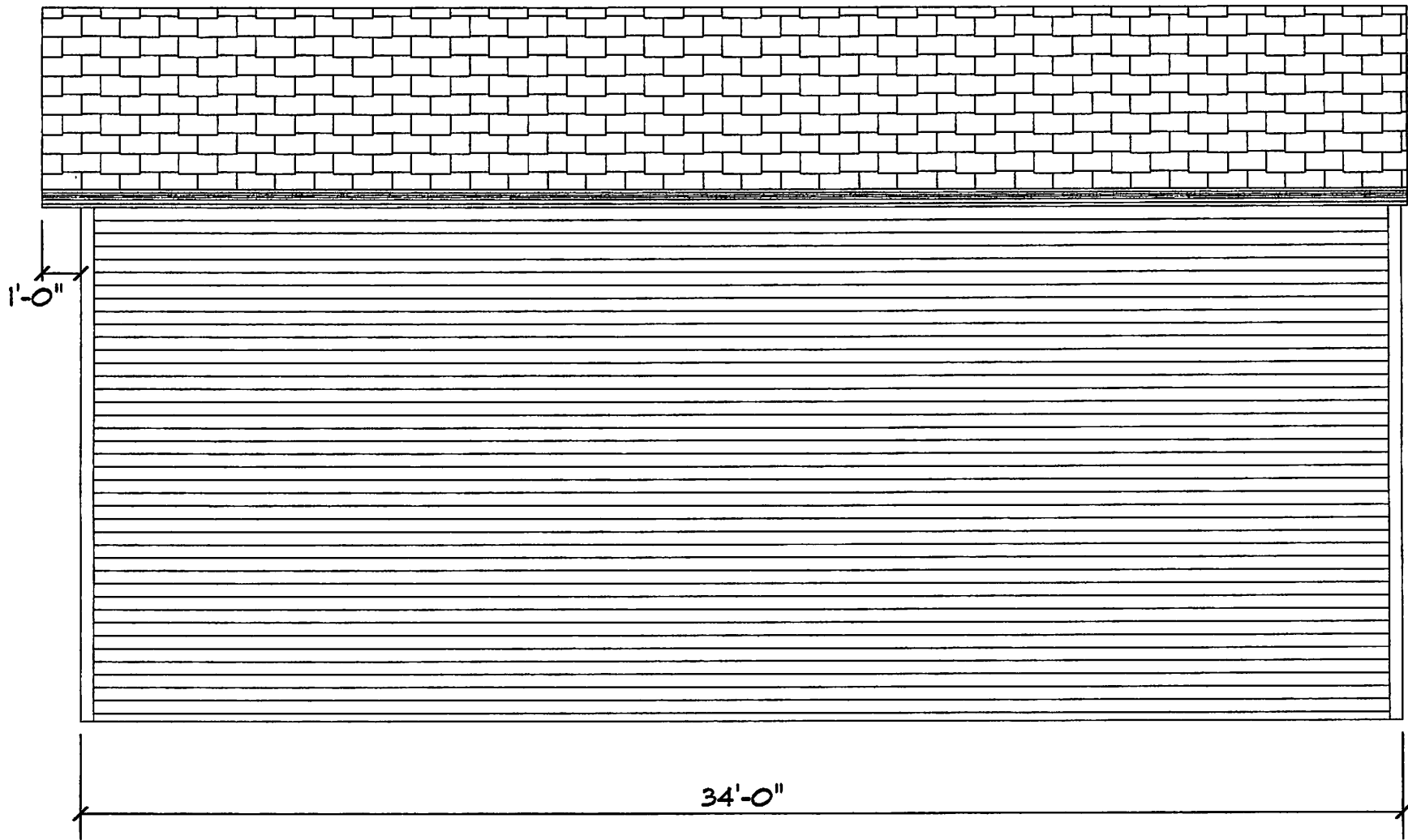
FRONT ELEVATION

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



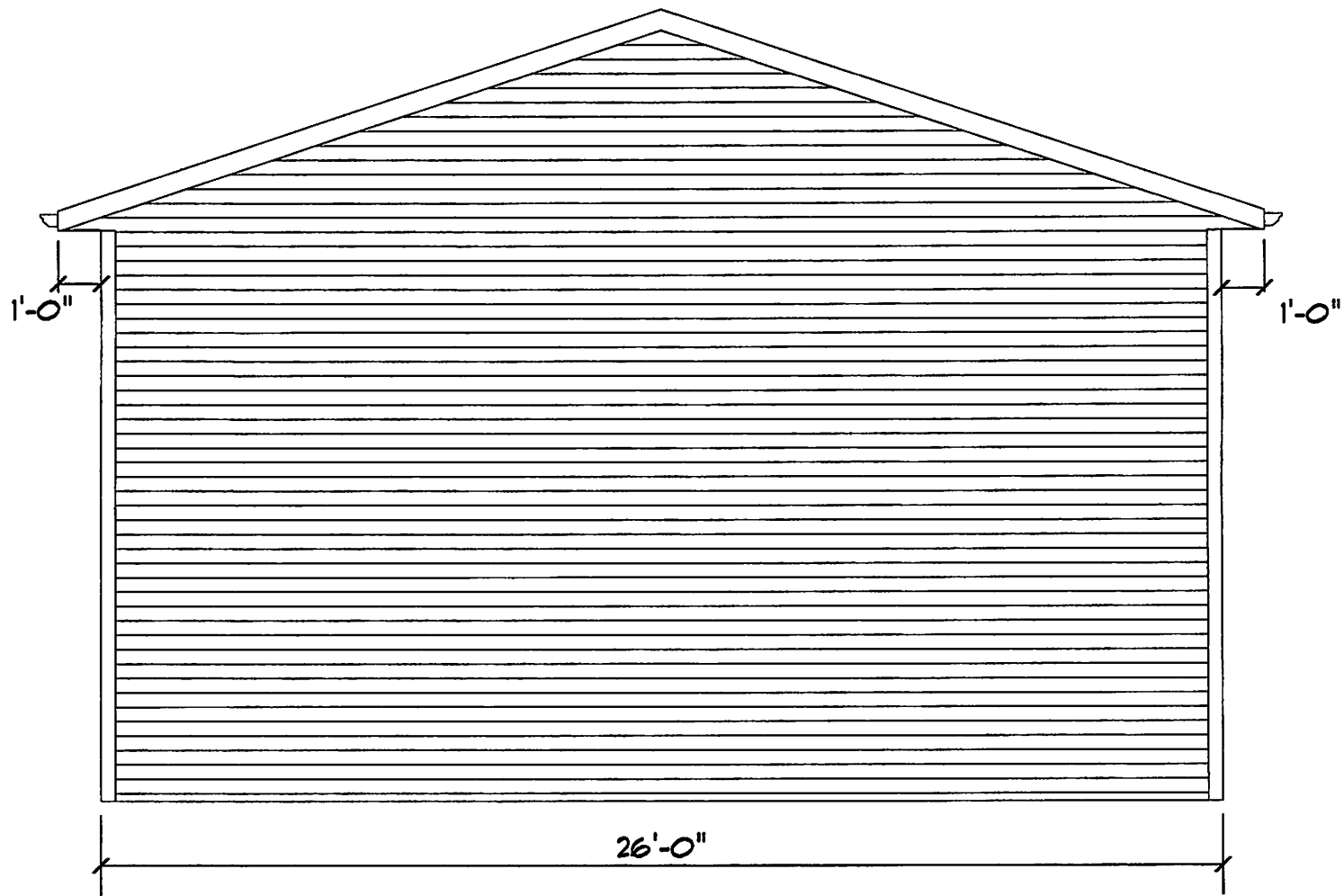
LEFT ELEVATION

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



RIGHT ELEVATION

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



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

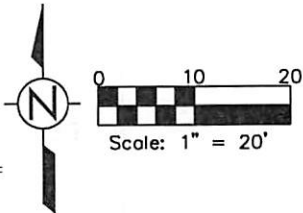
LOT 13, BLOCK 4, IN RE-SUBDIVISION OF NORLU PARK, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

CONTAINING 5,940 SQUARE FEET, 0.1364 ACRES MORE OR LESS.

PLAT OF SURVEY FOR:

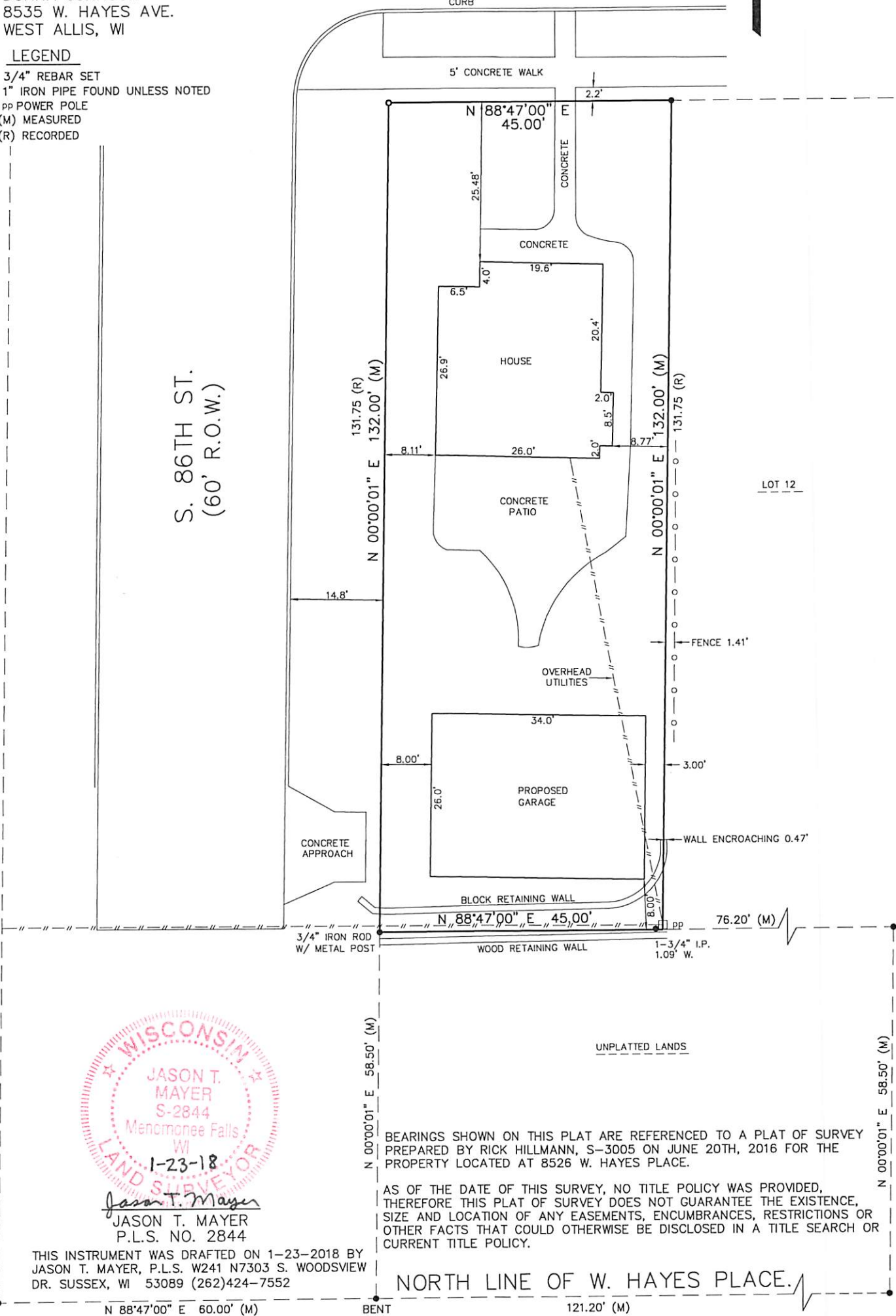
W. HAYES AVE.
(60' R.O.W.)

DONNA JOHNSON
8535 W. HAYES AVE.
WEST ALLIS, WI



LEGEND

- 3/4" REBAR SET
- 1" IRON PIPE FOUND UNLESS NOTED
- PP POWER POLE
- (M) MEASURED
- (R) RECORDED



THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief. This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."

Collor ties
in upper 1/3
of rafter

4
12

MSR 1650
2x6 16" OC
RAFTERS OR TRUSSES

2x6 COLLAR JOISTS 4' O.C.

MICRO LAM SIZE (2) 11 7/8 LVL
DOOR HEADERS
(IF 9' OR LESS)

(2) 2x4 TOP PLATES

3-tab SHINGLES
15# ASPHALT FELT
1/2" OSB ROOF SHEATHING

NAILER
1x6 FACIA
SOFFIT
COVE MOLDING

Vinyl D4 SIDING
1/2" OSB SHEATHING

2x6
2x4 STUDS 16" ON/CTR

ADDRESS 8535 W. Hayes

NAME Kyle Johnson

Detached
GARAGE SIZE 26' x 34' Gable

ANCHOR BOLTS 6' ON/CTR

4" MIN. CONCRETE
6 x 6 x 10 GA. MESH

2x4 TREATED PLATE

5" MIN.

1/2" rebar

4" MIN. GRAVEL FILL

12"

