

Building Inspection and Neighborhood Services bldginspect@westalliswi.gov 414.302.8400

August 28, 2019

Tek Building & Remodeling Attn: Travis PO BOX 270151 Milwaukee, WI 53227

RE: Written Notice of Permit Refusal No. 2019-05

Address: 1021 S 96th St Tax Key: 443-0293-002

Zoning: RA-3 Low Density Residential

Dear Applicant:

On August 20, 2019, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage is thirty two (32') by forty feet (52'), which is one thousand six hundred sixty four (1664) square feet in area.

Your permit cannot be issued because it is in violation of the following section of the West Allis Revised Municipal Code.

This refers to code subsection 12.10(2)(f) of the revised municipal code. Therefore, the garage exceeds the allowed square footage limit. It does not meet the code, and is not allowed. You may appeal this decision and request a variance to the West Allis Board of Appeals. A variance can be granted only if, due to conditions unique to the property and not created by an owner, strict compliance with a zoning ordinance would:

- Unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome (for an area variance)
- 2. Leave the property owner with no reasonable use of the property in the absence of a variance (for a **use** variance)

Please contact me with questions or concerns. Appeals must be requested in writing/email.

Sincerely,

Erin Scharf

Neighborhood Services Zoning Inspector Building Inspection and Neighborhood Services | City of West Allis 7525 W. Greenfield Ave. | West Allis, WI 53214

Office: 414-302-8418 | Dept: 414-302-8400

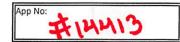
escharf@westalliswi.gov

cc: Property File/Owner

1021S 96 St_2019-9-24 Board of Appeals Denial Ltr



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



BUILDING PERMIT APPLICATION

Complete form, print and send to this department with all applicable documentation.

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Section I - Location	а.	Project Address:	1021 > 94	P		00 00 00 00 00 00 00 00 00 00 00 00 00		4 -	
	b.	Single Fam. Two Family Multi-Family Comm. Property Owner: 1021 5 96				□ Industrial □ Tax Exempt □ Mobile Home Phone: 4/4 737-8/30			
						E-Mail: +icali+1995@gmayl.com			
Secti	c. Business Name				Phone:				
		Contact Person:				E-Mail:			
1	d.	Contractor	TEK			Bus. Phone:	414 828	-2610	
acts		Address:	PO BOY 270	151 MINN	W/ 53227	E-Mail:	nis@ tekl	builder was	
Section II - Contractor/Contacts	A	Contact Person: TTGAUIS			, , , , ,	Phone: 4/	4 824-261	10	
		The following certifications are <u>REQUIRED</u> for any work to a one- or two-family dwelling							
		Dwelling Contractor Certification #							
<u>-</u>	e.	Architect/Eng.				E-Mail:			
tion I		Address:							
Sec		Contact Person:				Phone:			
,	Check box next to main contact person above (inspector questions/permit pickup) E-Mail:								
Section III - Project	f.	Permit for: Nev	v Bldg ☐ Addition	Alteration	☐ Demo	Erosion Control	☐ Other		
		Garage (Required: Height of Primary Structure: 14'-9"; Garage Wall Height: 9; Total Garage Height: 14'-9"							
	g.		, , , , , , , , , , , , , , , , , , , ,	. 6	uld pen gur				
	of Project								
Sect		Explain: (i.e.: New Sin	gle Family Home, Alteration to		ng Pool Installation, 24x24 G	arage, etc.) For fence	use other side to draw lo	cation.	
	h.	Estimated Cost of Co	onstruction: \$.4	000					
094	NA:				RITE BELOW THIS LINE *				
	Req.		Approved F	Req.		<u>!q.</u>	Approved		
		Zoning Building Setback		rian Approvai		WAFD Plans Sent Other	S		
		Yard Grade				Jother			
Buil	ding	Inspector Notes:							
			1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		24.2		- 0 0 1		
Гах	Key	# 443-	0293-002	Zoning Class:	KH-3	Zoning Notes:	BOH - 91	24/19	
								,	
		7 C4 SULE (5 L08)	whether a transfer to a married	AND THE STREET		S. C. SKIST, CHI-UT-FISH	mean, make the sector		
	Peri	mit Fee:			Final Zoning Approval	1			
	Erosion Control Fee:					Stamp Official Date Received CITY OF WEST ALLIS			
	Plan Review Fee: (Inspector)								
	Idi				(Date)	11 11	BINS	ll l	
		ıse # Fee:			10.007]	Darvo		
]			
	Hou Oth	er:		[Final Building Approval		403 20 2019		
	Hou Oth								

House 1210st New Guerge 1664st 2874st

40% 3738 sf max 1000 sf garage

PLAT OF SURVEY Job No. 443-38477 June 28, 1990 THE NORTH 45 FEET OF LOT 37, BLOCK 5, EXCEPT THE EAST 25 FEET FOR STREET, in Assessment Subdivision No. 69, in the Southeast 1/4 of Section 32, Town 7 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin. Located at 1021 South 96th Street PETURN David and Patricia Harris In accordance with Chapter A-E 7.01-1B, a signed agreement is on file waiving the setting of monuments on the property. 207.67 182.67 Z3.3 WIRE FENCE -15.3 BRICK & FRAME DWLG. Nº. 1021 Z3.Z 45.3 b.o. 26 182:67' 207.671 WASHINGTON STREET W. PHONE LANDMARK SURVEYING CO. 461-3730 FOUND THON PIPE MINIMUM REPRESENTATION OF THE PROPERTY OF THE HISCONS I have surveyed the above described property, and o - SET IRON PIPE the above map is a true representation thereof and 8522 West Lisbon Avenue the above map its a true representation thereof aid shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments. Milwaukee, Wisconsin 53222 CHRISTOPHER SURVEYED FOR KUNKEL S-1755 This survey is made for the exclusive use of the preecurity Savings & Loan sent owners of the property; also those who pur-chase, mortgage or guarantee the title thereto, within WAUKESHA Association 33 N. Mayfair Rd. #201 from date hereof. auwatosa, WI 53226-3436 STATE OF WISCONSH REGISTERED LAND SURVEYPR

M. A. Barrer

NEW DRIVEWAY NEW GARAGE 1,664 SQFT EXISTING HOUSE 1,210 SQFT SITE PLAN SCALE 1/4'' = 1'-0''DRAWN BY TEK DATE SIZE CALCULATION: 45'X207,67' LOT = 9,345 SQFT 40% ALLOWED BUILINGS TOTAL = 3,738 SQFT 1,210 SQFT HOUSAE + 1,664 SQFT GARAGE = 2,874SQFT 8/19/2019 SCALE SHEET

1/8" = 1'-0" JOB NUMBER OF 7

Continuous "Shingle Over" Ridge Vent Dimensional Asphalt Shingles Over 15# Felt 1/2" OSB Sheathing W/ "H" Clips On Pre-Engineered Roof Trusses @ 24" O.C.

Aluminum fascia over 2x6 sub fascia Aluminum soffit panels Aluminum Gutters

5" CONCRETE SLAB WITH THICKEND EDGE

LP SMARTSIDE

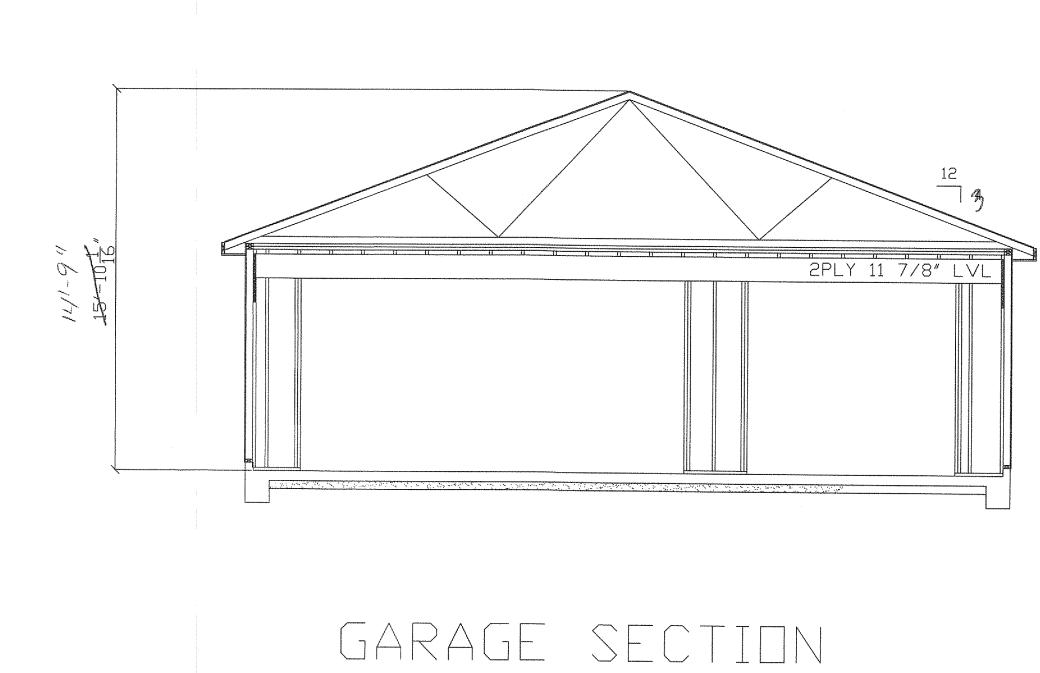
Tyvek Housewrap 7/16" OSB 2X4 STUDS @ 16" O.C.

DRAWN BY TEK

DATE 8/19/2019

SCALE 1/4" = 1'-0" JOB NUMBER

SHEET



SCALE 1/4" = 1'-0"

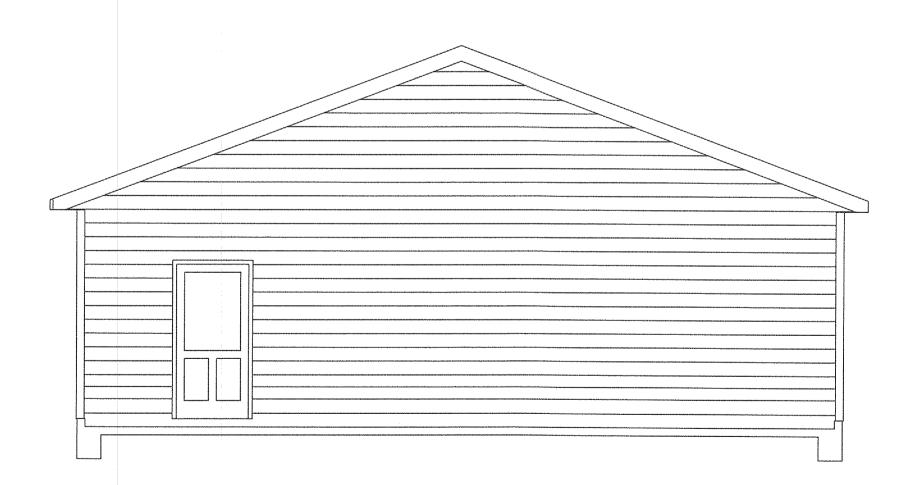
GARAGE FLOOR PLAN

SCALE 1/4" = 1'-0"

FRONT ELEVATION

SCALE

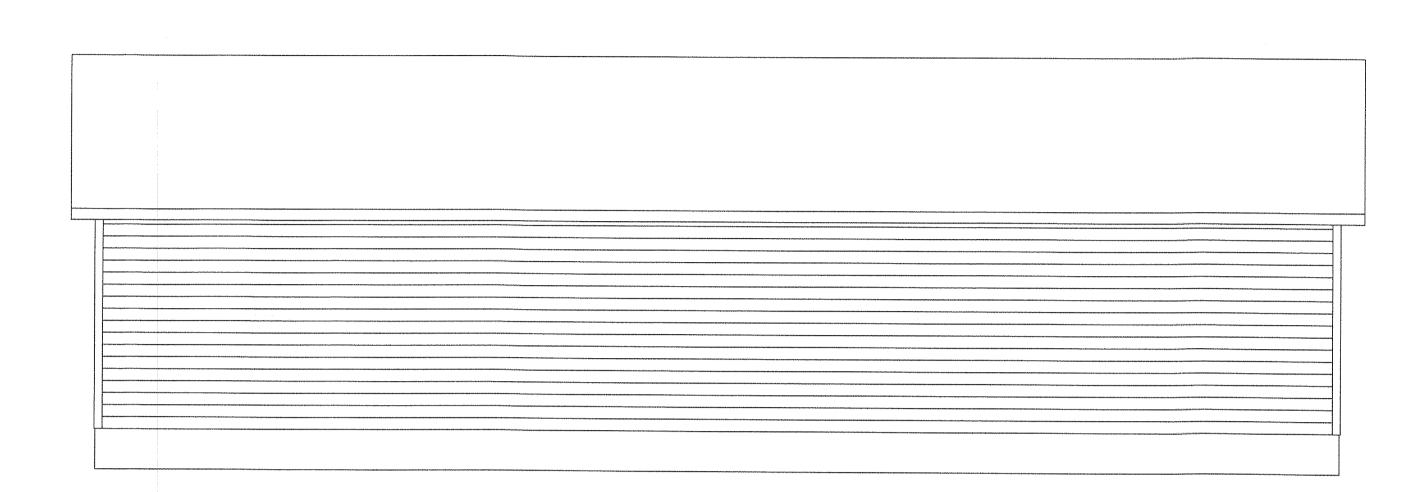
1/4" = 1'-0"



REAR ELEVATION

SCALE

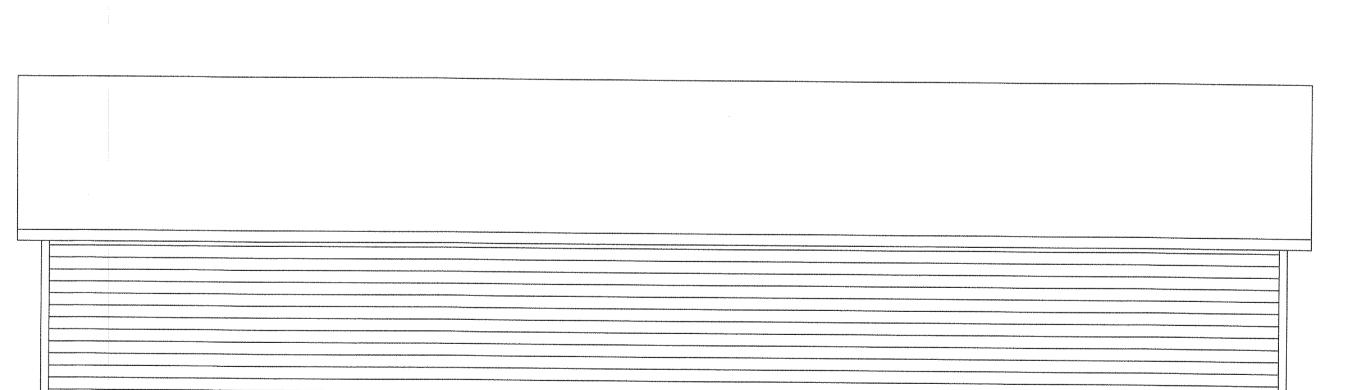
1/4" = 1'-0"



RIGHT ELEVATION

SCALE

1/4" = 1'-0"



LEFT ELVATION

SCALE 1/4" = 1'-0" TEK BUILDING & REN

STEVE TICALI 96TH STREET

DRAWN BY TEK

DATE 8/19/2019 SCALE 1/4" = 1'-0"

JOB NUMBER

3

SHEET

OF 7