



**BOARD OF APPEALS**  
City of West Allis

**WEST ALLIS BOARD OF APPEALS MINUTES**  
May 12, 2015

**MEMBERS PRESENT:** Paul Budiac – Vice Chair  
Rachel Wagner – Board Member  
Jean Wolfgang – Board Member

**EXCUSED:** Dave Princeton – Chair  
Bill Catlin, Jr. – Alternate  
Brian Keller - Alternate

**ALSO PRESENT:** Ed Lisinski, Director of Building Inspections & Neighborhood Services  
Sally Bukowski, Clerical Support

Ed Lisinski called the meeting to order at 6:00 PM.

Mr. Lisinski stated that the Notice of Appeal for the subject case was published on April 30, 2015 in the "My Community Now" newspaper. He stated that all property owners within a radius of 100 feet of the subject property had been notified by mail of the appeal request. He also noted that no written or other communications regarding today's petition were received.

**Ms. Wolfgang made a motion to approve the minutes of the November 17, 2014 meeting. Her motion was seconded by Mr. Budiac and unanimously approved.**

Mr. Lisinski called for the first case to be heard.

Mr. Lisinski read from denial letter #2015-01.

April 17, 2015

Urban Holdings & Investments, LLC  
2713 S. Chicago Ave.  
South Milwaukee, WI 53172

RE: Written Notice of Permit Refusal No. 2015-01  
Address: 1918 South 69th Street  
Tax Key #: 476-0043-000  
Zoning: RB-2 Residential District  
Legal Description: Wood Dale Subdivision, Lot 34, Block 2

Dear Property Owner:

On March 9, 2015, a building permit application was submitted to this department for the above referenced property to construct a new second story addition on the property. This property is in the RB-2 Residential Zoning District. The proposed addition will be the same size and location as the existing first floor.

The proposed addition would be located one and fifty-eight hundredths (1.58) feet away from the north side property line. The required setback for a dwelling in this zoning district is three (3) feet from any side property line. The proposed addition would be located one and forty-two hundredths (1.42) feet too close to the north side property line. The addition will be located the same distance to the neighboring property as the first floor of the dwelling.

The residential addition permit application is denied because the proposed addition does not meet the required side yard setbacks as set forth in the following sections of the West Allis Revised Municipal Code:

**12.36 RB-2 RESIDENCE DISTRICT.**

\* \* \*

**(8)** Side Yard.

**(a)** Every lot shall have two (2) side yards, the east and south of which will be not less than seven (7) feet in width and the north and west of which will be not less than three (3) feet in width; provided, however, that any lot having a width of forty (40) feet or less, which was platted and recorded prior to the passage of this subchapter, shall have no side yard less than three (3) feet in width.

The proposed addition would be located one and forty-two hundredths (1.42) feet too close to the north side property line than the Zoning Code allows. The building permit for an addition as submitted is therefore denied.

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

Mr. Lisinski displayed pictures of the property and explained that the property owner wants to construct a new second story addition that is one and forty-two hundredths (1.42) feet closer to the north side property line than allowed per code. He also stated that the proposed addition would be the same size and location as the existing first floor.

Mr. Dawan appeared on his own behalf, as the co-owner of this property. He explained that they wanted to update the existing house by adding a second floor and replacing the roof.

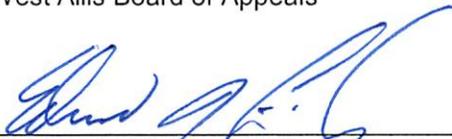
**Ms. Wolfgang made a motion to approve the variance as it is not contrary to public interest and public safety and welfare would not be affected. The motion was seconded by Ms. Wagner and unanimously approved.**

**Ms. Wolfgang then motioned to adjourn, seconded by Mr. Budiac and unanimously approved. The meeting was adjourned at 6:10 p.m.**

Respectively Submitted,



Paul Budiac, Board Vice Chairperson  
West Allis Board of Appeals



Ed Lisinski, Director of Bldg. Inspection & Neighborhood Services  
Board of Appeals Secretary