

# Memo



To: Board of Appeals  
 From: Thomas Harrigan, Zoning and Planning Administrator/Assistant Manager  
 Date: October 25, 2021  
 Re: Review of Agenda for Thursday, October 4<sup>th</sup>, 2021

**Item 3. Consideration, hearing, and action on a variance request from §335-19H and §335-34A to exceed the maximum impervious surface percentage allowed within the Rs-3 Single-family Residential Zoning District, and to have a shared driveway located closer than three feet to the shared lot line.**

The property owners at 610 and 620 Crystal Lane are requesting a variance from §335-19H and §335-34A for the purpose of replacing the existing non-conforming driveway in the same footprint. These two properties share a common ingress/egress driveway approach which bisects the shared property boundary (Northern side yard for 610 Crystal Lane, and southern side yard for 620 Crystal Lane). §335-34A states:

*“Driveway openings serving a single parcel shall be located at least three feet from all lot lines”*

As shown on the GIS aerial, 620 Crystal Lane has the majority of driveway square footage located on the property, which also provides access for 610 Crystal Lane. Based on the approximate impervious surfacing measurements derived from the Waukesha County GIS, the total impervious surfacing percentages for the two properties are as follows:

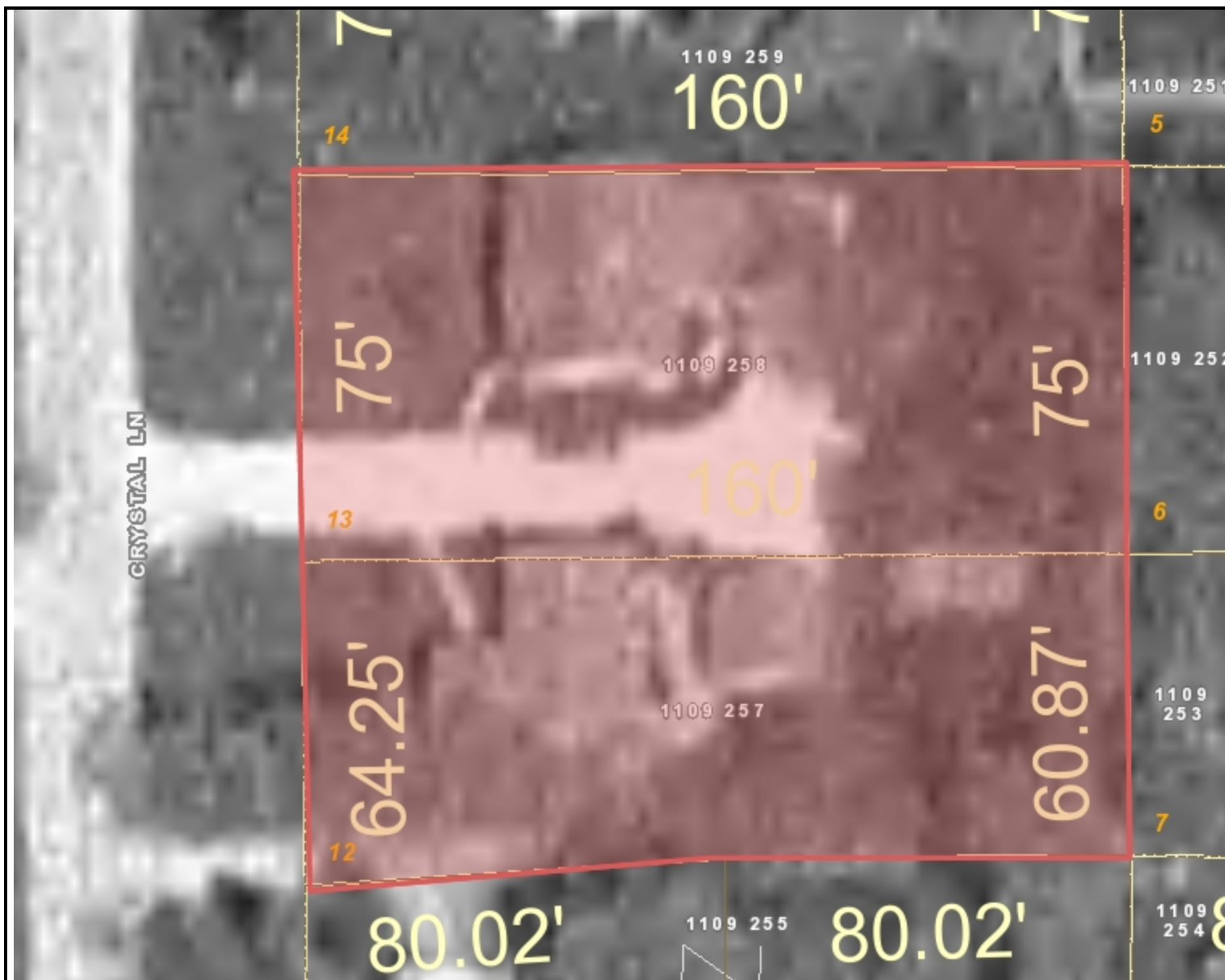
<b>610 Crystal Lane</b>		
<b>Approximate Impervious Surfacing Calc. Sq. Ft.</b>		
Driveway Area	949	
Building Footprint	1,757	
Other Impervious Surfacing	482	
<b>TOTAL</b>	<b>3,188</b>	
<b>LOT AREA</b>	<b>9,496</b>	
<b>TOTAL IMPERVIOUS SURFACING</b>	<b>33.5%</b>	(~3.5% over)
<b>320 Crystal Lane</b>		
<b>Approximate Impervious Surfacing Calc. Sq. Ft.</b>		
Driveway Area	1,796	
Building Footprint	2,166	
Other Impervious Surfacing	67	
<b>TOTAL</b>	<b>4,029</b>	
<b>LOT AREA</b>	<b>11,918</b>	
<b>TOTAL IMPERVIOUS SURFACING</b>	<b>33.8%</b>	(~3.8% over)

Within the Rs-3 Single-family residential zoning district, properties are allowed up to 30% impervious surfacing.

Non-conforming and substandard characteristics of the properties:

- Based on the enclosed historical aerial photo from 1970, the driveway configuration has remained the same.
- Both lots have substandard square footages (less than 20,000 square feet per Rs-3 zoning)
- Both lots have less than 90 feet in width at the front building line.

Please do not hesitate contacting me if you have any questions prior to the meeting.



- Legend**
- Municipal Boundary\_2K
  - Lots\_2K**
    - Lot
    - Unit
    - General Common Element
    - Outlot
  - SimultaneousConveyance**
    - Assessor Plat
    - CSM
    - Condominium
    - Subdivision
  - Cartoline\_2K**
    - <all other values>
    - EA-Easement\_Line
    - PL-DA
    - PL-Extended\_Tie\_line
    - PL-Meander\_Line
    - PL-Note
    - PL-Tie
    - PL-Tie\_Line
  - Railroad\_2K**

0 30.00 Feet

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**Notes:** 1970 Aerial

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