

To the Village of Elm Grove Board of Appeals:

8/1/2025

This letter is in regards to granting a variance for an engawa (3' deep wood walk way) on the southeast corner of the existing house at 560 Rosedale Drive. Skirrow Design Build is the contractor hired by Jim and Dorothy Nowack to build the engawa (wood walkway) at their existing house.

We believe that this request and project falls within the required Exceptional Circumstances: There must be exceptional, extraordinary, or unusual circumstances or conditions, applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties, or uses in the same district, and the granting of the variance would not be of so general, or recurrent nature, as to suggest that the zoning chapter should be changed.

We are proposing a Japanese walkway (Engawa) that will be in keeping with the unusual mid-century modern architecture of the existing house. The existing house has a large flat overhang that projects 5'-0" past the exterior wall which is 49.9' from the South lot line. This overhang is approximately 14" thick. It includes the flat roof and 2x12 ceiling joists. It is 44.9' away from the setback line. The proposed wood engawa is 3' wide and would be 46.9' from the setback line or 2' farther from said line than the existing overhang. This engawa is only 5" thick (compared to the 14" thick overhang above) and is in keeping with the unusual mid-century modern architecture of the house.

We believe granting this variance will allow an architectural feature that will enhance the appearance of this special house. We also believe that this engawa will be so close to grade and so thin that it will in no wise damage the view or impede the enjoyment of other property owners.

The list of neighbors abutting 560 Rosedale Drive are:

- Susan McClusky, 580 Rosedale Drive, Elm Grove, WI 53122
- Steven and Megan Reuter, 605 Crystal Lane, Elm Grove, WI 53122
- Steven and Kari Smith, 615 Crystal Lane, Elm Grove, WI 53122

Sincerely,

Aaron Skirrow, President

 8/4/25  
Skirrow Design Build

245 N Columbia Blvd.

Brookfield, WI 53005

414-750-4026

aaron@skirrowbuild.com