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FINDINGS REQUIRED TO GRANT VARIANCE

For

LYNNE AND JEFF KMET

1610 Fairhaven Blvd

Elm Grove Wisconsin 53122

Variance to exceed the 30% maximum impervious surfaces as required by SS335-19-H

Description of project:

The project consists of the construction of a 3-sided screen porch on top of an existing concrete patio. The patio has existing frost footing. Its west side will abut the existing house and be connected by an existing patio door.

Item 1: Preservation of Intent:

The intent of SS335-19-H is to ensure that storm water is managed on site to the highest extent possible. The 2 largest sections of impervious surfaces are the driveway, which like all the home in the area drain to a common culvert at the street, and the pool deck. This area sheds water to the center of the site and does not affect any neighboring properties. The remaining impervious surfaces are mainly sidewalks connecting different parts of the property together. Their size allows for any water to shed on to lawn and gardens that have the capacity to absorb water without having it affect neighboring properties.

The addition proposed is on top of an existing concrete slab and will not increase the amount of impervious surfaces.

Item 2: Exceptional Circumstances:

The property has a large change in grade from the high at the front of the house to a low in the rear of the house where there is a walk out basement. Because of this, sidewalks and stairs are needed to transverse the property safely (to accommodate mobility issues). These make up the third component impervious surfaces. These in total make up approximately 1500 sf or 7% of the site. This is a higher-than-average amount of circulation needed when compared to neighboring properties.

The addition will change what was considered a paved area to a roofed area and will not increase the amount of impervious surfaces on the property.

Item 3: Hardship:

Ability to fully enjoy the property: As has been reported^{1,2,3}, mosquitoes and other insect populations are growing in Wisconsin. This has made enjoying the outdoors difficult. The current house lacks an area where the outdoors can be enjoyed without the constant threat of bites (and possible disease).



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The screen porch provides the ability to enjoy the property within a safe area. This screen porch adds the necessary space without increasing the amount of impervious surfaces

Item 4: Preservation of Property Rights:

The proposed addition does not impact the neighboring properties in any way. It does not block any view or impinge on privacy. It will not remove any mature trees that form the boundaries between adjacent properties.

Item 5: Absence of Detriment

The proposed addition will not be a detriment to the adjacent properties. It will not add to the amount of impervious surfaces on site and will not increase the amount of rain runoff. It will allow the enjoyment of the property which is a primary objective of the RS-3 zoning district.

Notes

1. [Are mosquitoes worse in Wisconsin this year? \(jsonline.com\)](http://jsonline.com)
2. ["Definitely worse": Lots more mosquitoes across Wisconsin this summer - Civic Media](#)
3. [Warming summers bring more mosquitoes, greater risk of disease to Wisconsin - WPR](#)