

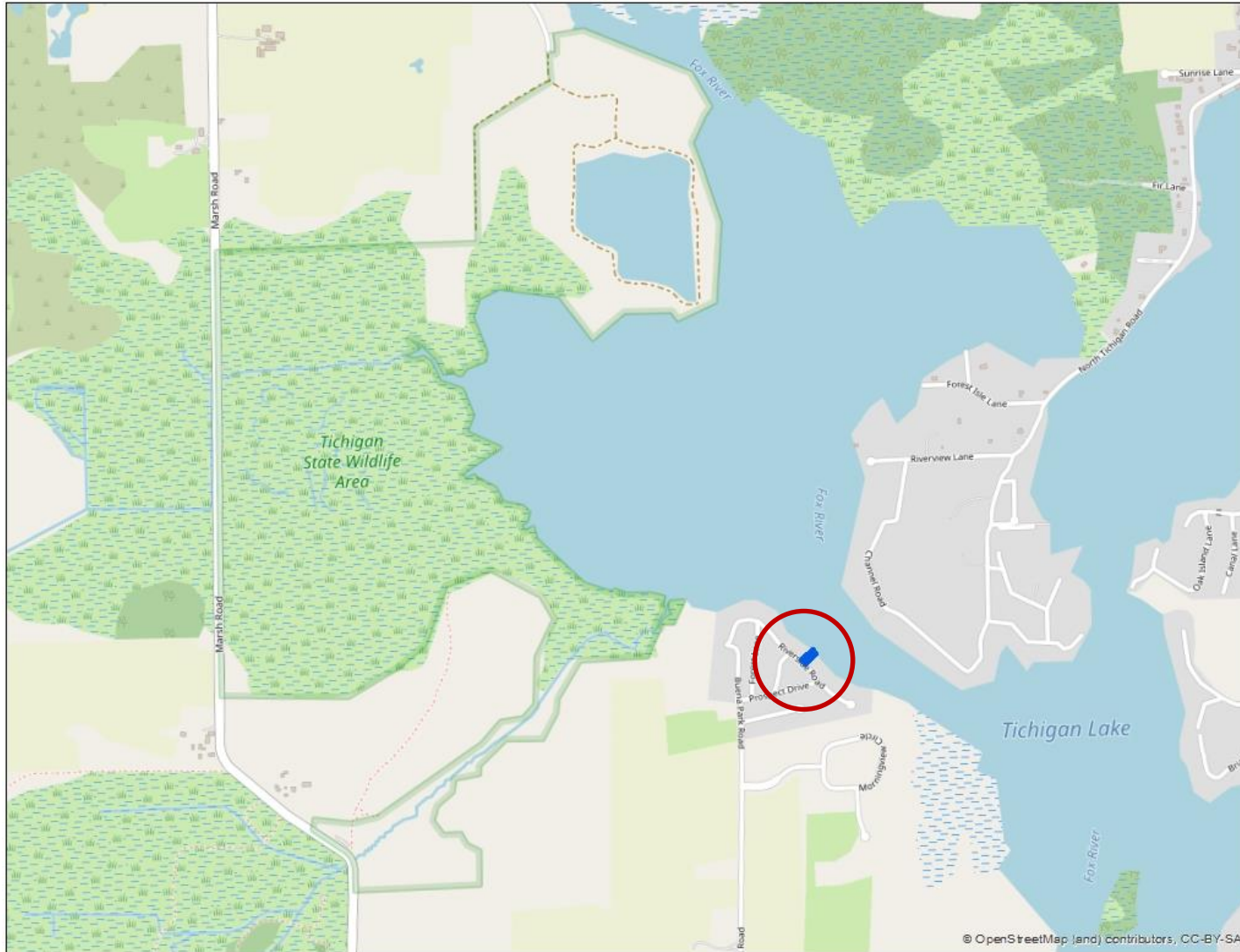
Racine County
Zoning Board of Adjustment Meeting
Tuesday, August 6, 2024 - 9:00 a.m.
Ives Grove Office Complex Auditorium



Serba Living Trust, Owner
Site Address: 6421 Riverside Road

Location Map

Request a R-3A Variance to raze the existing detached garage and construct a 24' x 26' detached garage (the proposed detached garage will have an insufficient setback to the principal structure and an insufficient street yard setback)



SEC 14 – T4N – R19E

Town of Waterford



Serba Living Trust, Owner
Site Address: 6421 Riverside Road

Zoning Map

Request a R-3A Variance to raze the existing detached garage and construct a 24' x 26' detached garage (*the proposed detached garage will have an insufficient setback to the principal structure and an insufficient street yard setback*)



SEC 14 – T4N – R19E

Town of Waterford



Serba Living Trust, Owner
Site Address: 6421 Riverside Road

**2022 Aerial Photo
Floodplain**

Request a R-3A Variance to raze the existing detached garage and construct a 24' x 26' detached garage (the proposed detached garage will have an insufficient setback to the principal structure and an insufficient street yard setback)





SEC 14 – T4N – R19E

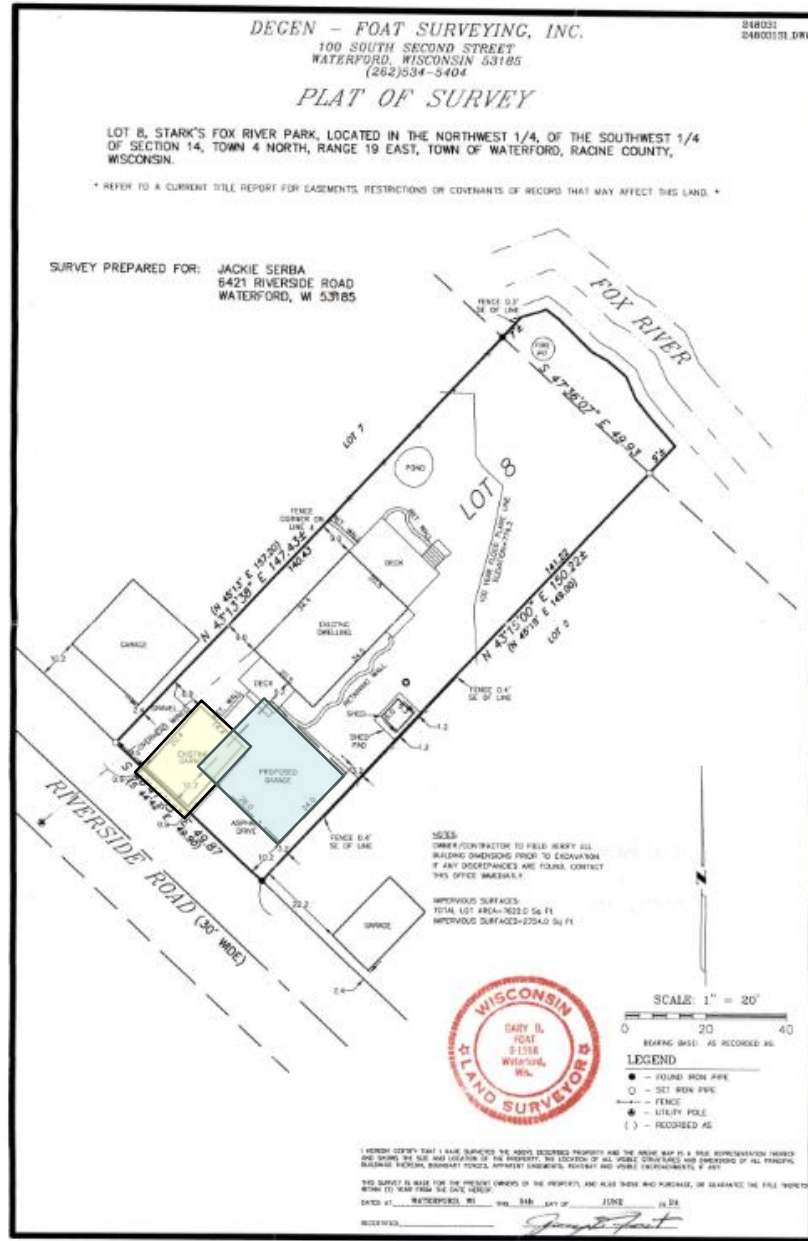
Town of Waterford



Serba Living Trust, Owner

Existing

-  Existing
-  Proposed



SEC 14 - T4N - R19E

Town of Waterford





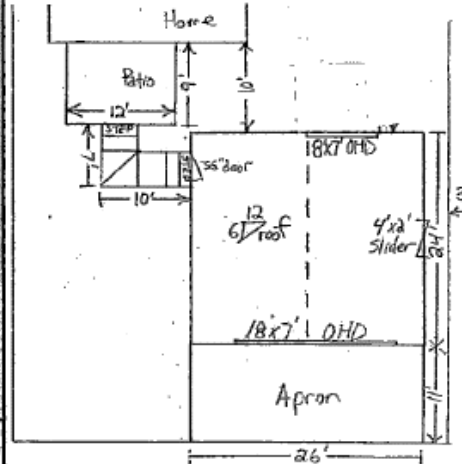
5818901 Saturn Dr.
Muskego, WI 53150
262.679.4800
www.classicbuilderswi.com

Proposed

Demolition	14 X 20	
Concrete Removal	Slab +484 Sq Ft	
Excavation		\$
Garage	26 X 24 Gable	
	6/12 Pitch Roof	INCL
Overhangs:	FRT 12 RR 12 SD 12	\$
Roofing	30-Yr Dimensional Shingles	INCL
Siding	Ovation D4 Vmyn	INCL
Windows	1 48x24 Slider	INCL
	6-Panel FG Service Door 36"	INCL
	2" Insulated Steel Garage Door	
Style	2283 18 x 7	\$
	2283 8 x 7 reuse home owners	
Operator	1 1/2 HP - Oval Chain	INCL
Remotes	2 Key Pad 1	INCL
Block	None	
Soffit/Fascia	Alum	\$
Door Trim	Alum	\$
Gutters	5" Seamless Alum w/4" Downspouts	\$
	20 AMP Circuit 1 Main Switch	\$
	3 Inside Outlets 2 Interior Lights	
	1 Coach Light(s) 2 Switches	
	Up to 50ft Trench	
Apron	26 X 11	
Apron	8 X 8	\$
Patio	12 X 9	\$
Sidewalks	4 X 13	\$
Steps	2	
Gravel Allowance	30 Yards	

Name Serba, Jackie Date 5/29/24
Address 6421 Riverside Rd
City Waterford Zip 53185
Phone (262)492-1000 Cell _____
Email jackieserba@yahoo.com

EXHIBIT A



Unless otherwise noted:

Garage Includes 4" Thick Concrete Slab w/ Thickened Edge

Permits and Survey as Needed - @ Cost



Classic Builders Representative



Optional Items (in red) not included in this "Total Price"

SEC 14 - T4N - R19E

Town of Waterford

Total Price

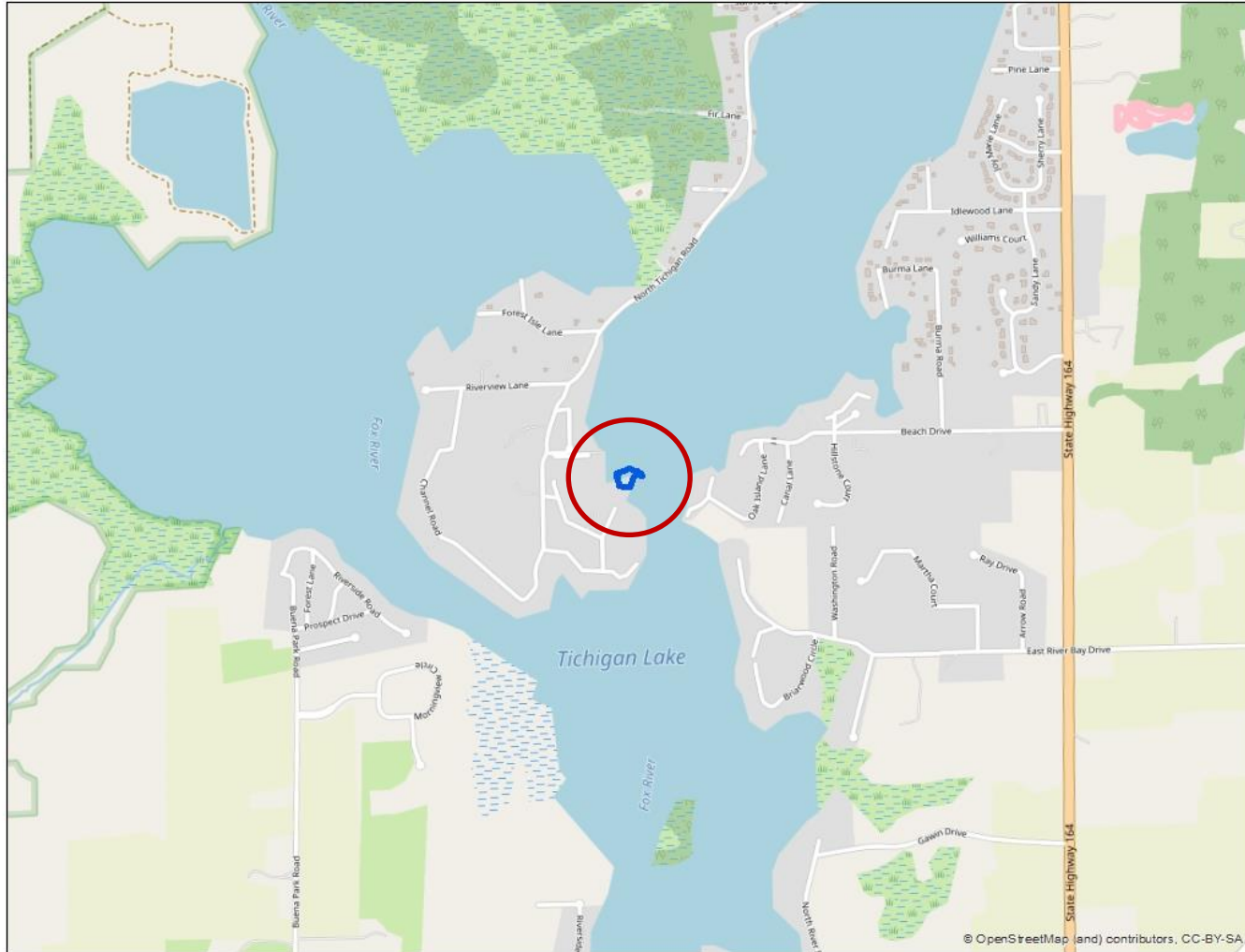
\$

VALID FOR 30 DAYS

Julie Durr Revocable Trust, Owner
Sawfish General Contracting LLC, Agent
Site Address: 6524 Willow Court

Location Map

Request a R-3A Variance to construct a lateral expansion and associated uncovered landing and stairs to the existing residence (the existing principal structure is less than 35' from the ordinary high-water mark and the proposed uncovered landing and stairs will have an insufficient shore yard setback)



SEC 14 – T4N – R19E

Town of Waterford



Julie Durr Revocable Trust, Owner
Sawfish General Contracting LLC, Agent
Site Address: 6524 Willow Court

Zoning Map

Request a R-3A Variance to construct a lateral expansion and associated uncovered landing and stairs to the existing residence (the existing principal structure is less than 35' from the ordinary high-water mark and the proposed uncovered landing and stairs will have an insufficient shore yard setback)



SEC 14 – T4N – R19E

Town of Waterford

Julie Durr Revocable Trust, Owner
Sawfish General Contracting LLC, Agent
Site Address: 6524 Willow Court

**2022 Aerial Photo
Floodplain**

Request a R-3A Variance to construct a lateral expansion and associated uncovered landing and stairs to the existing residence (the existing principal structure is less than 35' from the ordinary high-water mark and the proposed uncovered landing and stairs will have an insufficient shore yard setback)



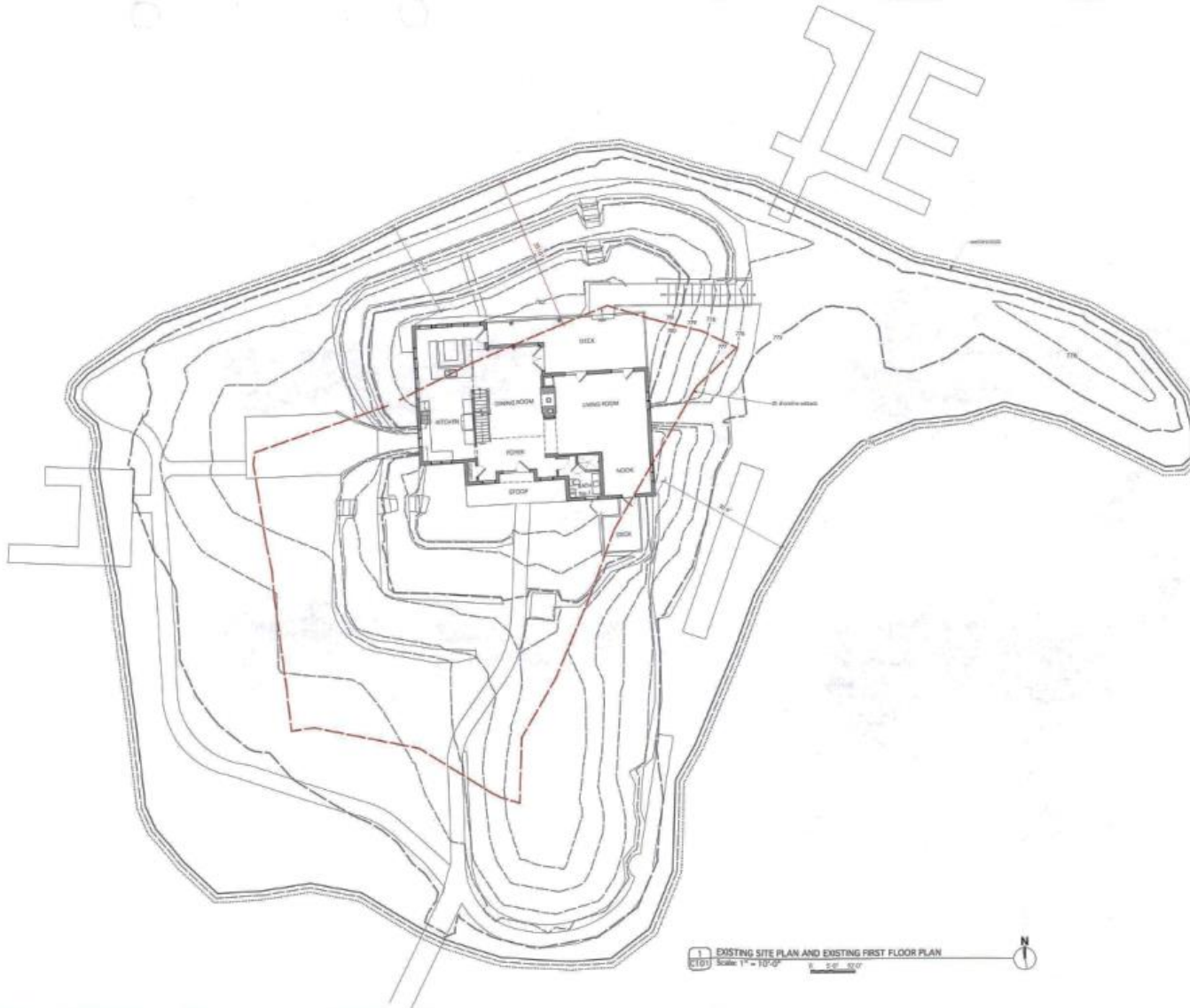
SEC 14 – T4N – R19E

Town of Waterford



Julie Durr Revocable Trust, Owner
 Sawfish General Contracting LLC, Agent

Existing



EXISTING SITE PLAN AND EXISTING FIRST FLOOR PLAN
 Scale: 1" = 10'-0" 5'-0" = 10'-0"

ZONING REVIEW DOCUMENT
 ISSUE DATE: 07/01/2024

The Garret Studio, Inc.
 2572 N 62nd Street
 Wauwatosa, Wisconsin 53213
 p.1 (414) 364-6368
 e. thegarrestudio@me.com

document type:
 ZONING REVIEW DOCUMENTS for a
 SCREEN PORCH EXPANSION to the
 PRINCIPAL STRUCTURE at
 6524 WILLOW COURT in
 WATERFORD, WISCONSIN
document released for zoning review

REVISIONS

NO.	DATE	DESCRIPTION

FIELD VERIFY STANDARDS AND CONDITIONS

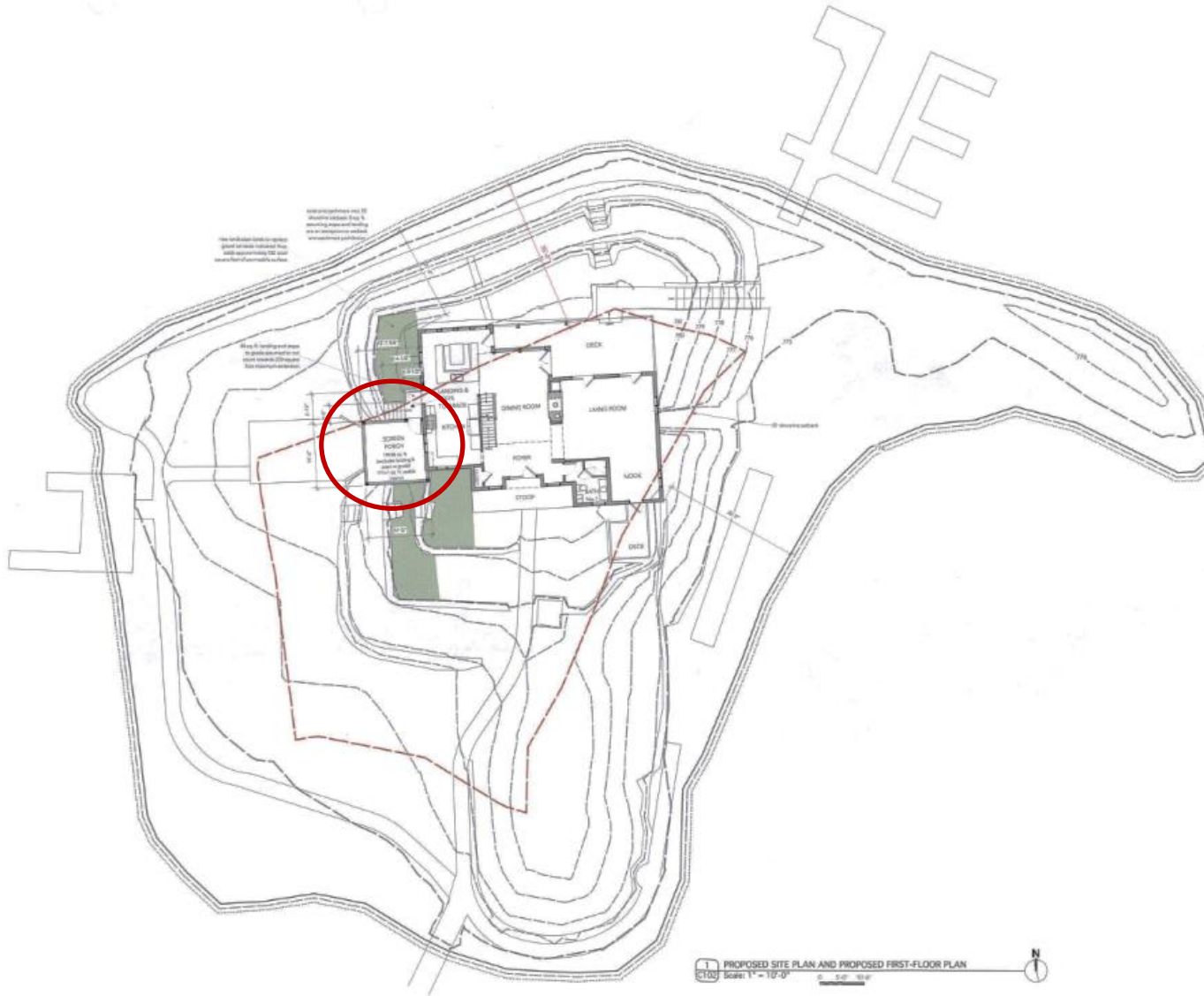
sheet contents:
 EXISTING SITE PLAN AND EXISTING FIRST-
 FLOOR PLAN

SHEET C101

RECEIVED

SEC 14 – T4N – R19E
 Town of Waterford





ZONING REVIEW DOCUMENT
ISSUE DATE: 07/01/2024

The Garret Studio, Inc.

2572 N 62nd Street
Wauwatosa, Wisconsin 53213
p.1 (414) 364-0368
e. thegarrestudio@me.com

document type:
ZONING REVIEW DOCUMENTS for a
SCREEN PORCH EXPANSION to the
PRINCIPAL STRUCTURE at
6524 WILLOW COURT in
WATERFORD, WISCONSIN
document released for zoning review

DRAWN BY: FIELD VISIT / OVERSIGHT
REVISIONS

#	DATE	DESCRIPTION

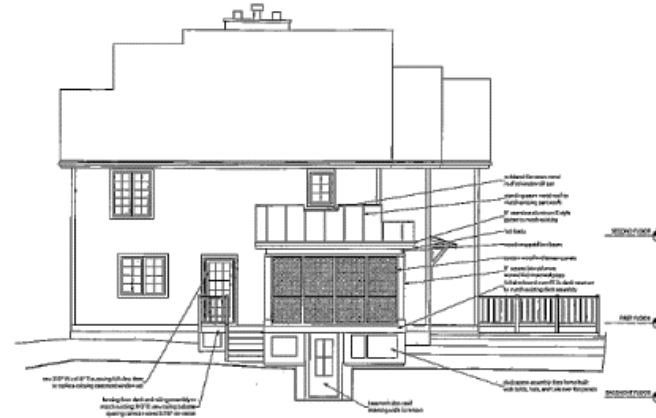
SHEET CONTENTS:
PROPOSED SITE PLAN AND PROPOSED FIRST-
FLOOR PLAN

SHEET C102

1 PROPOSED SITE PLAN AND PROPOSED FIRST-FLOOR PLAN
Scale: 1" = 10'-0" 0 5'-0" 10'-0" N



1 PROPOSED FRONT/SOUTH EXTERIOR ELEVATION
A301 Scale: 3/16" = 1'-0"



2 PROPOSED SIDE/WEST EXTERIOR ELEVATION
A301 Scale: 3/16" = 1'-0"



3 PROPOSED REAR/NORTH EXTERIOR ELEVATION
A301 Scale: 3/16" = 1'-0"

ZONING REVIEW DOCUMENT
ISSUE DATE: 07/01/2024

The Garret Studio, Inc.

2572 N 62nd Street
Wauwatosa, Wisconsin 53213
p.1 (414) 364-6368
e. thegarreststudio@me.com

document type:
ZONING REVIEW DOCUMENT for a
SCREEN PORCH EXPANSION to the
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document released for zoning review

FIELD VISIT DOCUMENT
DATE: 07/01/2024

REVISIONS
DATE DESCRIPTION

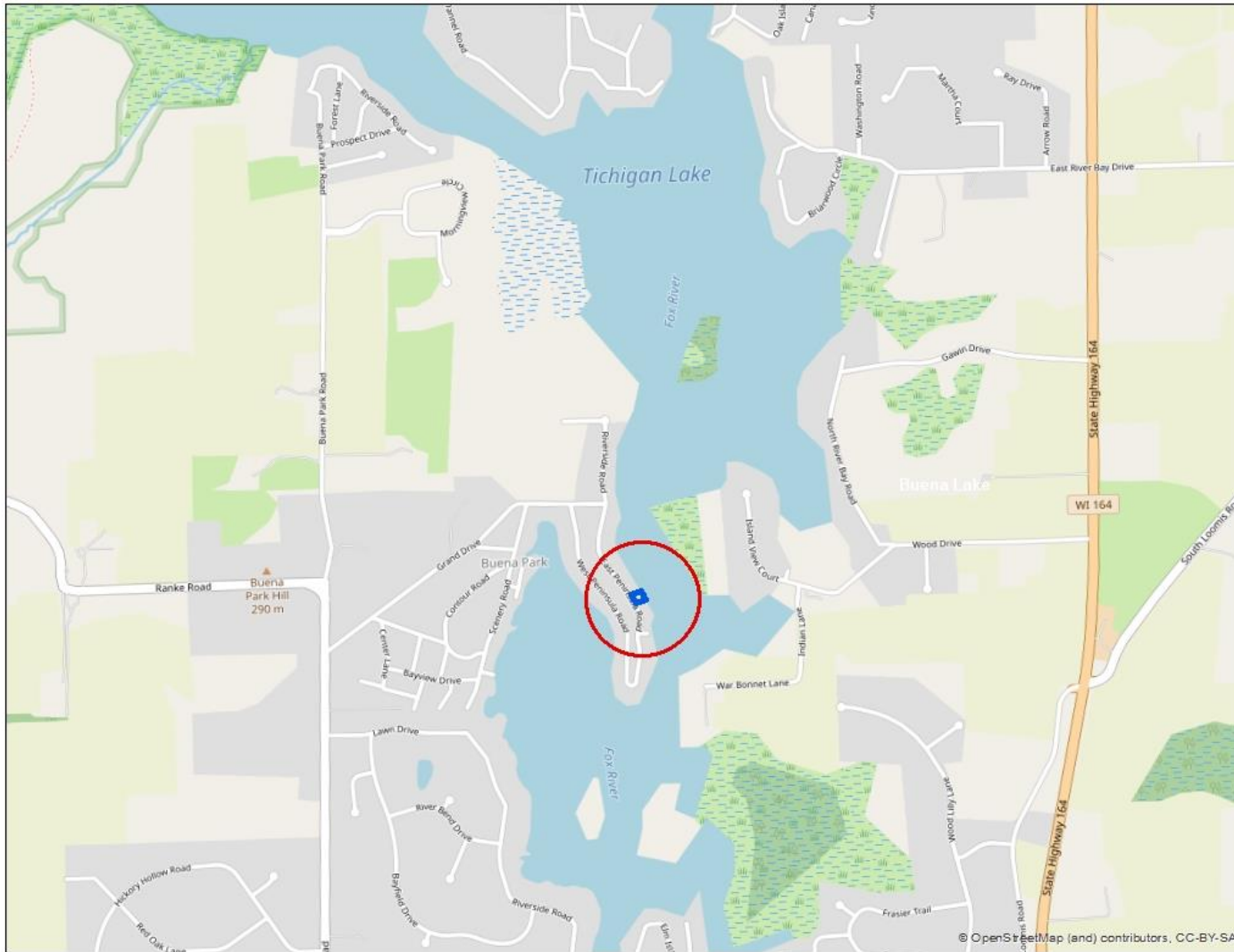
sheet contents:
PURPOSED EXTERIOR ELEVATIONS

SHEET A301

Randal and Gina Wrycza, Owners
Site Address: 5601 E. Peninsula Drive

Location Map

Request a R-3A Variance to construct an attached uncovered deck / stairs addition to the existing residence (the proposed attached uncovered deck / stairs addition will have an insufficient shore yard setback)



SEC 23 – T4N – R19E

Town of Waterford



Randal and Gina Wrycza, Owners
Site Address: 5601 E. Peninsula Drive

Zoning Map

Request a R-3A Variance to construct an attached uncovered deck / stairs addition to the existing residence (the proposed attached uncovered deck / stairs addition will have an insufficient shore yard setback)



SEC 23 – T4N – R19E

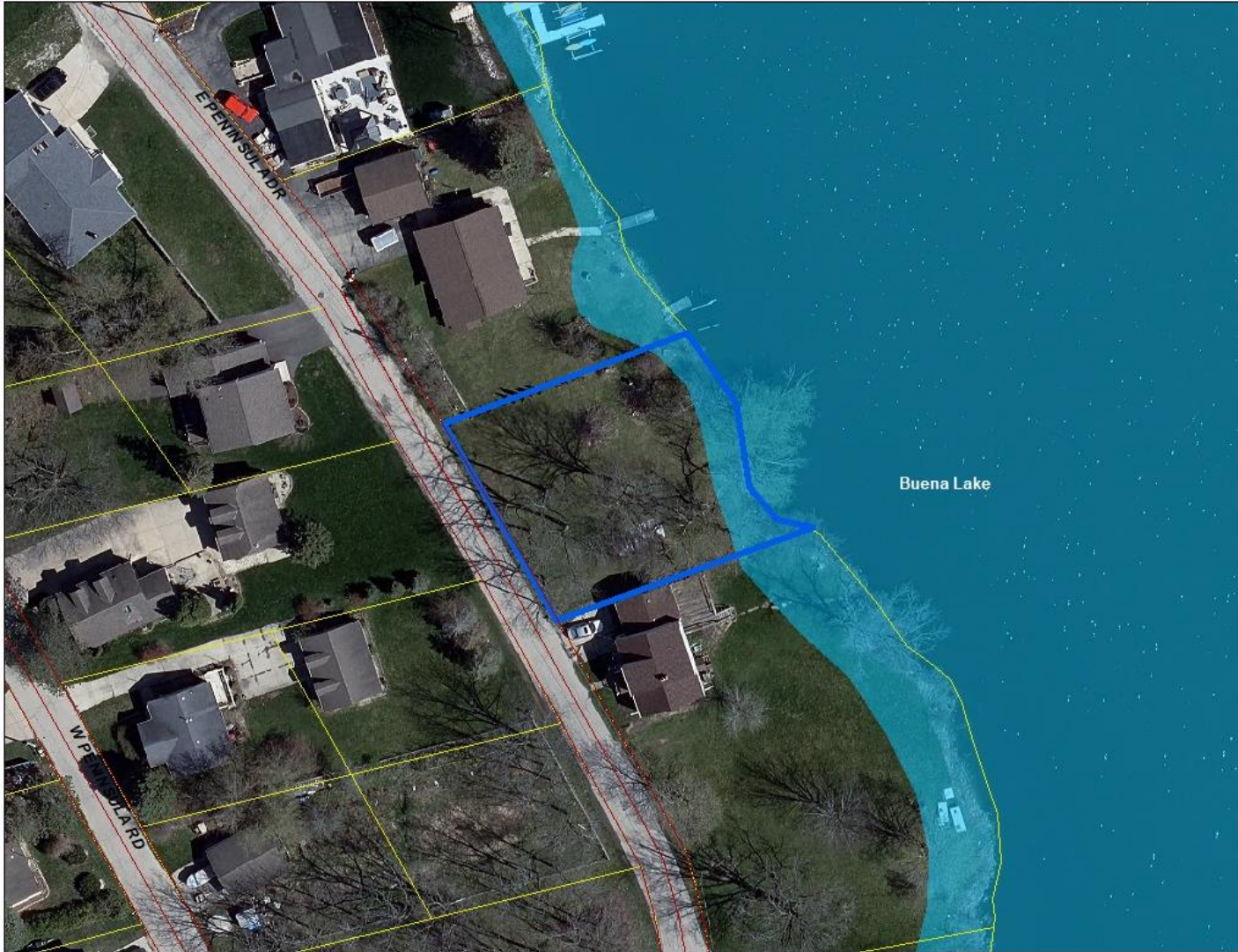
Town of Waterford



Randal and Gina Wrycza, Owners
Site Address: 5601 E. Peninsula Drive

Request a R-3A Variance to construct an attached uncovered deck / stairs addition to the existing residence (the proposed attached uncovered deck / stairs addition will have an insufficient shore yard setback)

**2022 Aerial Photo
Floodplain**



SEC 23 – T4N – R19E

Town of Waterford

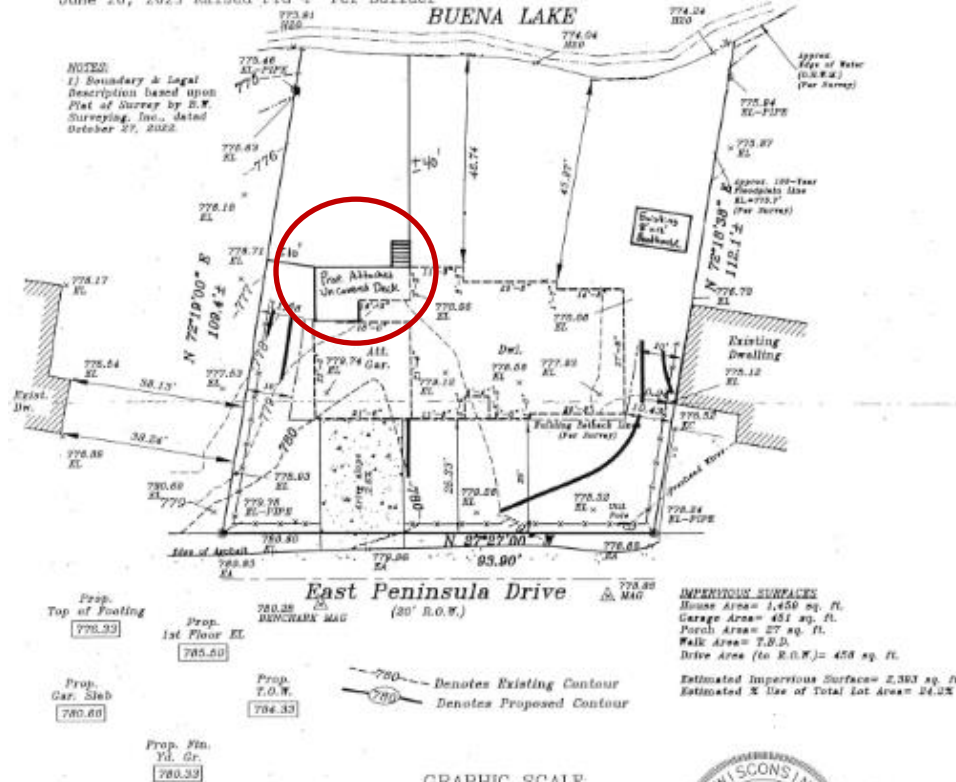


LOCATION: East Peninsula Drive, Waterford, Wisconsin

LEGAL DESCRIPTION: Lot 52 and the South 1/2 of Lot 53 in BUENA PARK SUBDIVISION, a subdivision of all that part of Section 23, Township 4 North, Range 19 East of the Fourth Principal Meridian in the Township of Waterford, County of Racine and State of Wisconsin.

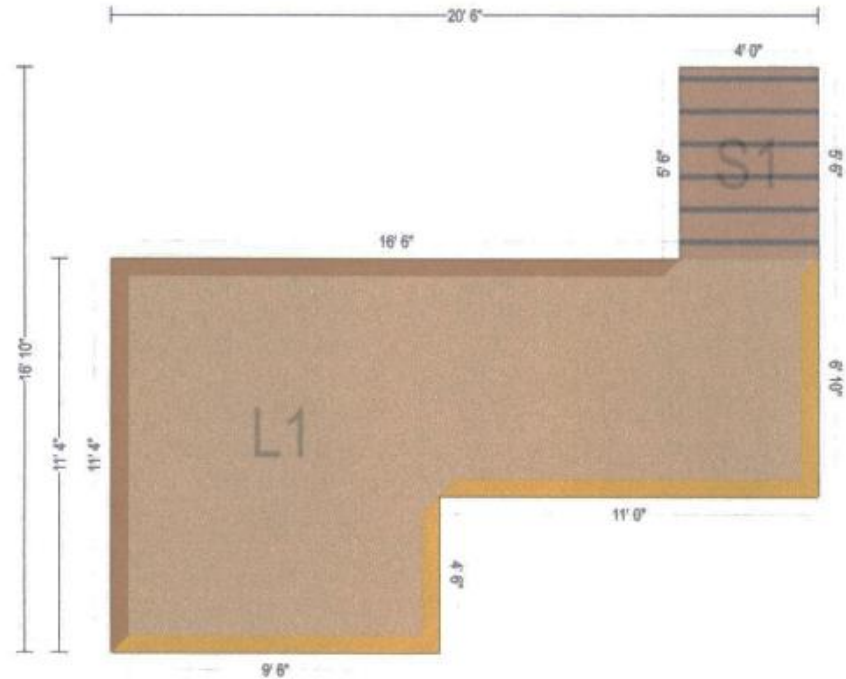
December 2, 2022 (Drawing Only)
December 8, 2022 Added First Floor Plan (Do Not Stake)
December 16, 2022 Topography Added
March 23, 2023 Revised First Floor Plan
April 4, 2023 Added Foundation Plan (Not Staked)
April 17, 2023 Revised Foundation Plan (Not Staked)
May 2, 2023 Revised Foundation Plan (Not Staked)
May 5, 2023 Staked Proposed Dwelling
June 15, 2023 Added Proposed Grades and Proposed Grading Plan
June 20, 2023 Raised PYG 4" Per Builder

Survey No. 113982-8



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality





Deck Side Color Legend

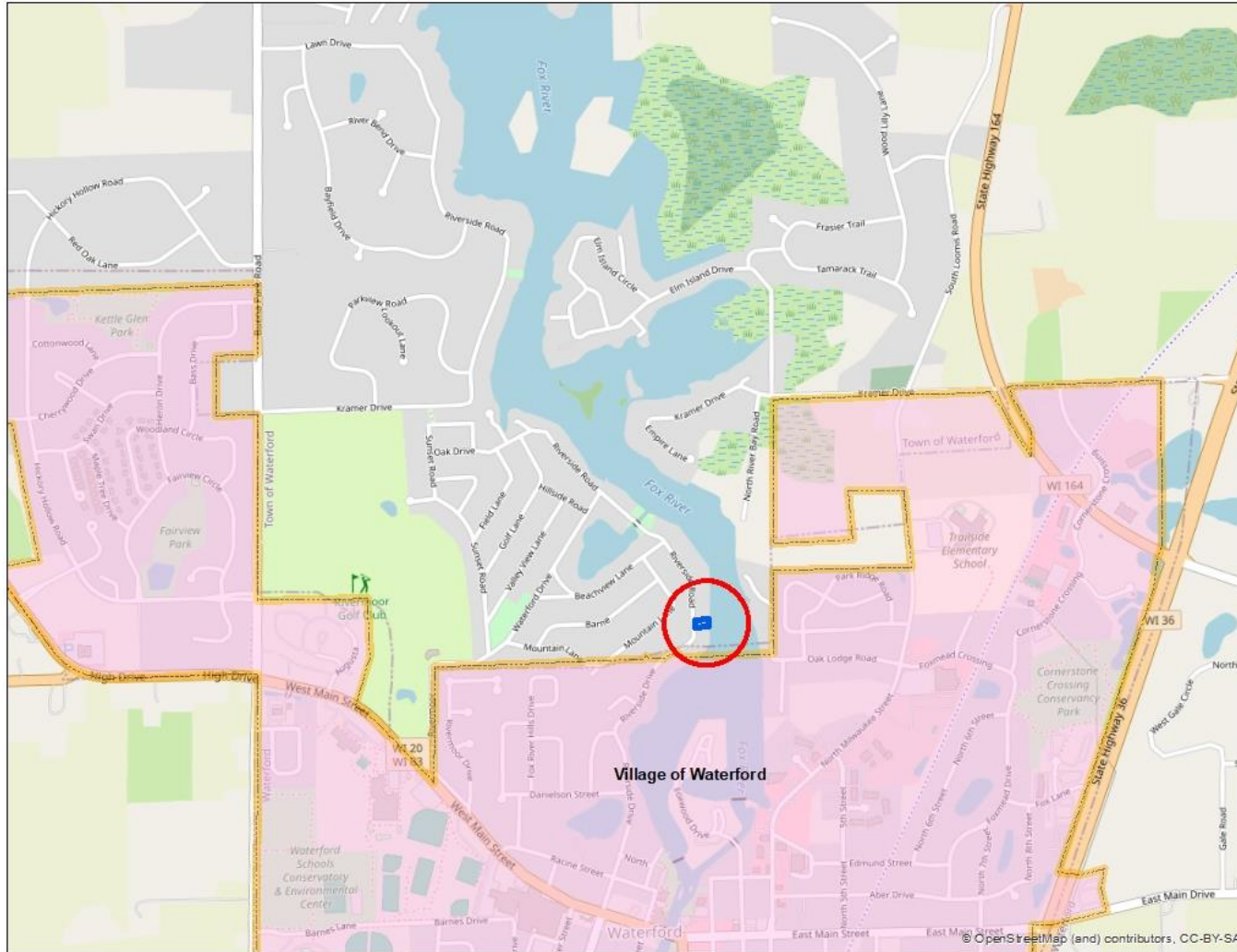
	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Mohsin & Zarina Dawoodbhai, Owners
Turn Key Homes, Agent

Site Address: 4133 Riverside Road

Request to reconsider the July 2, 2024, denial decision and to allow an amended request to enclose a portion of the existing shore yard wood deck with screens

Location Map



SEC 26 – T4N – R19E

Town of Waterford





Jeff Kreger <jeffkreger@turnkeyhome.com>

DAWOOBHAI Reference Reconsider Variance Explanation. Sent Monday 071524

1 message

Jeff Kreger <jeffkreger@turnkeyhome.com> Mon, Jul 15, 2024 at 8:32 AM
To: "Czuta, Jarmen" <Jarmen.Czuta@racinecounty.com>
Bcc: Jeff Kreger <JeffKreger@turnkeyhome.com>, "Judy TurnKeyHome.com Judy Kreger, 050522 Updated" <JudyKreger@turnkeyhome.com>, "Laura TurnKeyHome.com Laura Hammiller, 050522 Updated" <laurahammiller@turnkeyhome.com>, "Dawn TurnKeyHome.com Dawn Hammiller, 050522 Updated" <dawnhammiller@turnkeyhome.com>

Jarmen

On July 2nd 2024 a variance request to build out on an existing attached porch toward the water was denied after a permit was issued and construction had started. Mohin and Zaira Dawoodbhai have come to live with that decision. As they are looking to sell their home in Waukesha and retired here they would like a place to get outside at their property under cover and would like to at least put a roof and screens on a 6 ft 4in x 18 ft walkway on the north side of their property attached to their home leading to the existing deck that they had hoped to enclose.

In doing so no part of the home or the attached decks and walkways would be closer to the water than they are now. Also it would not hinder the views of any of their neighbors.

We would like the board to reconsider our variance request for this proposal.

Sincerely

JeffKreger@TurnKeyHome.com
262-930-7969

Agent for:
Mohsin & Zarina Dawoodbhai



What Do You Need a Price ON?
Thanks,
JeffKreger@TurnKeyHome.com
262-930-7969, President

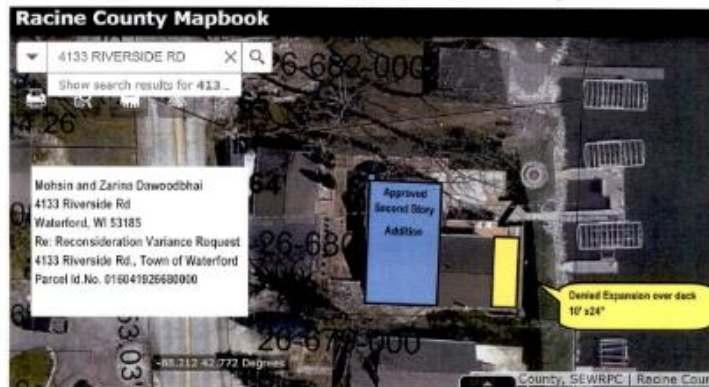


Mohsin & Zarina Dawoodbhai, Owners
Turn Key Homes, Agent


**Owner
 Documentation**



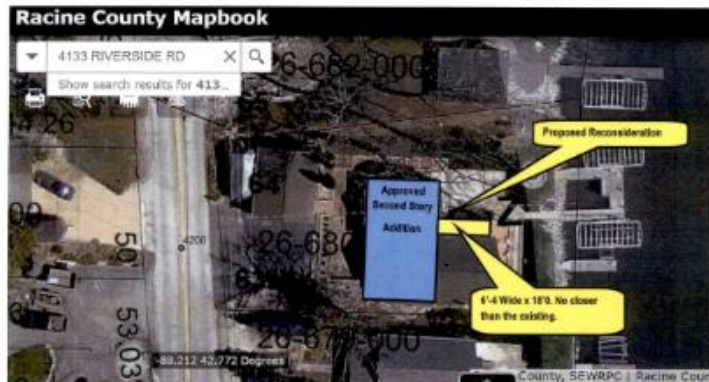
As Proposed for the for the July 2, 2024 meeting and denied.




 Approved
 2nd Story Addition

 Denied
 Expansion over Deck
 10' x 24'

As Proposed for the reconsideration for the Aug 6, 2024 Meeting



 Approved
 2nd Story Addition

 Proposed Reconsideration
 6'-4" wide x 18'
 No Closer Than Existing

SEC 26 – T4N – R19E

Town of Waterford