

PLAYHOUSE – SOPHIA BARRY

To: Plan Thiensville Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **III.E.**

Date: October 13, 2020

General Information

Applicant:

Sophia Barry

Status of Applicant:

Owners

Location:

317 Riverview Drive

Requested Action:

Playhouse

Existing Zoning:

R-2 Single Family District

Report:

While the Zoning Code addresses structures such as sheds, fences, and pools, it is silent to such things as playhouses. Accordingly, structures like this, which are common and incidental to residential uses, are typically processed as accessory structures and are subject to the regulations thereof. In this instance, the applicant is requesting approval of a playhouse to located in their rear yard that will be 5' X 5' in size and designed to match the look of the existing principle house.

According to **Sections 17.0603. E.** of the zoning code, **Accessory structures, such as garden or utility sheds, shall be placed or erected in the rear yard provided, cannot exceed 150 square feet and shall not be closer than 5 feet to the principle structure, shall not exceed 12 feet in height and shall be located no closer than 3 feet to any property line.**

Staff Comments:

Staff's review of the plans indicates full compliance with the dimensional requirements of the R-2 Zoning District and, therefore, staff recommends approval subject to:

- The playhouse being place not closer than 3 feet to any property line.
- Securing a building permit prior to construction commencement



Village of Thiensville

Small Projects Application



THIS FORM MUST BE COMPLETED FOR ALL PROJECTS THAT CAN BE APPROVED AT THE STAFF LEVEL.
THIS INCLUDES FENCES, DECKS, SWINGSETS, HOT TUBS, EGRESS WINDOWS AND PARKING PADS.

Property Address: 317 Riverview Dr. Thiensville Thiensville WI 53092
120500430000 Residential
Tax Key # Current Zoning

Property Owner
Sophia Barry
Name
317 Riverview
Address
262-354-4006
Phone
Sophia.Barry@kw.com
Email address

Applicant Same as owner
Sophia Barry
Name
317 Riverview
Address
262-354-4006
Phone
Sophia.Barry@kw.com
Email address

Application checklist

- Submit drawings, photo example or rendering and/or other descriptions of project
- Submit Scaled drawing or survey with proposed location and setbacks
- Complete building permit application

Is property in Thiensville's Historic District? Yes No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission.
Complete the COA application. Attendance at HPC meeting is required.

Project description

Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Provide any information that you believe will assist staff in reviewing and approving your request.

Playhouse in the rear of home
private. not visible from the
street or neighbors yards -
painted to match home.
Other homes on the street have
similar, visible from the road.



Applicant's Signature

Oct. 2, 2020

Date

The applicant is responsible to pay planner charges after a first half hour that will be paid by the village. Work cannot begin until staff approval and paid building permit approval. Staff reserve the right to forward application to the Plan Commission for approval if deemed necessary

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VILLAGE STAFF REVIEW

- Application Complete. Items needed: _____
- Submitted to Village Planner on 10/2/2020 Approved by Planner on _____
- Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

Village Staff Review

Date

Village of Thiensville - Amy Langlois

From: Village of Thiensville - Andy Lafond
Sent: Friday, October 2, 2020 2:41 PM
To: Village of Thiensville - Gary Achterberg
Cc: Village of Thiensville - Amy Langlois
Subject: RE: Playhouse 317 Riverview Drive

Gary,

I'll go with Jon's statement that previously these went to PC. Please have the applicant fill out the PC application. In the meantime send these materials to Jon for review.

Andy

From: Village of Thiensville - Gary Achterberg
Sent: Wednesday, September 30, 2020 2:07 PM
To: 'Jon Censky' <6954jpc@sbcglobal.net>; Village of Thiensville - Andy Lafond <alafond@village.thiensville.wi.us>; Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Cc: 'Sophia Barry' <sophiabarry@kw.com>
Subject: Playhouse 317 Riverview Drive

Hi Jon,

A resident who recently moved into the Village has asked about putting a playset in their yard that was at their previous residence. They now live at 317 Riverview Drive. The playset is about 5 feet by 5 feet. It will not be able to be seen from the street at its proposed location, according to the homeowner. She said she also wants to decorate it so it looks very similar to their home, both with pain and possibly some stone since their home is lannon stone. I've attached a submitted photo of the playhouse and also a map that shows the proposed location relative to the house. She said it is screened by mature arbor vitae on one side.

Contact information is Sophia Barry, 317 Riverview Drive, 262-254-4006, sophiabarry@kw.com. Note that she is copied on this email.

Thanks.

Gary

Gary Achterberg
Administrative Assistant
Village of Thiensville
262-242-3720 Office
262-242-4743 Fax

www.village.thiensville.wi.us

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From: Sophia Barry <sophiabarry@kw.com>
Sent: Wednesday, September 23, 2020 11:42 PM
To: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Subject: Re: Playhouse permission ?



14 feet from one neighbor side behind thick arborvitae trees totally obscured, 100 ft from the other side (also tree-covered) 150 ft from the top of the backyard and 175 from the bottom of the backyard.

See attached aerial survey-The little yellow oval is the representation.

It is made with quality materials (not a chintzy plastic thing), and the neighbors directly across the street have a playhouse identical, visible from the road (our backyard is not, or 'from either neighbors yard).

I hope that helps.

Thanks so much!

SOPHIA BARRY
REALTOR®
262-354-4006
SOPHIBARRY@KW.COM
205 E SILVER SPRING DR, WHITEFISH BAY, WI 53217

On Wed, Sep 23, 2020 at 1:54 PM Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us> wrote:

Hi,

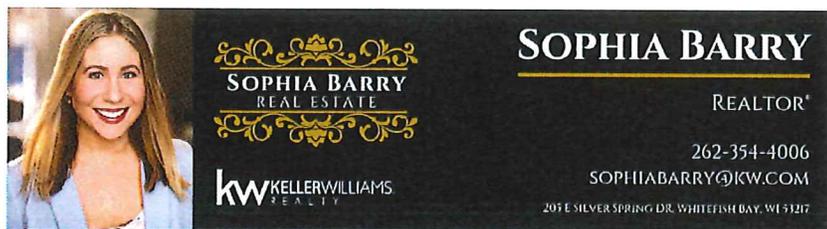
Just do your best to guess those setbacks. Yes, I got the photo. I'd just like to have all the pieces in one email, so I can just forward your submission to our planner.

Thanks a lot,

Gary

From: Sophia Barry <sophiabarry@kw.com>
Sent: Wednesday, September 23, 2020 1:30 PM
To: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Subject: Re: Playhouse permission ?

Ok will do! I did have the picture on there but I will try again. The play house will be set back from my house and garage and property lines- in the middle of my yard.



On Wed, Sep 23, 2020 at 1:21 PM Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us> wrote:

Hi Sophia,

Thanks for this. Could you also please include a rough drawing of where this will be located in your yard with approximate distances noted from lot lines, your home, garage, etc? And, also your full address.

If you could resend the email to include the photo, the drawing and the other information, that would be great. If it's complicated for you to email the drawing, just let me know. You can drop it off here on paper and I can assemble the pieces so I can pass it on to our Village Planner.

Thanks a lot,

Gary

Gary Achterberg

Administrative Assistant

Village of Thiensville

262-242-3720 Office

262-242-4743 Fax

www.village.thiensville.wi.us

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From: Sophia Barry <sophiabarry@kw.com>
Sent: Wednesday, September 23, 2020 1:01 PM
To: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Subject: Playhouse permission ?

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Hi,

I wanted to ask for permission for this playhouse I have a private treed half acre lot and the playhouse is going to be painted to match my house, purchasing from my friend. My neighbor across the street has one identical. I live on Riverview drive.
Thanks!