



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 8/11/2025
Common Council Item Number: ID#25- 01727	Date: 8/11/2025
Submitted By: Robin Grams, Associate Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: ID#25-01727- The APPEAL of Kayla Schneider for a dimensional variance from Section 22.58 (2)(L)(3)(C) of the zoning code. If granted, the variance will allow for the construction of a solid fence in the yard at 1040 W Cumberland Drive, fronting the street on which the property is addressed, when solid fences are allowed in rear yards and side yards only.	

Details: <p>The applicant at 1040 W Cumberland Drive is applying for a dimensional variance from Section 22.58(2)(L)(3)(C) of the zoning code to allow for the construction of a solid fence in the front yard of their property. The property is zoned RS-3, Single Family Residential District. The property has a unique configuration as the main entrance, mail delivery, and driveway/garage entrance all face Hine Avenue. There is no point of access on the side of the house facing Cumberland Drive.</p> <p>The orientation of the house facing Hine Avenue, only gives the applicant a 10' setback from the lot line as their "backyard". The applicant is looking to install a 6' foot, white vinyl fence along the perimeter of the home, starting in the backyard, running along the side of the house, and ending at the front southwest corner of the house. The variance will allow the applicant a space where they can better use the side yard as a backyard, since the space around the house is very limited.</p>
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Options & Alternatives:

Financial Remarks: Click here to enter text.
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Executive Recommendation: If the applicant proves a hardship exists, the Board may grant the variance to allow an addition with a 6' fence in the front yard of the property at 1040 W Cumberland Drive