

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 9/11/2017
Common Council Item Number: ID#17-1284	Date: 9/11/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: The APPEAL OF JAMES EASTER for a dimensional variance from section 22.58(2)(j)(2) of the zoning code. If granted, the variance would allow for a solid 6-foot-tall residential fence in the street yard at 622 Beechwood Ave., when residential fences shall not extend into the street yard.	

Details:

The applicant would like to install a 6-foot high solid residential fence along the east lot line in their backyard which is defined as a street yard adjacent to Woodward St. as this house is on a corner lot. This is in an older neighborhood with a nonconforming lot at only 50 feet wide. Current code requirements necessitate a 75 foot wide corner lot. There was an old, overgrown hedge along this lot line which encroached onto the sidewalk. The applicant removed the hedge, and is proposing a fence set back 3 or 4 feet from the sidewalk to offer privacy and use of their backyard. The applicant submitted photos of other corner lots in the neighborhood with similar solid fences in the street yard as being proposed.

Options & Alternatives:

If the applicant proves a hardship exists, the Board may consider granting the variance to allow the construction of the proposed fence.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Require the residential fence matches the setback distance of the house from Woodward St.



