

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

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Committee: Board of Zoning Appeals	Date: 9/14/2020
Item Number: ID#20-1128	Date: 9/14/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: The appeal of Kaylee Cortes for a dimensional variance from section 22.58(2)(J)(3) of the zoning code. If granted the variance would allow a new solid fence to be built in the street yard at 1538 S. Grand Ave. when solid fences are not permitted in street yards.	

Details: 1538 S. Grand Ave is located on the corner of Grand Ave. and Debbie Dr. Debbie Dr. approaches Grand Ave. at an angle, before turning to intersect with it perpendicularly. This gives the lot, particularly the rear yard, an odd shape. The rear yard is generally triangular, and comes to a narrow point. Its total area is roughly 2,600 square feet, much of which is in the narrow, pointed section. The applicants have pointed out that most other lots in their neighborhood and throughout the city have much more rear yard area.

The existing chain link fence is partially rusted and is generally in poor condition. They would like to replace it with a new six foot solid fence and they would like to extend it into the portion of their side yard which is also considered to be the street yard along Debbie Dr. To make up for the lack of space in the rear yard they plan to build the fence out along the driveway and then cut across the lawn a few feet short of the property boundary.

They have also noted that several neighboring properties also have solid fences in the street yard. They contacted neighbors in the surrounding area to find out whether they support the variance, and received five positive responses.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

If the applicant proves that a hardship exists, the Board may consider granting a variance to allow for a new six-foot solid fence in the street yard at 1538 S. Grand Ave.

