

March 31st 2026

City of Wauwatosa Development Department
7725 W. North Avenue
Wauwatosa, WI 53213

Re: Variance Criteria

To whom it may concern,

1. Exceptional Circumstances do exist pertaining to this lot.

The request for the variance to construct a three-car garage is not general to the neighborhood, but is specific to this lot. The neighborhood is comprised of single-family homes, which require less off-street parking. This building was constructed as a three-family residence, which requires us to provide a three-car garage to keep the residence from parking on the street. With this being a unique property with three units, this is rare for the area.

2. A variance is necessary for the preservation and enjoyment of the property rights possessed by other properties in the district and vicinity.

The existing three-unit apartment that we are converting to a condo unit was built with a small two-car garage. As this will now be occupied by homeowners. We need to provide a single-car spot in a garage for each unit. This will also allow for a second car to be parked in front of the garage for each unit. This request will not cause substantial detriment to the neighboring properties, as it will help to keep extra cars off the street.

3. The variance will not create a special detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this or to the public interests.

The variance for the three-car garage will not create a special detriment to the adjacent properties, as it will allow for the three new condo units to be able to park on the property, not on the street. The proposed garage is a low structure which will not obscure the views of the neighbors. This variance will add to the public interest by removing the cars that were parked in the street with the two-car garage.

4. The difficulty or hardship was not created by the property owner.

The existing building was originally built with a two-car garage. If this were being developed today as a three-unit residential building, the building and garage would be sized to fit the property without the need for a variance.

Sincerely,
Brad Paradies