

1909 N. 68th Street
Wauwatosa, Wisconsin
Board of Zoning Appeals
City of Wauwatosa

Dear Members of the Board:

On behalf of my wife and myself, we respectfully request that the Board of Zoning Appeals approve our application to replace and modestly extend the existing fence on our property located at 1909 N. 68th Street.

- We have included the following materials for your review:
- Photographs of the current lot showing the existing vinyl fence
- Images of the proposed white cedar picket fence design
- An aerial view of the property
- A survey identifying the existing fence location and proposed extensions
- An email of support from our neighbor to the west along Hillcrest

The existing fence was originally approved through a variance granted in 1996 and has remained in that approved location since that time. Our proposal removes the current vinyl fencing and replaces it with a four-foot white cedar picket fence that is more consistent with the historic character of the neighborhood.

In addition, we are requesting approval for modest extensions that complete the enclosure of the yard. On the west side of the property, we propose extending the fence to the property line and connecting it to the southwest corner of our home. Along the front yard, the fence will remain in its current location, and we propose closing the open gap by connecting the existing end post to the southeast corner of our home. Importantly, no new fencing is proposed along any roadway frontage.

Unnecessary Hardship / Unique Property Conditions

The hardship arises from the unique configuration and layout of our lot and home. The yard area technically classified as the “front yard” functions as the only practical and usable yard space on the property. The area technically considered the “backyard,” located to the north, functions more as a narrow side yard and does not provide meaningful or usable outdoor space. Similarly, the portion of the property between our home and the neighboring property along Hillcrest functions as a side yard and is limited in width.

Because of this configuration, the only functional and usable yard area is the space technically designated as the front yard, though in practical terms it operates more like a side yard relative to how the home is oriented and used. The physical layout of the home and lot does not offer reasonable alternative locations where a fence could be installed to enclose usable yard space while strictly complying with the ordinance. Without relief, the property is effectively deprived of the ability to enclose its only functional yard area in a manner consistent with typical residential use.

Hardship Not Self-Created

The conditions giving rise to this request were not created by us. The lot configuration, street orientation, and prior fence placement approved by variance predate our ownership. We are not seeking to intensify the use of the property, but rather to improve and modestly adjust an existing condition.

No Detriment to the Public Interest

The proposed fence will not obstruct visibility or impact roadway safety, as no additional fencing is proposed along street frontages. The requested extensions primarily close gaps between the existing fence line and the home. Additionally, our adjacent neighbor has provided written support for the proposal, demonstrating that the request is not detrimental to neighboring properties.

Consistency with the Intent of the Zoning Code

The purpose of fencing regulations is to preserve neighborhood character, maintain safety, and ensure reasonable open space. Replacing a vinyl fence with a traditional four-foot white cedar picket fence enhances the aesthetic

quality of the property and better aligns with the historic character of the neighborhood. The modest extension maintains the spirit and intent of the zoning code while allowing reasonable residential enclosure.

We respectfully submit that this request satisfies the required criteria for a variance and represents a thoughtful and appropriate improvement to the property. We appreciate the Board's time and careful consideration of our application and are happy to provide any additional information the Board may require.

Sincerely,

David and Heather Morgan