

Form + One

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TRANSMITTAL FORM

To: **Board of Zoning Appeals Application**

From: Tim

Raduenz

Subject: 1343 N. 72th Street (Remodel/ Addition)
06/09/25

Date Sent:

Project:

Zoning variances for the street side (72nd St) and rear yard (south) setbacks.

Variance:

A zoning variance is a special exemption from the City zoning code granted by the Board of Zoning Appeals on a case-by-case basis. In order to grant a variance, an applicant must show that a unique hardship exists on the property.

In Wauwatosa, all four of the following criteria must be met for a variance to be granted:

- Exceptional Circumstances do exist pertaining to this lot.

Response:

- This is a corner lot that yields a smaller sized lot as most standard lots in the city
- The lot is less deep as most standard lots as per the parcel map, as its streets are at an angle
- The lot has a small lower line area (at the rear lot next to existing garage)
- Due to the age of the existing home and methods of construction used when built, the home is

not up to current building codes, and would not be suitable to build off of.

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

Response:

- *This is a corner lot that yields a smaller sized lot than most standard lots in the city and the family is building for the future!*
- *Many (existing) larger city homes have front facing or have built into the newer property setbacks*
- *The neighborhood has many existing homes that we would like to mimic and keep the same flow and feel of the neighborhood.*
- *The neighbor to the left is at the same design layout, which helps with the overall design established rhythm of the neighborhood*
- *This variance is needed for the owners to keep a nice back yard and keep privacy concerns of both the owners and the neighbors!*

- 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.

Response:

- *The variance will not create a special determination, as we are using an established existing home as the hub or starting point for a new addition to this family home.*
- *We are keeping the spirit of the neighborhood and keeping the overall building layouts (front facing) homes, this promotes more interaction with the street frontage, like our adding a new porch at the front, creating street presence and street interaction, similar to many other homes on the street.*
- *Both immediate neighbors (South and West) are in favor of the project.*

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

Response:

- *The existing home has been established since 1893.*
- *Owners have provided proper care and maintenance since buying the house*
- *To this end we are trying to create a larger family style home.*

Overall Comments:

In creating the scope, and hitting all the owners wants and needs, we believe this has a great street presence and creates a family style home that can work for a family like the Hoppe's and any future families!

If you have any questions, please call or e-mail me.

Best,

Tim Raduenz - Designer