

Dear Wauwatosa Board of Zoning Appeals,

I am writing this letter because I am asking for a variance of the setback code for the east and south side of my property to add a 1 story addition to the east side of my existing house. I was told to answer these 4 questions because these are the perimeters the board uses to deny or grant a variance.

1. Exceptional Circumstances do exist pertaining to this lot.

- Currently the setback code for any new construction on this property is restricted to 6.5' on the east and 25' on the south from the property line. If I had to use these rules I couldn't build an addition and/or build an addition that gave us enough space to be worth it. The existing structure, I assume, from the odd lot lines and building location was the first house built on the block and all other houses were built around it so the existing house has very narrow setbacks of roughly 2' to the south and west.

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 property is currently a small 3 bedroom 1 bath 1 story ranch with a small cellar only accessible from the outside. We just had a baby 9 months ago and plan to have another in the next couple of years so we are running out of room and need more space. So we either plan to add an addition to the existing house or sell and move to a bigger house. Our addition would be 1 story with a low slope roof and would expand our kitchen, add another living area, add a bedroom, add a full bath and add a basement space accessible from the inside.

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 property to the east is what I assume is part of what was or is a double lot and has no structure on it so the neighbor at 11705 Watertown Plank will not be affected. The neighbor to the south is a 2 family rental but my house already backs up to their driveway, the planned addition will just be an extension of that so no conflict is foreseen.

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

- I did not set these lot lines or build the existing structures

Thank you,

Mark Miller