

**AGENDA FOR THE ZONING BOARD OF APPEALS MEETING
TO BE HELD AT THE GREENFIELD CITY HALL
IN THE COUNCIL CHAMBERS - ROOM 100
AUGUST 22, 2013 AT 6:30 P.M.**

1. The meeting called to order and roll call.
2. Approval of the December 27, 2012 minutes.
3. Anthony & Ann Maas have been granted a hearing by the Zoning Board of Appeals of the City of Greenfield on their petition requesting a Zoning Special Exception to construct a roof with two supporting columns on the existing front stoop on the northwest side of their house at 5310 W. Abbott Avenue, Tax Key #648-1090. The proposed stoop is 3'7" deep and 4'8" wide. For purposes of this request, this improvement is considered a "porch" within Zoning Code terms.

The northwest side of this parcel is the 'Front Yard', and the parcel is zoned R-2A Single-Family. The required Front Yard setback for a structure within an R-2A District is 35'. Due to an error by the Building Inspector in 2003 when the house was constructed, the house foundation is 31' at its closest point from the front lot line (i.e. setback varies due to curved right-of-way line around the cul-de-sac).

The proposed construction of the "porch" over the front stoop is creating a greater encroachment into the Front Yard, which is the basic reason for this Special Exception request. Given the nature of this request, the only way this process could have been avoided is if the front edge of the stoop was just under 39' back from the Abbott Ave. right-of-way line. (35' required front setback + 3'7" depth of stoop).

This request will require an exception as applied to this property per the following sections of the Zoning Code:

- ♦ Table 21.04.0203 – R-2A Single Family Development Standards. The minimum Front Yard setback is 35'. Proposed improvement will create a new front setback of 27'5".

31'0" = existing foundation setback
Less: 3'7" = existing stoop depth
27'5" = front setback

- ♦ Table 21.04.0902 – Permitted Obstructions in Required Yards. Porches with a roof and sides open are not allowed in a Front Yard.

4. Items for future consideration:
5. Adjourn.

A possible quorum of the Common Council may be in attendance at this meeting.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Human Resources Department at 329-5208, (FAX) 543-6158, TDD 1-800-947-3529 (Wisconsin Telecommunications Relay System), or by writing to the Human Resources Director/ADA Coordinator at Greenfield City Hall, 7325 W. Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances.