

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD AT THE
GREENFIELD CITY HALL ON THURSDAY, OCTOBER 10, 2019**

1. The meeting was called to order by Mrs. Ellison at 5:30 p.m.

ROLL CALL:	Audrey Ellison (chair)	Present
	Mike Gierl	Present
	Donald Ried	Excused
	Kevin Thomas	Present
	David Schilz	Present

ALSO PRESENT: Kristi Johnson – Community Development Manager

2. **Approval of the minutes from the April 25, 2019 meeting.
Motion by Mr. Gierl, seconded by Mr. Schilz, to approve the minutes of the April 25, 2019 meeting. Motion carried unanimously.**
3. **Zoning Special Exception petition for a variance to the front yard setback for construction of a new single-family home to be located at 3947 S. 40th Street, submitted by Lidio Ramirez. (Tax Key No. 575-8991-001).**

The property owner at 3947 S. 40 St. intends to demolish the existing single-family home and build a new single-family home. Mr. Ramirez purchased the property out of foreclosure in February 2019 and is requesting a variance to construct the new home within the minimum 25-ft. front yard setback. The property is zoned R-4 Single-Family and Two-Family Residential Conservation District. The proposed new single-family, 5-bedroom home will have an approximate 3,700 sq. ft. footprint (49.5' x 77'). The property is the size of a double lot (on the older, east end of the City) at 66' x 219'.

The new home will have an attached garage in the front, which is a portion of the footprint that encroaches within the front yard setback. The garage is proposed to be set back 20 feet from the front lot line. Also encroaching is the front porch footprint, proposed to be set back 22 feet 10 inches from the front yard property line. The main portion of the floor plan is set back right at the minimum 25-ft. front yard requirement.

The property also includes a detached garage located behind the existing home. The current property owner would like for this detached garage to stay, which is the reason for the front yard encroachment variance request. If the proposed home were to be set back further, it could not be constructed as proposed because it would run into the detached garage. The proposed layout leaves an 8-foot gap between the home and the garage, just big enough for grass to still grow and sufficient space left to mow the grass. A one-hour fire wall will need to be constructed on the east façade of the garage because the gap is not large enough to meet building/fire code. The new home plus existing detached garage will cover 33% of the lot area—the maximum lot coverage is 40% in the R-4 District.

The existing house is quite small; however it encroaches into the front yard setback with only an approximate six (6)-foot setback. The new house will be set back quite a bit further than the existing house. The home to the immediate north is set back only approximately eight (8) feet and the home to the immediate south is set back approximately 20 feet. Both of those abutting existing homes are constructed within the R-4 front yard minimum setback of 25 feet.

Staff does not have any objection to the proposed front yard setback variance request. The proposed setback encroachment is a substantial improvement from the existing six (6)-foot front yard setback. In addition, both immediate-abutting homes to the north and the south are located within the front yard minimum setback of 25 feet. Staff recommends approval.

Ms. Johnson gave a presentation on the item.

It was noted that the existing detached garage would remain. The proposed new construction's garage would encroach 5 feet into the front yard setback. The area of the front entrance stoop would encroach 2 foot, 2 inches. The existing home today is set back 6 foot from the front yard setback. For reference, the home to the north is set back 8 feet, and the home to the south is set back 20 feet. They would continue to use the existing curb cuts.

It was noted that the applicant's current mailing address is 3266 S. 12th Street, Milwaukee, WI. No one was present to speak either for or against the item. It was also noted that no correspondence was received either for or against the item.

It was questioned how access to the existing garage would occur. It was responded that they would drive along the south side of the house. It was noted that using a firewall would compensate for a 7 foot setback instead of the required 10 foot setback.

Motion by Mr. Thomas, seconded by Mr. Schilz, to recommend the Zoning Special Exception petition for a variance to the front yard setback for construction of a new single-family home to be located at 3947 S. 40th Street. Tax Key No. 575-8991-001. Motion carried unanimously.

- 4. Motion by Mr. Schilz, seconded by Mr. Gierl to adjourn the meeting at 5:39 p.m. Motion carried unanimously.**

Respectfully Submitted,

Alison J. Meyer
Administrative Assistant

Distributed October 28, 2019