

**STAFF REPORT
GREENFIELD ZONING BOARD OF APPEALS
THURSDAY, NOVEMBER 29, 2018
5:30 PM**

ROOM 204 – CITY HALL – 7325 W. FOREST HOME AVE., GREENFIELD, WI 53220

1. **Roll Call**
2. **Approval of the minutes from the August 23, 2018 meeting.**
3. **Zoning Special Exception petition for a deck structure, to be located at 3440 S. 45 St., submitted by Jacobo and Jean Lovo. (Tax Key No. 531-1101-000)**



The property owner at 3440 S. 45 St. is requesting a variance to reconstruct a deck in the front of the house. The property is zoned R-4 Single-Family and Two-Family Residential Conservation District. The owners purchased the home in August 2005. The home at that time, had a non-conforming front deck. In November 2017 the owners made foundation repairs on a bowing west basement wall, and in order for the contractors to access the foundation wall, the front deck had to be removed. When the owners applied for a new deck permit, they reached a stumbling block; according to Section 21.04.0902 of the City of Greenfield Zoning Ordinance, decks are prohibited from being constructed in the front yard.

The property owners are requesting a variance to allow them to reconstruct the front yard deck. The deck would be constructed at the same size as the previous deck: 20 ft. wide x 9 ft. deep x 2.5 ft. tall. City records show that a deck permit was issued in 1992, prior to the 1998 adoption of the City's Zoning Code which prohibited decks in the front yard. The homeowners have

stated that the porch contributed to the curb appeal and love for their home when they purchased it in 2005. The previous owners had designed the front yard landscaping and walkway around the front porch, which are evident in the pictures below.



Without the front porch, the home currently stands today with no exit means from the front door. Without the approval from the Zoning Board of Appeals, the homeowners would only be able to construct a front stoop with stairs leading down as a means of exit.

Staff recommends approval of the variance request in order to get the house back to its previous functional and aesthetic condition.

4. **Adjournment**