

**STAFF REPORT
GREENFIELD ZONING BOARD OF APPEALS
WEDNESDAY, FEBRUARY 26, 2020
5:30 PM**

COMMON COUNCIL CHAMBERS – CITY HALL – 7325 W. FOREST HOME AVE., GREENFIELD, WI 53220

- 1. Roll Call**
- 2. Approval of the minutes from the October 10, 2019 meeting.**
- 3. Zoning Special Exception petition for a front porch structure, to be located at 10445 W. Howard Ave., submitted by Eric Kirsch. (Tax Key No. 567-9997-000)**

The property owner at 10445 W. Howard Ave. intends to construct a complete second-floor addition to the existing home, which includes a first-floor front porch. The property is zoned R-2 Single-Family Residential Conservation District. Section 21.04.0902 of the Municipal Code prohibits porches in the front yard and Mr. Kirsch is requesting a variance to that specific code restriction.



The existing home is set back 64.4 feet from the front yard property line. The proposed front porch would encroach six (6) feet, creating a new setback of 58.4 feet. The R-2 district has a 35-foot front yard setback requirement. Most homes in the neighborhood do not have a front porch, but given the large front yard setback and larger remodel construction project, staff does not object to the front porch proposal.



While this application is specifically requesting a variance for the front porch, staff observed several non-compliant uses on site that need to be addressed. An aerial photo and the submitted plat of survey show a gazebo and two (2) sheds in the rear yard that do not have permits. Section 21.04.0801 of the Municipal Code allows for two (2) accessory structures, of which one (1) may be a detached garage. This property has a detached garage. Staff suggests that before any permits are issued for the home remodel, the applicant must apply for and obtain a permit for one (1) accessory structure (which would be the second permitted accessory structure after the garage), and remove all other nonconforming accessory structures. In addition, the property has a temporary car port to the west of the garage that needs to be immediately removed from the site. Per Section 21.04.0801, portable/temporary carports, or roofed, wall-less canopy-like structures, detached from a principal building, are not permitted accessory structures.



Proposed front elevation

Staff does not have any objection to the proposed front porch variance request. The proposed front porch is aesthetically appropriate with the complete home remodel and maintains a front yard setback that is well beyond the minimum of 35 feet. Staff recommends approval, subject to the noncompliant accessory structures being addressed as suggested above.

4. Adjournment