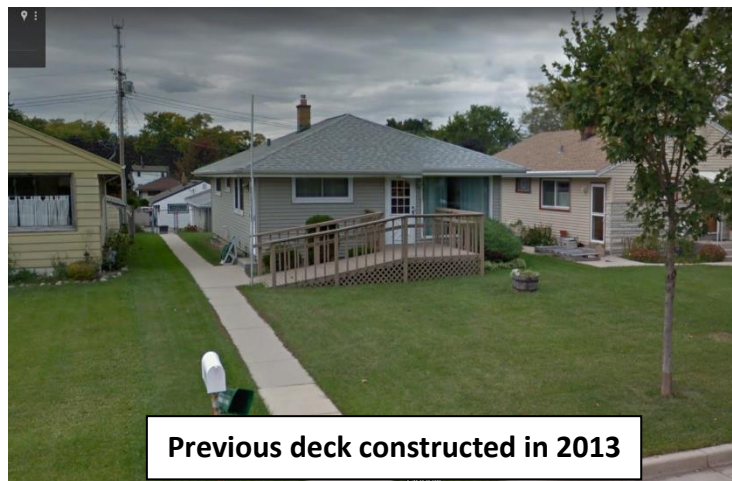


**STAFF REPORT
GREENFIELD ZONING BOARD OF APPEALS
THURSDAY, OCTOBER 22, 2020
5:30 PM**

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

- 1. Roll Call**
- 2. Zoning Special Exception petition for a front deck structure, to be located at 4635 S. 49 St., submitted by Susan Kleba. (Tax Key No. 601-0205-000)**

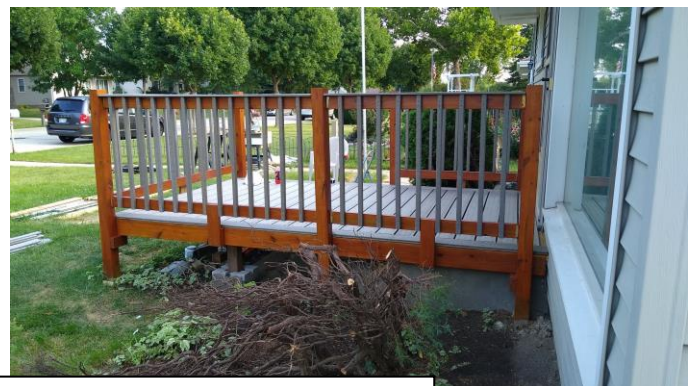
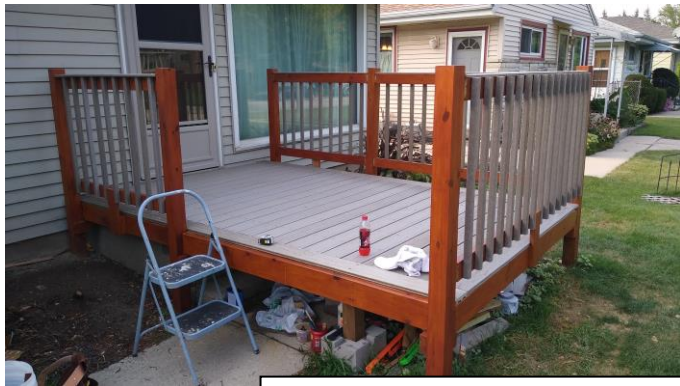
The property owner at 4635 S. 49 St. is requesting a variance to reconstruct a deck in the front of the house. The property is zoned R-3 Single-Family Residential Conservation District. The owner's disabled parents (who have since passed away) built a deck and accompanying ramp in 2013; however, there are no records of a permit for the deck in 2013. The entire structure has rotted and was in disrepair, so the current owners recently removed the deck and started building a new deck without a permit. The Building Inspector placed a stop-work-order on the property, as decks are not permitted in the front yard per Section 21.04.0902 of the City of Greenfield Zoning Ordinance.



The property owners are requesting a variance to allow them to reconstruct the front yard deck. The owner is requesting the variance due to her disability and her brother-in-law's disability. The owner has stated that a larger footprint provided by a deck, and a future ramp, will ease the ability to enter and exit the home. The deck would be constructed at the same size as the previous deck: 7 ft. 9 inches wide x 11 ft. 3 inches long. The deck is approximately 24 feet from the front yard property line. The R-3 Zoning District requires a front yard setback of 30 feet. The variance request would also include a six (6)-foot encroachment into the front yard setback requirement.



2013 deck that rotted



New deck under construction with stop-work-orders issued.

Staff does not have any objection to the proposed front porch variance request, only on the basis that the request is founded on the owner's disability. Staff recommends approval.

3. Adjournment