

**STAFF REPORT
GREENFIELD ZONING BOARD OF APPEALS
THURSDAY, MAY 27, 2021
5:30 PM**

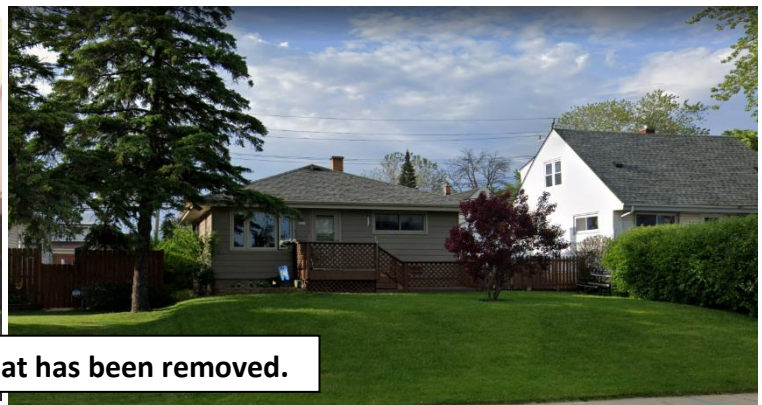
ROOM 204 – CITY HALL – 7325 W. FOREST HOME AVE., GREENFIELD, WI 53220

1. **Roll Call**
2. **Approval of the minutes from the November 19, 2020 meeting.**
3. **Zoning Special Exception petition for a front deck structure, to be located at 4914 W. Layton Ave., submitted by Patricia Cunningham. (Tax Key No. 601-0216-000)**

The property owner at 4914 W. Layton Ave. 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. There has been a front deck for some time. Aerial photos going back to 2005 are clear enough to see that the deck was there in 2005, but 2000 and older aerial photos are too grainy to clearly tell if the deck was there at that time. There are no City records of a permit for the deck. The deck structure 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.



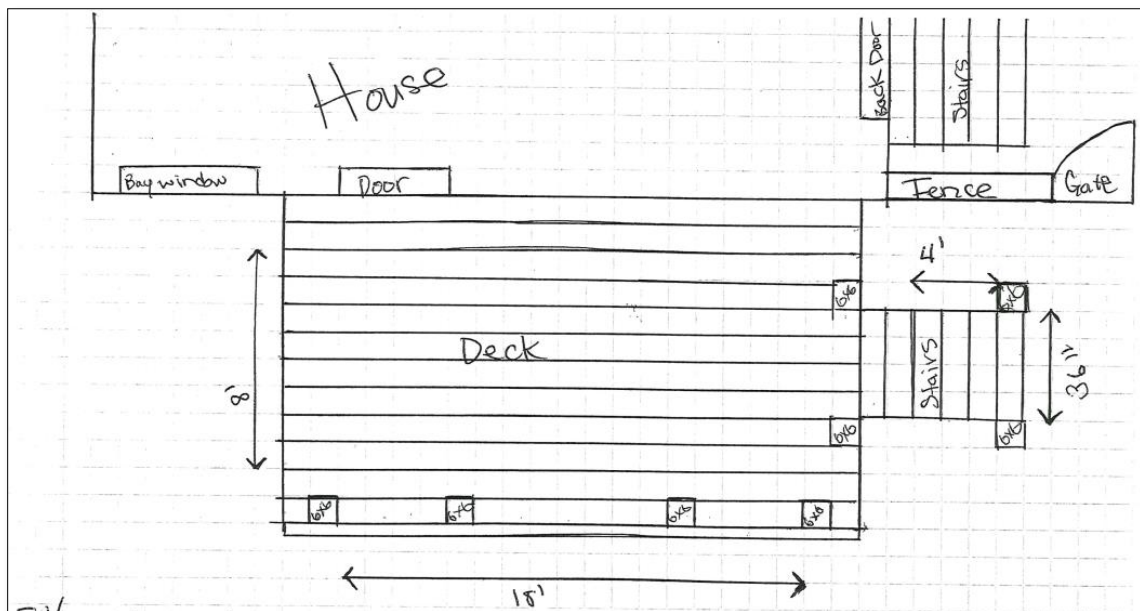
Previous front deck that has been removed.



The property owners are requesting a variance to allow them to reconstruct a front yard deck. Because the old deck doesn't have a permit, going off of measurements from an aerial photo (which isn't perfect, but is quite close), it looks like the old deck was approximately 4 ft. wide x 18 ft. long. The proposed new deck dimensions are 8 ft. wide x 18 ft. long. The new deck would have a 34-foot front yard setback if approved at the 8-ft. width projecting off of the front of the house. The R-3 Zoning District requires a front yard setback of 30 feet.



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



While the majority of homes along this stretch of W. Layton Ave. have front stoops with a few concrete steps leading up to the front door, the property to the immediate east has a very large front deck, wider than the entire house, as well. Given the fact that this property at 4914 W. Layton Ave. has historically had a front deck, staff does not have an objection to the proposed front deck variance request. Staff recommends approval.

4. **Other matters as called by the Chair.**
5. **Adjournment**