

**STAFF REPORT
GREENFIELD ZONING BOARD OF APPEALS
WEDNESDAY, MAY 25, 2022
5:30 PM**

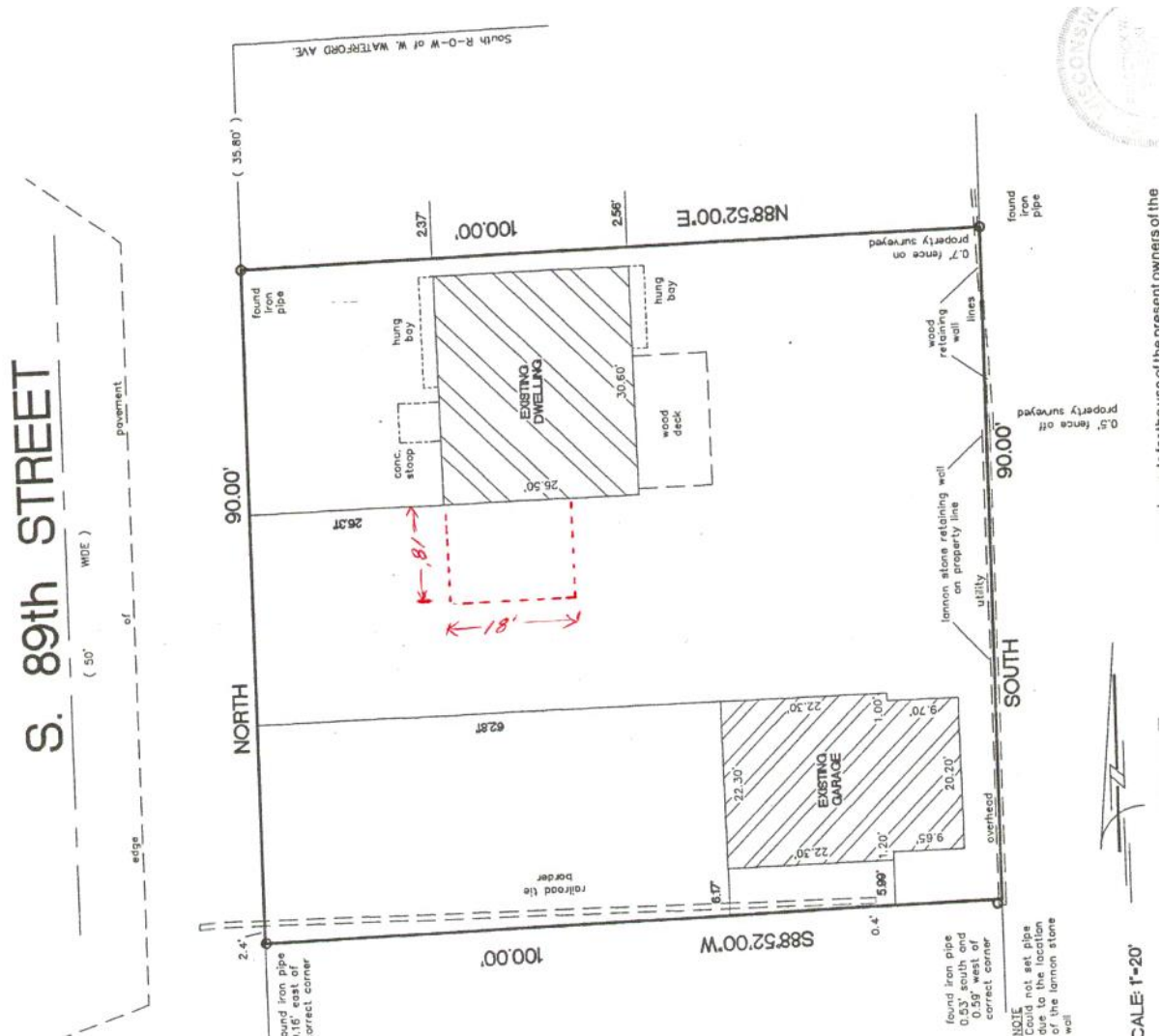
ROOM 204 – CITY HALL – 7325 W. FOREST HOME AVE., GREENFIELD, WI 53220

1. **Roll Call**
2. **Approval of the minutes from the December 22, 2021 meeting.**
3. **Zoning Special Exception petition for construction of a home addition, to be located at 4004 S. 89 St., submitted by John Southern, d/b/a Southern's LLC. (Tax Key No. 569-1292-001)**



On behalf of the property owner, the contractor, Mr. Southern, is requesting a variance to construct an addition to the single-family home at 4004 S. 89 St. The proposed addition would encroach into the front yard setback restriction. The property is zoned R-3 Single-Family Residential Conservation District, which requires a 30-ft. front yard setback and a maximum lot coverage of 0.30. The lot size is 90' x 100', or 9,000 sq. ft. in area. The single-family ranch (built in 1951) with detached garage have a combined footprint of 1,504 sq. ft. The proposed south home addition is 18' x 18', or 324 sq. ft. in area, which would bring the total lot coverage to 1,828 sq. ft., or 0.20, plenty below the maximum lot coverage of the R-3 Zoning District.

The front of the existing house is set back 26.3 ft., which means it encroaches into the front yard setback by 3.7 ft. This is the case for most homes in this neighborhood—today’s setback restrictions were established/adopted after these homes were built. The proposed home addition would be constructed even/flush with the front of the house, so encroaching 3.7 ft. into the front yard setback. If the homeowner met today’s setback restrictions, the home addition would have to be constructed with a 3.7-ft. recess and wouldn’t flow with the footprint of the existing home. The proposed addition would not encroach into the setback any more than the situation exists today.



The addition would be constructed to the south of the home, an extension to the side, but flush with the front. The materials would match the existing (steel siding) and a front window would be added to the west/front elevation. The south/side elevation would include two (2) windows, facing the driveway that exists between the home and detached garage. The east/rear elevation would also include a window, facing the back yard. The existing window on the south elevation would be removed to create a new doorway access to the addition.



Staff recommends approval of the home addition based on the following considerations: (1) the setback encroachment request for the proposed addition does not encroach any more than the front yard setback encroaches today; and, (2) a considerable amount of homes in the area do not meet today's front yard setback requirements and the proposed setback encroachment request would not be setting a precedent within the neighborhood.

4. Adjournment