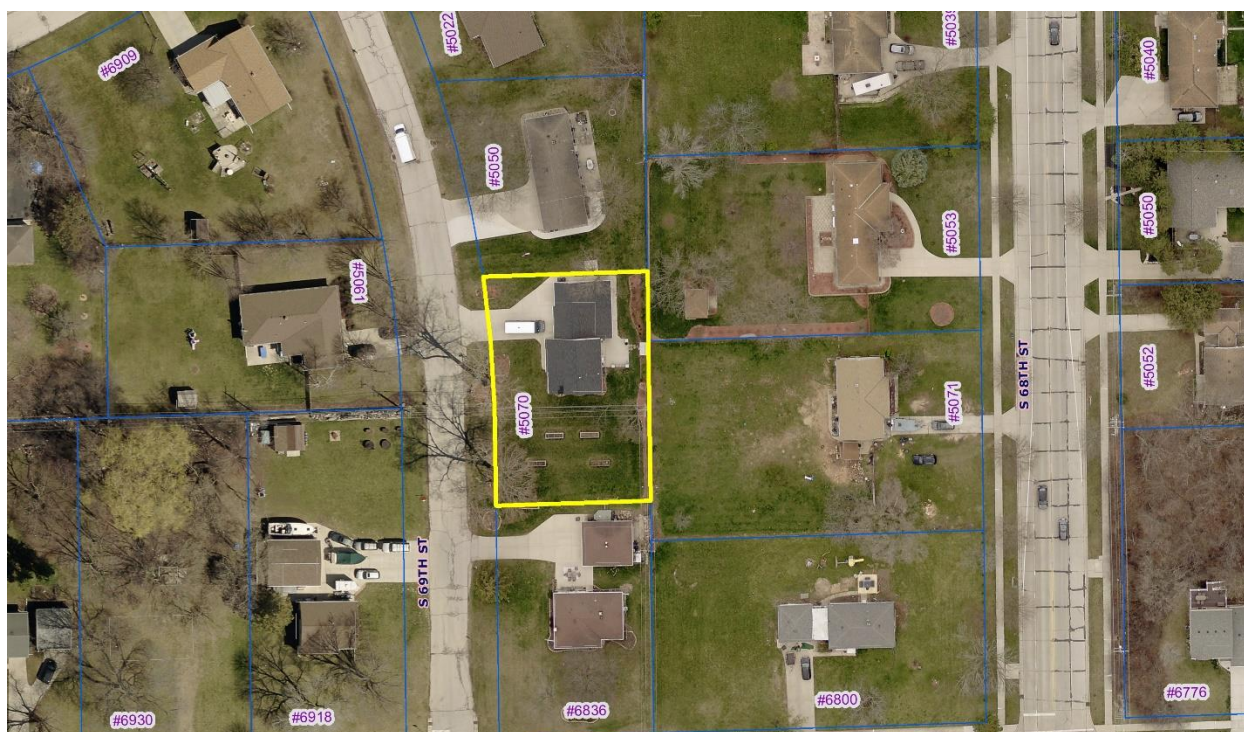




**STAFF REPORT
GREENFIELD ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 22, 2022
5:30 PM**

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

1. Roll Call
2. Approval of the minutes from the May 25, 2022 meeting.
3. Zoning Special Exception petition for construction of a home addition within the rear yard setback at 5070 S. 69 St., submitted by Raymond & Judith Luczak. (Tax Key No. 617-0027-002)

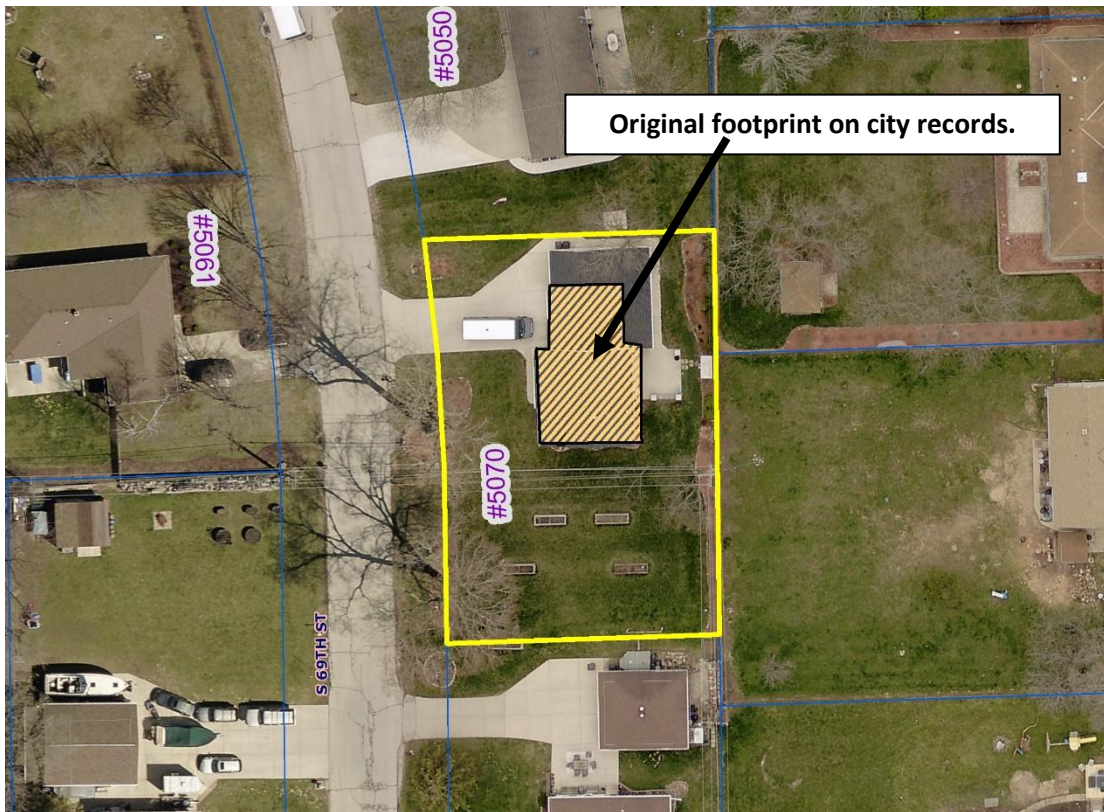


Approximately 15 years the homeowners, Mr. and Mrs. Luczak, constructed an addition to their single-family home that included an attached one-car garage in the front/side and a sun room/spa room addition in the rear. In October 2022, Mr. and Mrs. Luczak were about to sell the home to a new owner, but it was brought to the City's attention that years past, an addition was constructed without permits. The City reached out to the homeowners and notified them of the recent discovery and indicated that permits were required. In order to rectify the situation and provide a clean-titled property to the buyer, the homeowners are in the process of demolishing the one-car garage that was constructed 4.9 ft. off of the side yard setback. The property is zoned R-2 Single-Family Residential Conservation District, which requires a 10-ft. side

yard setback and 25-ft. rear yard setback. The maximum lot coverage ratio is 0.20. The homeowners would like to keep the sun room/spa room in the back of the home. That portion of the addition encroaches into the rear yard setback by 1.6 ft. (that portion of the addition is 23.4 ft. off of the rear yard lot line).

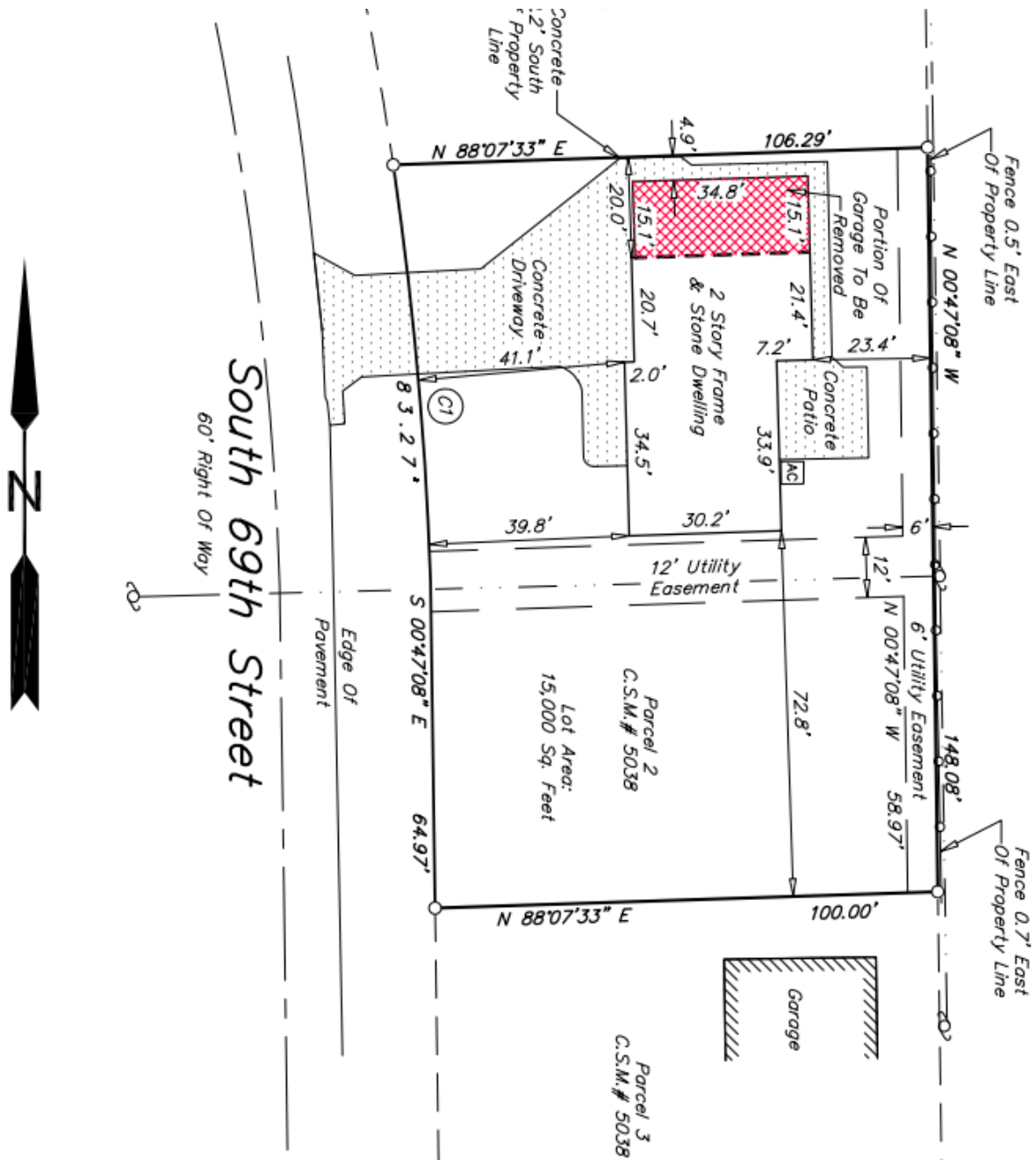
Nearly every home in the immediate vicinity has some sort of setback encroachment (the

neighbor to the south has a detached garage that is about 11 ft. off of the rear yard lot line and a few neighbors to the north have homes that encroach into the side yard setback by a few feet). If the sun room/spa room addition is approved, the lot coverage ratio would be only 0.11.



The homeowner has supplied a Plat of Survey showing the demolition of the one-car garage and the rear portion of the home that they are proposing to keep that slightly encroaches into the rear setback. The homeowners have started the permitting process to demolish the garage. They are also fully aware that permits for the remaining sun room/spa room that they are requesting to keep, are required, and that the inspectors will need holes perforated into the

walls so they can see the electrical and plumbing work that was done without permit approximately 15 years ago, so the addition can be property permitted.





The homeowner is requesting the setback waiver based on the exceptional circumstance that many surrounding neighborhood homes have setback encroachments that are even larger than their request.

Staff recommends approval based on the existing setback conditions of neighboring properties.

4. Adjournment