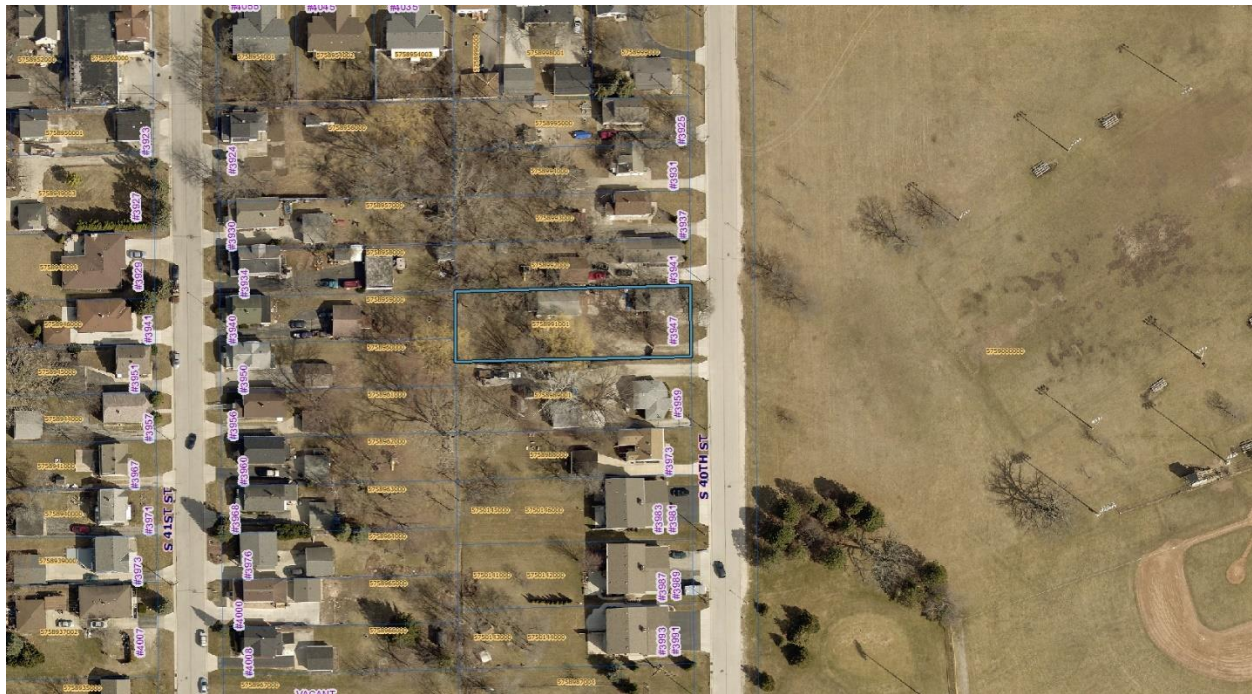


**STAFF REPORT  
GREENFIELD ZONING BOARD OF APPEALS  
THURSDAY, OCTOBER 10, 2019  
5:30 PM**

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

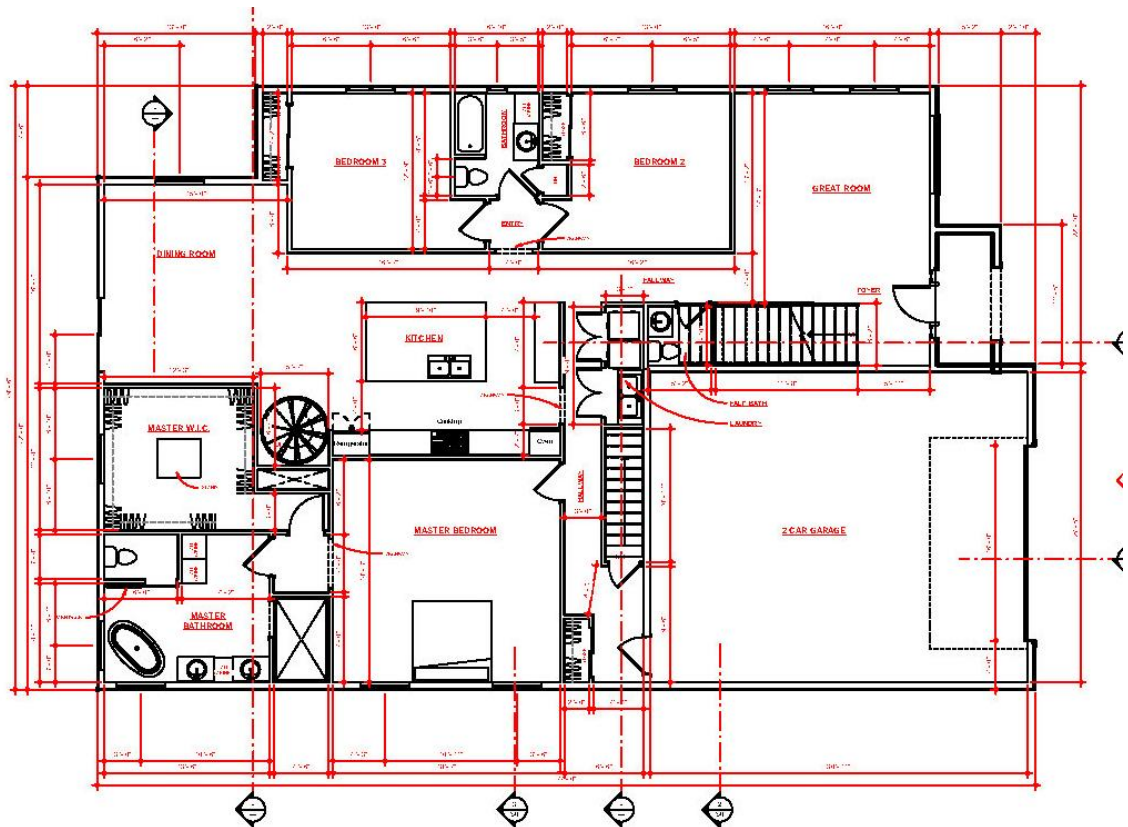
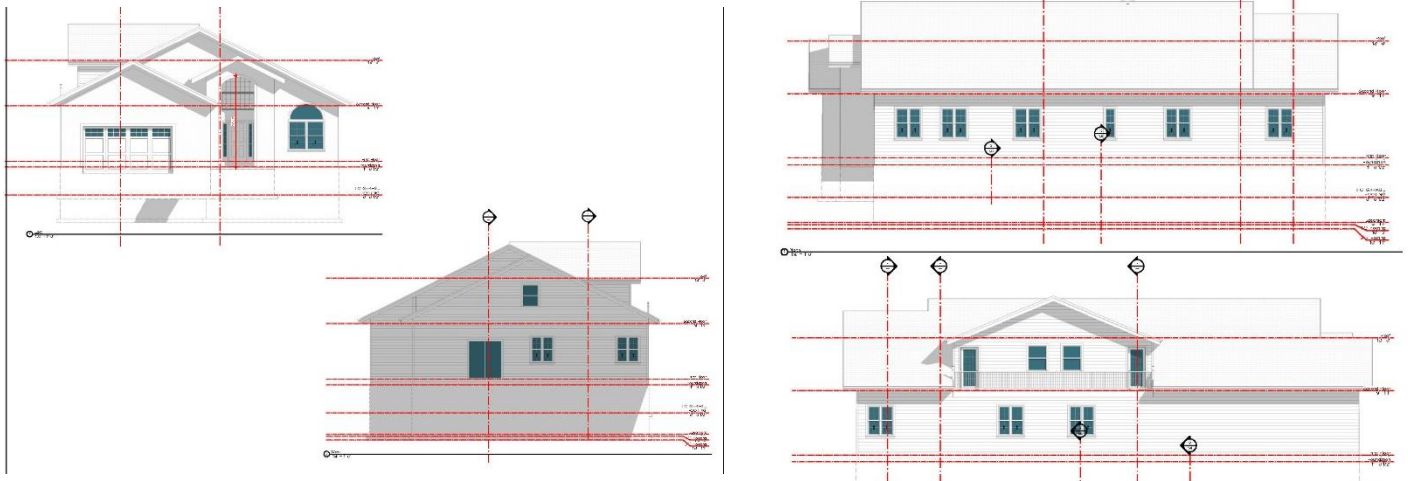
- 1. Roll Call**
- 2. Approval of the minutes from the April 25, 2019 meeting.**
- 3. Zoning Special Exception petition for a variance to the front yard setback for construction of a new single-family home, to be located at 3947 S. 40 Street, submitted by Lidio Ramirez. (Tax Key No. 575-8991-001)**



The property owner at 3947 S. 40 St. intends to demolish the existing single-family home and build a new single-family home. Mr. Ramirez purchased the property out of foreclosure in February 2019 and is requesting a variance to construct the new home within the minimum 25-ft. front yard setback. The property is zoned R-4 Single-Family and Two-Family Residential Conservation District. The proposed new single-family, 5-bedroom home will have an approximate 3,700 sq. ft. footprint (49.5' x 77'). The property is the size of a double lot (on the older, east end of the City) at 66' x 219'.

The new home will have an attached garage in the front, which is a portion of the footprint that encroaches within the front yard setback. The garage is proposed to be set back 20 feet from

the front lot line. Also encroaching is the front porch footprint, proposed to be set back 22 feet 10 inches from the front yard property line. The main portion of the floor plan is set back right at the minimum 25-ft. front yard requirement.



The property also includes a detached garage located behind the existing home. The current property owner would like for this detached garage to stay, which is the reason for the front yard encroachment variance request. If the proposed home were to be set back further, it could not be constructed as proposed because it would run into the detached garage. The proposed

layout leaves an 8-foot gap between the home and the garage, just big enough for grass to still grow and sufficient space left to mow the grass. A one-hour fire wall will need to be constructed on the east façade of the garage because the gap is not large enough to meet building/fire code. The new home plus existing detached garage will cover 33% of the lot area—the maximum lot coverage is 40% in the R-4 District.

