



STAFF REPORT
WEST ALLIS BOARD OF APPEALS
 Thursday, December 5th, 2024, 5:30 PM
 Room 128 – City Hall – 7525 W. Greenfield Ave.

Watch: <https://www.youtube.com/user/westalliscitychannel>

- Appeal by Sarah Morgan for an Area Variance to Sec. 19.41 of the zoning code to appeal a 25 ft. rear setback and a 5 ft side setback requirement for an addition to the principal building at 8530 W. Cleveland Ave. (Tax Key No. 487-0259-000)**

Request for area variance:

Sarah Morgan and Greg Rushing, owners of 8530 W. Cleveland Ave., would like to demolish their existing non-conforming 1-car garage in favor of a constructing a new 725 sq ft, attached 2-car garage east of their lot's principal building.

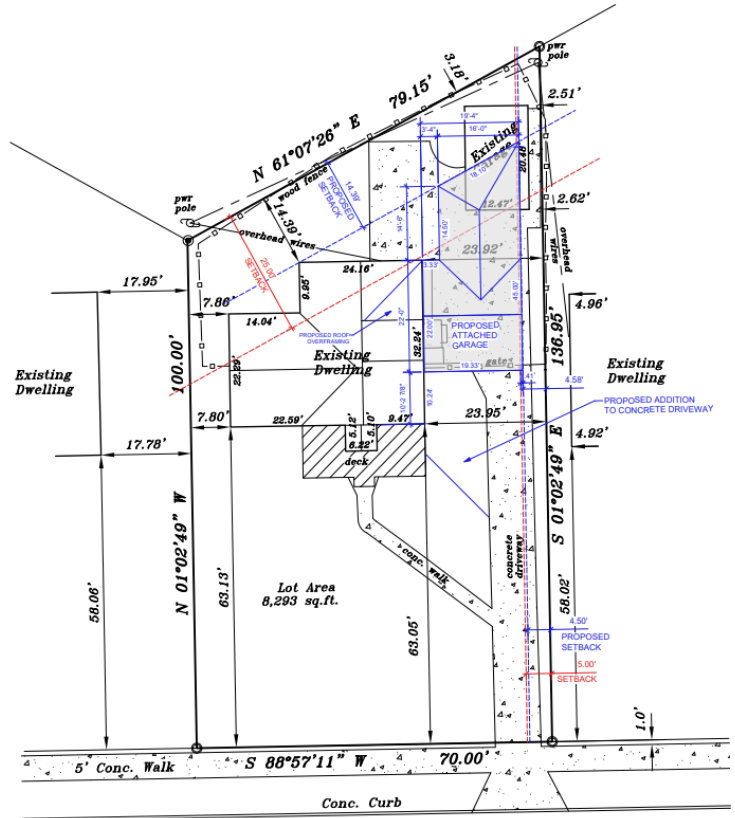
The RA-2 zoning district establishes the following setbacks:

- Rear Setback: 25'
- Side Setback: 5'

The applicant proposes the following setbacks:

- Rear Setback: 14.39'
- Side Setback: 4.58'

The proposed setbacks do not comply with Sec. 19.41 Building Size and Location requirements due to these reduced setbacks.



Staff Comments:

Although the proposed setbacks are non-compliant, staff believe that there are adequate considerations to necessitate an area variance for this new structure. The replacement of the non-conforming single-car garage in favor of a 2-car garage is not an unreasonable request, and the rear lot line's angle poses a hardship to the property owners in positioning a detached garage structure entirely. Additionally, the location of the attached garage as proposed is necessary due to the added expense and loss of quality living quarters if the proposed garage were to shift toward the front lot line. The applicants' requests should not pose a detriment to the neighbors north and east of this property, as the proposal improves upon the previous structure's setbacks. Staff note that the applicants have worked diligently, showing several plan iterations to staff to receive feedback prior to requesting this appeal, and that most potential avenues of construction have been thoughtfully considered by the applicants prior to this request.

Recommendation: Approval of an appeal by Sarah Morgan for an Area Variance to Sec. 19.41 to appeal a 25 ft. rear setback and a 5 ft side setback requirement for an addition to the principal building at 8530 W. Cleveland Ave. (Tax Key No. 487-0259-000)