



**STAFF REPORT**  
**WEST ALLIS BOARD OF APPEALS**  
**Tuesday, April 27, 2021**  
**5:30 PM**  
**Virtual Meeting**

2. **Request for Variance for Chris Gregg, a proposed garage addition, to be located at 2509 S 117th Street (Tax Key: 483-0023-000).**

**Overview & Zoning**

Chris Gregg submitted a building permit application for an interior alteration and garage addition at 2509 S 117th Street. The proposed garage addition is 1419sf. Section 12.10(2)(f) Area and Height. [Ord. O-2014-0036, 6/17/2014; Ord. O-2019-0017, 6/4/2019], i. Garage(s) shall not exceed one thousand (1,000) square feet in total area.

Mr. Gregg's lot is roughly three quarters of an acre and has sufficient lot coverage available per the code to accommodate the attached garage addition, not to exceed 40% (this includes the alterations and additions proposed).

**Architectural/Site/Construction Plans**

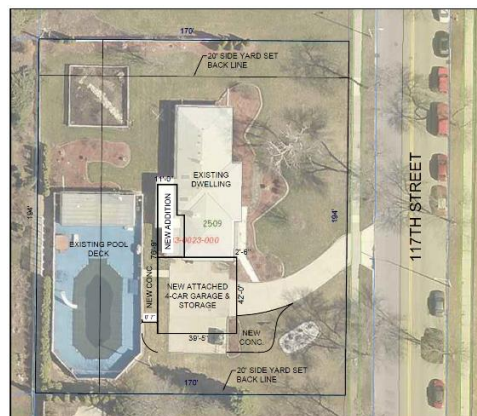
The architectural features are appealing and blend in well with the surrounding properties.



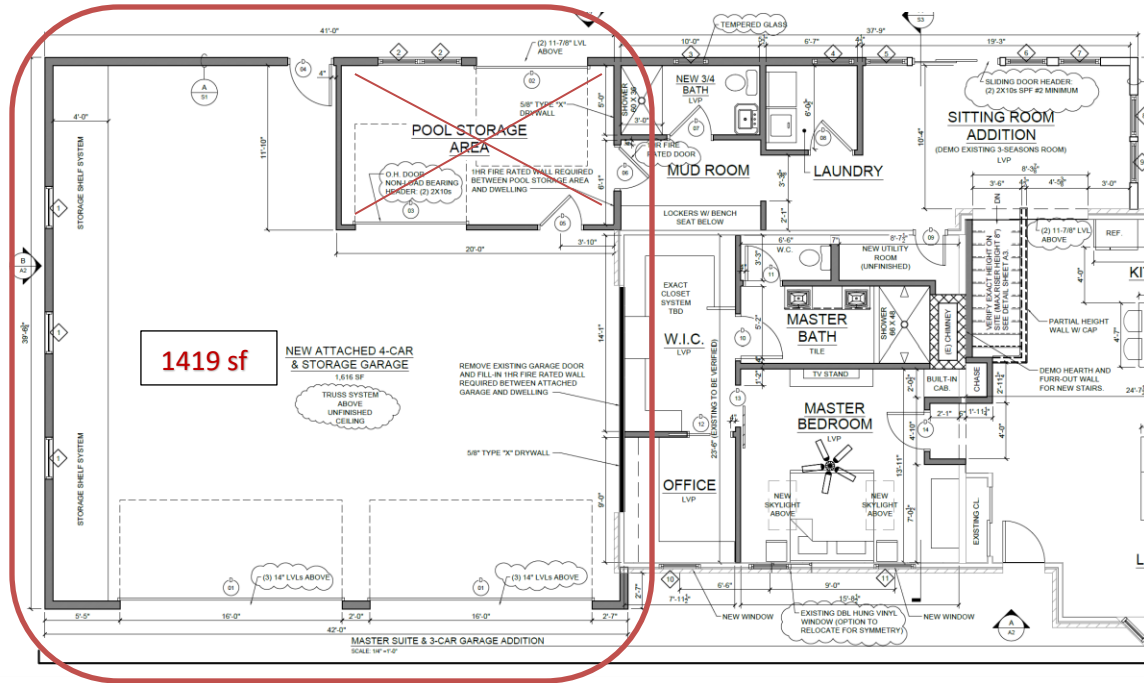
EXISTING PICTURE OF DWELLING, ATTACHED GARAGE  
AND DRIVEWAY



PROPOSED RENDERING (VIEW FROM STREET)



AERIAL



FLOOR PLAN

### Recommendation

Recommend approval of an appeal to section 12.10(2)(f)(i), to have **an attached garage built at 1419sf** to be located at 2509 S 117 St., submitted by Chris Gregg (Tax Key No. 483-0023-000). Approval of this variance is not contrary to public interest and public safety and welfare would not be affected. The precedent was also set back in 2017 with an approval of a 1500sf detached garage and in 2018 for a 1300sf detached garage.

Staff Report Completed by: Erin Scharf, Zonings Administrator and City Process Liaison