

# ECKERT PORCH PLAN APPROVAL

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky

Date: February 9, 2021

## General Information

<b>Applicant:</b>	Kristina and Philip Eckert
<b>Status of Applicant:</b>	Owner
<b>Requested Action:</b>	Approval of a 3-Season Porch
<b>Zoning</b>	B-4 Highway Business District, FFO Flood Fringe
<b>Proposed Zoning:</b>	No Change
<b>Location:</b>	120 Riverview Drive
<b>Land Use Plan Designation:</b>	Business
<b>Existing Land Use:</b>	Single Family Home

## Proposal:

Because this home existed prior to the adoption of the Village's Zoning Code and is in a district that does not permit single-family homes, it is classified as legal-nonconforming and subject to the rules of Section 17.0802 Non-conforming Uses, Structures and Lots. While extensions, modifications or additions to legal nonconforming structures are generally prohibited, **Section 17.0461 of the Zoning Code States: The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of the principal structure is not an extension, modification or an addition. The roof of the structure may be extended over a portion of the deck in order to provide safe ingress and egress to the principal structure.**

Staff notes that the proposed enclosure is a modification to an existing deck and that the modification does not exceed 200 square feet in size, in addition to the fact that the side yard is within the 20-foot requirement, the plans are code compliant.

## **Planner's Comments:**

The applicant's plans were designed by David Baum AIA of Schroeder and Holt Architect who advises that all material and colors will match the existing building. Staff recommends approval as proposed.