

**2718 South Shore Drive**  
**Request for Deviation from Design Standards**  
**Bay View/South Shore Drive Neighborhood Conservation Overlay Zone (NC)**

The current Conservation Overlay Zone Provision (see attached) in force for this property does not allow for flat roofs on alterations to existing, accessory structures. By right, 196 square-feet will be added to the existing, detached garage on this property. In order to facilitate the installation of an extensive growth roof system, and to make the addition the least visible from the surrounds, a flat roof over the new portion of the garage is being proposed. Thus, a deviation from the Overlay design standards prohibiting flat roofs is being sought. Alderman Zielinski has been contacted, and is in full support of this proposal.

This request for a deviation from the Overlay design standards meets the criteria set forth in the appeals ordinance (Ch. 295-311-9.c) as follows:

1. **The purpose of the overlay zone has been met:** Granting this deviation would not produce a structure inconsistent with others in this neighborhood, as its use as a detached garage will remain the same. The proposed building's massing will not be aesthetically dissimilar from other neighboring properties with a combination of flat and pitched roofs. Imposing a pitched roof on the garage addition – and the resulting agglomeration of roof slopes - actually creates a structure *less* consistent with the neighborhood context.
2. **The deviation improves the aesthetics of the site:** The garage is set back approximately 75 feet from South Shore Drive. The flat roof addition will allow for the installation of an extensive growth roof system. In the end, the proposed renovation of the existing, detached garage will harmonize with the newly renovated single-family home in a similar spirit, with complimentary architecture and materiality. The pitched roof allowed under current standards would actually be more imposing to the property to the South.
3. **If applicable, the deviation addresses one or more unique site factors that make application of the standard impractical:** Granting this deviation for a flat roof actually reduces the overall scale of the addition, and thus the entire building, when viewed from the neighboring property and from the street.
4. **The deviation is consistent with the comprehensive plan:** The City of Milwaukee's Comprehensive Plan promotes green infrastructure, technology and projects. This flat roof addition will permit the installation of an extensive growth roof system, mitigating storm water runoff.

Conclusion: Granting this deviation allows better utilization of a roof surface to mitigate storm water runoff. Following the Overlay Design Standards prohibiting flat roofs creates a hardship as it prevents this property owner's right to follow best environmental practices.