

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD IN ROOM 204 AT
GREENFIELD CITY HALL ON THURSDAY, OCTOBER 22, 2020**

1. The meeting was called to order by Mrs. Ellison at 5:30 p.m.

ROLL CALL:	Audrey Ellison (chair)	Present
	Mike Gierl	Excused
	Donald Reid	Present
	Kevin Thomas	Present
	David Schilz	Present
	John Rivera	Excused

ALSO PRESENT: Kristi Porter – Community Development Manager

2. Zoning Special Exception petition for a front deck structure, to be located at 4635 S. 49 St., submitted by Susan Kleba. (Tax Key No. 601-0205-000)

The property owner at 4635 S. 49 St. is requesting a variance to reconstruct a deck in the front of the house. The property is zoned R-3 Single-Family Residential Conservation District. The owner's disabled parents (who have since passed away) built a deck and accompanying ramp in 2013; however, there are no records of a permit for the deck in 2013. The entire structure has rotted and was in disrepair, so the current owners recently removed the deck and started building a new deck without a permit. The Building Inspector placed a stop-work-order on the property, as decks are not permitted in the front yard per Section 21.04.0902 of the City of Greenfield Zoning Ordinance.

The property owners are requesting a variance to allow them to reconstruct the front yard deck. The owner is requesting the variance due to her disability and her brother-in-law's disability. The owner has stated that a larger footprint provided by a deck, and a future ramp, will ease the ability to enter and exit the home. The deck would be constructed at the same size as the previous deck: 7 ft. 9 inches wide x 11 ft. 3 inches long. The deck is approximately 24 feet from the front yard property line. The R-3 Zoning District requires a front yard setback of 30 feet. The variance request would also include a six (6)-foot encroachment into the front yard setback requirement.

Staff does not have any objection to the proposed front porch variance request, only on the basis that the request is founded on the owner's disability. Staff recommends approval.

The applicant stated to the committee members that they intend to someday add a ramp to the deck, but for now, it was designed with wider stairs to accommodate her disability and the disability of a family member that visits often. The committee members stated that they were in favor of the waiver on the basis that the applicant needed the accommodation.

Motion by Mr. Schilz, seconded by Mr. Thomas, to recommend the Zoning Special Exception petition for a front deck structure, to be located at

4635 S. 49 St., submitted by Susan Kleba, based upon the applicant obtaining proper permits and following building code requirements. (Tax Key No. 601-0205-000) Motion carried unanimously.

3. Adjournment.

**Motion by Mr. Schilz, seconded by Mr. Reid, to adjourn the meeting at 5:38 p.m.
Motion carried unanimously.**

Respectfully Submitted,

Natalie Phillips
Administrative Assistant

Distributed October 27, 2020