

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD AT THE
GREENFIELD CITY HALL ON THURSDAY, AUGUST 26, 2021**

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

ROLL CALL:	Audrey Ellison (chair)	Present
	Donald Reid	Present
	Kevin Thomas	Present
	David Schilz	Present
	John Rivera	Present (5:35pm)
	Amanda Henderson (alt)	Present
	Christopher Porterfield (alt)	Excused

ALSO PRESENT: Andrew Stern - Planner

2. Approval of the minutes from the June 24, 2021 meeting.

Motion by Mr. Schilz, seconded by Mr. Reid, to approve the minutes from the June 24, 2021 meeting. Motion carried unanimously.

3. Zoning Special Exception petition for a detached garage addition, to be located at 5325 W. Cold Spring Rd., submitted by Robert Sipl. (Tax Key No. 602-9959-001)

The property owner, Mr. Sipl, is requesting a variance to construct an addition to the existing detached garage in the rear yard, which would encroach into the rear yard setback requirement, and would exceed the area allowed for detached garages. The property is zoned R-3 Single-Family Residential Conservation District, which requires a 25-ft. rear yard setback, a 10-ft. side yard setback, and a maximum lot coverage of 0.30. The R-3 Zoning district has an 800 sq. ft. maximum restriction for detached garages. The lot size is 60' x 195'. The single-family home was built in 1952 and the existing garage was built in 1992. The existing garage is 24' x 24', or 576 sq. ft. in area. The existing garage sits two (2) ft. off of the east/side lot line and 22 ft. off of the south/rear lot line. The property includes a 6-ft. tall board-on-board fence along the entire south/rear lot line and along the southern half of the west/side lot line, ending evenly with the back of the house.

Mr. Sipl is proposing to construct a 20' x 24' garage addition to the back of the existing garage. The proposal would maintain the 2-ft. east/side yard setback and would leave a 5.68' – 6.45' south/rear setback (the rear setback will range between 5.68 ft. and 6.45 ft.). The proposal would take the detached garage from 567 sq. ft. in area to 1,056 sq. ft. in area. The existing house, existing garage and proposed garage addition equal a lot coverage of 0.15, not even close to the maximum of 0.30.

The garage addition would be constructed of white vinyl and a black shingled roof to match the existing garage. There would be a 7-ft. wide roll-up door on the west side to get equipment and lawn mowers in and out of the back portion. There would be no windows on the addition.

Mr. Sipl supplied a narrative as to why he is requesting the variance for a larger-than-allowed garage, and for the addition to encroach in the setbacks: The main reason for adding to the garage is that he needs more room for his small snow blower, large snow blower, small lawn mower, riding lawn mower. He also stated that he would like more space to store bikes/toys for his grandkids. He has a UTV in the existing garage, and a motorcycle and an ATV in storage. He stated that his wife parks outside because they don't have room in their present garage for the vehicle.

Constructing a garage addition half the size (10' x 24') that is requested would put the garage to just above the maximum area allowed, at 816 sq. ft. The garage addition would be quite hidden from view with the fence surrounding the property and it would not create a detriment to the abutting neighbors. With the intended 7-ft. wide roll-up door, limiting the garage addition to 10 ft. in depth would be somewhat difficult, construction-wise. Staff recommends that the garage addition be capped at 15 ft. in depth, or 15' x 24', or 360 sq. ft. The existing garage at 567 sq. ft. + the 360 sq. ft. addition would bring the garage total to 927 sq. ft. Some residential zoning districts allow for a maximum of 1,000 sq. ft. for detached garages, others allow for a maximum of 800 sq. ft. As mentioned above, this particular zoning district caps detached garages to 800 sq. ft. A 15' x 24' addition would keep the total garage area below the City's maximum of 1,000 sq. ft., yet allows the owner another 360 sq. ft. of storage space. In addition, the 15' x 24' addition would maintain a roughly 10-ft. rear yard setback. Staff feels that this is a fair compromise.

Staff recommends that a 15' x 24' garage addition be approved, which is 120 sq. ft. less than the applicant is requesting.

The applicant Robert Sipl was present for discussion. He stated that the concrete slab is 20' x 24'. Mr. Sipl wants more storage for items that are currently covered with a tarp.

Mr. Schilz said that a future neighbor may not agree with the proposed placement of the garage. He stated that the staff recommendation to compromise on the size is fair. Mr. Thomas also agreed with the staff recommendation.

Mr. Reid asked if the applicant would need to remove additional concrete. Mr. Stern said that the concrete does not need to be removed.

Mr. Stern stated that he had not received any communication for objection or support from neighbors.

Mr. Reid noted the closeness of the suggested garage to the wood fence.

Mr. Stern will follow up with Mr. Sipl on what size shed he could add.

Motion by Mr. Schilz, seconded by Mr. Thomas, to approve the Zoning Special Exception for a detached garage addition, to be located at 5325 W. Cold Spring Rd., submitted by Robert Sipl. (Tax Key No. 602-9959-001) Motion carried unanimously.

4. Adjournment.

Motion by Mr. Schilz, seconded by Mr. Reid, to adjourn the meeting at 6:43 p.m. Motion carried unanimously.

Respectfully Submitted,

Natalie Phillips
Administrative Assistant

Distributed August 31, 2021