

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD AT THE
GREENFIELD CITY HALL ON WEDNESDAY, DECEMBER 22, 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	Excused
	David Schilz	Present
	John Rivera	Excused
	Amanda Henderson (alt)	Present
	Christopher Porterfield (alt)	Present

ALSO PRESENT: Kristi Porter – Community Development Manager

2. Approval of the minutes from the August 26, 2021 meeting.

Motion by Mr. Schilz, seconded by Mr. Porterfield, to approve the minutes from the August 26, 2021 meeting. Motion carried unanimously.

3. Zoning Special Exception petition for construction of a sunroom within the rear yard setback, to be located at 4841 W. Anthony Dr. (Tax Key No. 531-0262-000)

The property owner, Ms. Johnson, is requesting a variance to construct a sunroom addition to her home, which would encroach into the rear yard setback requirement. The property is zoned R-4 Single-Family and Two-Family Residential Conservation District, which requires a 25-ft. rear yard setback, and a maximum lot coverage of 0.40. The lot size is 86' x 86' x 85' x 65', or 6,400 sq. ft. in area. The single-family ranch with attached garage, built in 1960, has a footprint of 2,265 sq. ft. The proposed sunroom addition is 164" x 96", or 109 sq. ft. in area, which would bring the total lot coverage to 2,374 sq. ft., or 0.37, just below the maximum lot coverage of the R-4 Zoning District.

The existing house meets today's front yard setback, but not the side yard setback along the garage nor the rear yard setback. This is the case for most homes in this neighborhood—today's setback restrictions were established/adopted after these homes were built. The tightest rear yard setback this house has is 15 ft. The house to the north also has a rear yard setback of 15 ft., the house across the street has a 4-ft. rear yard setback, and the house kitty-corner to the NW in the back has maybe a 1-ft. rear yard setback. The lot lines are quite angled and odd in this subdivision, creating inconsistent setbacks throughout the neighborhood. Ms. Johnson is requesting to construct the sunroom addition where today, the rear yard setback ranges from approximately 23 ft. to 27 ft. The closest the proposed sunroom would be to the rear yard setback would be 15 ft., which is equal to the home's closest setback today. The proposed setback would not encroach into the setback any more than the situation exists today.

Ms. Johnson supplied a narrative as to why she is requesting the variance, for accommodation purposes:

"I am requesting a variance on my property so that I can build a small sunroom on the back of my house. The reason I need to build this is because I have severe allergies to grass and pollen, which prevents me from spending any length of time outdoors. I have no access to my garage directly into my house and must walk outside without shelter from the elements.

I also have a dog who I need to wipe down thoroughly to decrease bringing in allergens into the house. Unfortunately I don't have a good area inside my house to do that. The sunroom would decrease the amount of time being outside and would give me room to wipe down my dog before going into the house.

I can't spend much time outside playing with my dog, but if I can sit in the sunroom, I can watch him play and run in the yard. Please consider my request as I am a first-time homeowner and want both my dog and I to have the ability to enjoy my new home. Thank you for your consideration."

The proposed sunroom will be constructed of tempered glass windows facing the back yard and tempered glass doors on both sides.

Staff recommends approval of the sunroom addition based on the following considerations: (1) a reasonable accommodation was requested from the homeowner; (2) the setback encroachment request for the proposed sunroom does not encroach any more than the rear yard setback encroaches today; and, (3) a considerable amount of homes in the area do not meet today's setback requirements and the proposed sunroom setback encroachment request would not be setting a precedent within the neighborhood.

Applicant Jessica Johnson was present for discussion. She said that the sunroom will be constructed on a concrete slab and the footings will extend 4' below the frost line. Ms. Johnson said that her neighbors to the west support the proposal and may be contacted if necessary. Ms. Porter did not receive any letters or phone calls in favor or against the proposal.

Jill Schauer, neighbor to the north of the applicant, was present and voiced her disapproval of the proposal. Ms. Schauer attempted to discuss property lines and other items that are not on the agenda. She stated that she does not want any adjustments made to her neighborhood and was certain that contractors would walk through her property to construct the proposed sunroom.

Motion by Mr. Schilz, seconded by Mr. Reid, to approve the Zoning Special Exception petition for construction of a sunroom within the rear yard setback, to be located at 4841 W. Anthony Dr. (Tax Key No. 531-0262-000). Motion carried unanimously.

4. Adjournment

Motion by Mr. Schilz, seconded by Ms. Henderson, to adjourn the meeting at 5:39 p.m. Motion carried unanimously.

Respectfully Submitted,

Natalie Phillips
Administrative Assistant

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