

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD AT THE
GREENFIELD CITY HALL ON THURSDAY, FEBRUARY 27, 2014**

1. The meeting was called to order by Mrs. Ellison at 6:30 p.m.

ROLL CALL:	Audrey Ellison (chair)	Present
	Mike Gierl	Present
	Donald Ried	Present
	Kevin Thomas	Present
	Donald Kopp	Present
	Bruce Bailey (alt.)	Excused

ALSO PRESENT: Chuck Erickson – Community Development Manager

2. **Motion by Mr. Gierl, seconded by Mr. Ried to approve the minutes of the August 22, 2013 meeting. Motion carried unanimously.**
3. **Jeff Bauer, 4551 S. 51st Street, has been granted a hearing regarding his petition to construct a second accessory structure bigger than 250 s.f. and also use it as a garage. The proposed garage is 20' x 20' or 400 s.f. Tax Key #602-9983-001.**

This request will require an exception as applied to this property per the following sections of the Zoning Code:

- **Sec. 21.04.0801(B)(2) – Area of accessory building. Both accessory buildings cannot exceed 250 s.f. Currently west of the house there already is a 792 s.f. structure used as a garage.**
- **Sec. 21.04.0801(B)(3) & (G)(1) – General Standards for Accessory Structures. In the R-3A Single-Family District, only one of the two allowed accessory structures can be used as a garage upto 800 s.f. The Zoning Code defines a ‘garage’ as a structure intended and used to store private passenger vehicles.**

Jeff Bauer was present. Mr. Erickson gave some background information on this item and noted that it was properly noticed in the Greenfield NOW on February 6th and February 13th. Mr. Erickson stated he received from Mr. Bauer signatures of 8 adjacent property owners who are in support of his request.

Mr. Ried questioned Mr. Bauer that with the fencing that is up would one not see the doors? Mr. Bauer said that is correct. He explained that currently there is a 6 foot high privacy fence up that surrounds his yard. There is a 7' X 9' metal shed next to the garage that would be coming down and, if approved, the new building would also be in the fenced in area. He intends to have all buildings match via the siding.

Mr. Erickson noted that the number of accessory structures allowed is two; therefore if there were to be a future request for a pool or shed it would need to come before the Zoning Board of Appeals.

Motion by Mr. Thomas, seconded by Mr. Gierl to approve the request of Jeff Bauer, 4551 S. 51st Street regarding his petition to construct a second accessory structure bigger than 250 s.f. and also use it as a garage. The proposed garage is 20' x 20' or 400 s.f. Tax Key #602-9983-001. Motion carried 5-0.

4. **Roger & Marianne Kunz, 4242 S. 97th Street, have been granted a hearing regarding their petition to remove an existing attached single-car garage and replace it with an attached two-car garage, but then this proposed addition is encroaching into the required R-3 Single-Family District side yard setback of 10'. The proposed structure would have a 7' setback. Tax Key #568-8977-002.**

This request will require an exception as applied to this property per the following section of the Zoning Code:

- **Table 21.04.0204 – Side Yard setback of 10'.**

Roger & Marianne Kunz were present. Mr. Erickson gave some background information on this item and noted that it was properly noticed in the Greenfield NOW on February 6th and February 13th.

It was questioned if the area to the north of the Kunz' house could be split into a buildable lot to which Mr. Erickson replied no, it could not.

Motion by Mr. Ried, seconded by Mr. Kopp to approve the request of Roger & Marianne Kunz, 4242 S. 97th Street regarding their petition to remove an existing attached single-car garage and replace it with an attached two-car garage, with the understanding this proposed addition is encroaching into the required R-3 Single-Family District side yard setback of 10'. The proposed structure would have a 7' setback. Tax Key #568-8977-002. Motion carried 5-0.

5. **Items for future consideration.**

Mrs. Ellison questioned if anyone would like to have future meetings begin at 6:00 p.m. to which everyone said they would prefer that the meeting time remain at 6:30 p.m.

6. **Motion by Mr. Gierl, seconded by Mr. Thomas to adjourn the meeting at 7:00 p.m. Motion carried unanimously.**

Respectfully Submitted,

Alison J. Meyer
Administrative Assistant

Distributed March 6, 2014