

Greenfield Board of Zoning Appeals
July 20, 2010

President, Digby Terry, called the Greenfield Board of Zoning Appeals meeting to order. Members present:

Digby Terry
Mike Terry
Duane Knecht

Also present:

Joan Fitzwater, Zoning Administrator
Gregg Morelock, Legal Counsel

The first item of business was the approval of the previous month's minutes. Mr. Leo Davis made a motion to approve the minutes, seconded by Mr. Mike Terry and unanimously approved.

Next the Board heard petition number 2010-07, William Redmond, 1126 E. Sixth St. for a variance to reduce the rear yard setback to 10 feet. Ms. Fitzwater gave the staff report which included a description and location of the property. She also included a history of the zoning in the area. Ms. Fitzwater made a recommendation to approve the variance to reduce the rear setback to 10 feet with the condition that the side yard setback not be reduced beyond the setback line established by the primary structure. Ms. Fitzwater gave the Board copies of letters received by the Planning Office regarding this petition.

Mr. Redmond came forward to address the Board. Mr. Davis asked about the current accessory structure. Mr. Redmond stated that it will be moved to between the house and the proposed garage. Mr. Davis asked about the lot coverage. Mrs. Butler stated that the garage will not exceed the required lot coverage. Mr. Knecht asked about the fence. Mr. Redmond stated that the fence will be changed to privacy fencing. Mr. Mike Terry asked about drainage from the roof. Mr. Redmond stated that there will be downspouts on all four corners. After discussion on storm sewers, Ms. Fitzwater pointed out the storm sewer inlets on exhibit number 2. Mr. Morelock stated that the Board could place a condition on the approval that the Storm Water Department review the proposed project. Mr. Davis asked if the elevation of the lot will be raised. Mr. Redmond stated that the excavated dirt can be hauled off so that the elevation is not increased.

Mr. Scott Kramer came forward to express his concerns regarding the petition. His main concern is drainage and an increased elevation on the property. Mr. Davis and Mr. Kramer discussed storm sewer locations. Again Mr. Redmond stated that the dirt can be hauled off from the site. Mr. Kramer stated that there were three large dogs on the property therefore no room for garage. Mr. Digby Terry advised Mr. Kramer that the issue of dogs was not for the Board to consider. Luanne Kramer read her letter presented to the Planning Office into the record. This letter spoke about drainage issues with her lot at 1131 E. Seventh St.

Mr. Mike Terry would like to add a condition that any excess material from excavation is removed from the property and the elevation not raised. Mr. Terry also suggested that the downspouts be addressed. Mr. Morelock suggested an additional condition that the approval be subject to the review by the Storm Water Coordinator ensure that the run off not be increased and that they follow their recommendations. Mr. Terry made a motion to add two conditions, one that the excess material from excavation be removed from the property so that the elevation is not raised, and two that the approval is reviewed by the Storm Water Coordinator and his recommendations are followed. Mr. Davis seconded the motion which was unanimously approved. Mr. Digby Terry read the questions for granting a variance. Mr. Davis made a motion to approve the variance with the condition in the staff report as well as the two added conditions. Mr. Mike Terry seconded the motion which was unanimously approved.

Being no further business to come before the Board, Mr. Davis made a motion to adjourn. Mr. Knecht seconded the motion, meeting adjourned.

Respectfully,

Donna Butler
Permitting/Zoning Technician