

**BOARD OF ZONING APPEALS  
MEETING**

**December 2, 2020**

The regular monthly meeting of the Oregon Board of Zoning Appeals was called to order via Zoom by Chairman Michael Rowe. Other members present included Bill Reed and Dave Golis. Members David Andrus and Ron Vuketich were absent. Also present were Building & Zoning Commissioner James Gilmore and Acting Secretary Alex Schultz.

The meeting was called to order at 5:00 p.m.

Mr. Reed moved to accept the October 28, 2020 regular meeting minutes as submitted. Seconded by Mr. Golis. All members were in favor.

Chairman Rowe informed the applicant they are a Board of five members, and she would need (3) yes votes for her waiver to be approved. Since there were only three members present, she had the option of having her variance heard tonight or postponing until next month's meeting. The applicant chose to proceed.

The following item was on the agenda:

W-1658-20 Waiver of Ord. 269-2001; Section 1153.01(f) relating to area exceptions. The location is 665 S. Stadium Road. The applicant/owner is Kristin Helle.

Kristin Helle, 665 S. Stadium Road, stated she would like to enclose her front porch. She would like to put three windows one each side of the front and a door in the middle, two windows on the north side and either a door or two windows on the south side.

Chairman Rowe asked for clarification that the existing covered porch that is there now is not going to change, she is just wanting to put three walls on the porch.

Ms. Helle replied that was right.

Chairman Rowe stated in the past when we have had porches that were additions in the setback or right-of-way, we made a clear conscious decision to say that if the applicant were to come back and want to enclose the porch they would have to come back before this board and asked Mr. Gilmore if that is the reason we are here tonight.

James Gilmore responded that the porch as it stands is an allowable projection into the front yard. Once it is enclosed it becomes part of the house, so you are actually putting an addition onto the front of the house, which is not allowed in the front yard setback.

Chairman Rowe asked if that was true even though the roof is already there, and it is tied back to the structure.

Mr. Gilmore answered that is correct, it is an allowable projection as an open porch.

Chairman Rowe asked if there were any other questions from the Board.

Mr. Reed stated his only concern is that once the porch is enclosed and made into a room is there going to be another porch projection added to the front of that eventually or is it just going to be three steps.

Ms. Helle replied that there are three steps there now and has no intention on putting anything out in front of that.

Mr. Reed asked Mr. Gilmore if there was going to be an issue walking up three steps and opening an outswing screen door if a screen door was to go on that door versus a landing. So, in other words, to step out of that exterior door onto a step versus a landing.

Mr. Gilmore responded that he believes you are allowed to drop 8 inches from that as long as the regular door swings in.

Chairman Rowe asked if there were any further questions from the Board or if anyone in the audience wished to speak for or against this matter. There were none.

Mr. Reed made a motion to approve W-1658-20. Seconded by Mr. Golis. All members were in favor. Variance was approved by a vote of 3-0.

With no further business the meeting adjourned at 5:07 p.m.

Alex Schultz,  
Acting Secretary