

BOARD OF ZONING APPEALS MINUTES
March 1, 2016
9:30 a.m.

1. CALL TO ORDER & ROLL CALL

Members Present

Larry Gaston
Shane Krause
Jim Phillips

Staff Present

Jay Shivers
Scott Rickard

Visitors

Eddie Dean, Jr

2. NEW BUSINESS

ITEM NO. 1 – CASE NO. 16-001-BZA: PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ISSUING A VARIANCE TO ALLOW A COVERED DECK TO ENCROACH APPROXIMATELY SIX (6) FEET INTO THE 20 FOOT REAR SETBACK AT 2010 PRAIRIE VIEW COURT.

A. Presentation of Request

Jay Shivers provided an overview of the variance application and applicable zoning regulations. Eddie Dean, Jr also made a brief presentation on the variance request. He explained to the Board that there would be a six foot overhang from the house into the setback. He noted that the deck would have to be reduced and it would affect the basement view and egress if the variance is not approved. Mr. Dean's client is interested in this lot and this specific house plan. Mr. Dean also noted that he is constrained by the width of the lot and side yard setbacks.

B. Public Hearing

The public hearing was opened. There being no one to speak, the public hearing was then closed.

C. Discussion by Board Members

Mr. Krause stated the he understands staff's reasoning for recommending denial and noted that if there is a precedent that is set by approving the variance, it will be limited to cul-de-sac lots that

about the golf course. He stated that this has minimal impact on neighboring properties given the lack of homes behind the property. He stated he was in favor of approving the variance.

D. Motion

Mr. Gaston moved to approve the variance request. Mr. Krause seconded the motion. The Board voted unanimously to approve the variance (3-0).

3. STAFF ITEMS

Mr. Shivers gave a brief overview of the Kansas Open Meeting Act.

4. ADJOURNMENT