

Board of Zoning Appeals Staff Report

Applicant

Ida Jean Maples
2111 Richfield Rd
Wichita, KS

Application

Application number ZP04.082. Applicant has requested a side yard variance from eight (8) feet to four (4) feet. This property is in a "V-1" Village Zone District.

Project Description

The proposed project is for the construction of porch. A construction application has not been received.

sleeping porch

Planning Issues

The Public Hearing Notice and Adjacent Property Owner Notification was completed in accordance with the Marion County Zoning Regulations and Kansas State Statutes. No public comments have been received as of January 13, 2005.

Yard variances are provided for in the Marion County Zoning Regulations to relieve hardships caused by exceptional narrowness, shallowness or shape of a specific piece of property. Typically "V-1" Village Zone Lots are large enough to provide ample building space.

The Marion County Zoning Regulations provide that the following conditions must be met in order to grant a variance:

- 1) The variance requested arises from such condition, which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by and action or actions of the property owner(s) or the applicant.
- 2) The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
- 3) The strict application of the provisions of the Marion County Zoning Regulations of which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

- 4) The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
- 5) That granting the variance will not be opposed to the general spirit and intent of the Marion County Zoning Regulations. The purpose of the variance is to provide relief where normal adherence to the regulations is not possible.

Staff Recommendation

Approve side yard variance of no more than four (4) feet. (REASONS: Porch will maintain original house setback along side yard. Variance will not adversely affect safety of neighborhood. Staff recommendation is consistent with BZA approvals of similar setback variance requests) (NOTE: V-1 District side yard setbacks changed on December 6, 2004 from ten (10) feet to eight (8) feet.)