

Board of Zoning Appeals Staff Report

Applicant

William D. Kaempfe
19 Echo Lane
Marion, KS 66861

Application

Application number ZP05.007. Applicant has requested a rear yard variance from fifty (50) feet to twenty-nine (29) feet. This property is in a "SR" Suburban Residential Zone District.

Project Description

The proposed project is for the construction of an addition to the residence. The addition will be approximately 16' X 35.' A construction application has been received.

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 March 11, 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.

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.

A thirteen (13) feet variance was approved on January 27, 2005

Staff Recommendation

Approve back yard variance of no more than twenty-one (21) feet. (REASONS: Staff recommendation is consistent with BZA approvals of similar setback variance requests. Variance desired will not adversely affect safety.)