

## **Board of Zoning Appeals Staff Report**

### **Applicant**

Ron Beeton  
6 Hill Road  
Marion, KS 66861

### **Application**

Application number ZP05.015. Applicant has requested a front yard variance from twenty (20) feet to the property line and a fencing height variance from three (3) feet to five (5) feet. This property is in a "V-1" Village Zone District.

### **Project Description**

The proposed project is for the construction of a rod iron fence. A construction application has not 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. 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 front yard variance of no more than ten (10) feet. Approve a fencing height variance of two (2) feet. Approve with condition that fencing must be rod iron as presented. (REASON: Application meets all planning factors for approval.)