

MINUTES

RILEY COUNTY BOARD OF ZONING APPEALS

Monday, August 18, 2008
1:30 p.m.

Riley County Office Building
Second Floor Meeting Room

Members Present: Derek Mosier – Chair
 Bob Buchanan – Vice-chair
 Tom Finney

Staff Present: Bob Isaac – Planner
 Kelsey Strickler – Clerical Assistant

Others Present: Charles Archer, petitioner and owner, Steve Higgins – Zoning
 Enforcement Officer

The minutes of the February 11, 2008 meeting were approved.

ARCHER - VARIANCE - (*REDUCE SETBACK REQUIREMENT FROM 25 FEET TO 0 FEET*)

Derek Mosier, Chairman, opened the public hearing at the request of Charles Archer, petitioner and owner, for a variance authorization to permit the reduction of the front yard setback requirement from 25 feet to 0 feet.

Bob Isaac, Planner, presented the staff report which included the background of the subject property. Mr. Isaac explained that the reason for the request is to expand or “build onto” an existing garage. However, Mr. Isaac explained that said structure is currently located within the 25-foot building setback. Mr. Isaac stated that a Certificated of Survey revealed that the structure was already at “zero setback” and has been for several years. Mr. Isaac stated that a determination was made that the structure was “grandfathered”, hence a legal non-conforming structure. However, Mr. Isaac explained that in order to make improvements to that existing structure, current regulations would apply and a variance would be required. Mr. Isaac stated that due to the drastic difference of topographical relief on the lot, along with two (2) front yard setback requirements, rehabilitation and expansion of an existing structure (via the granting of a variance) appears to be the most logical course of action.

Staff recommended approval of the request.

The Board had no questions for Mr. Isaac.

Mr. Mosier asked Mr. Archer if there were any additions to Bob’s review.

Mr. Archer stated that he is one of two people living near his property full time. He said that he was further from the road than most properties in the area.

Mr. Mosier closed the public hearing.

Mr. Mosier asked if there was a motion to approve the request.

Bob Buchanan moved to approve the request of Charles Archer, petitioner and owner, for a variance to permit the reduction of the front yard setback requirement from 25 feet to 0 feet.

Tom Finney seconded. The motion carried 2-0.

Mr. Mosier informed Mr. Archer that if anyone would like to appeal, they have 30 days to do so.

Bob Buchanan motioned to adjourn. Tom Finney seconded. Motion carried 3-0.

The meeting was adjourned at 1:50 p.m.