

MINUTES

RILEY COUNTY BOARD OF ZONING APPEALS

Monday, April 27, 2009
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
Lisa Ruthstrom – Administrative Assistant

Others Present: Christopher L. Cooke

Derek Mosier requested a motion, amendment or approval of the minutes of the November meeting. Tom Finney pointed out that he did not open the public hearing as indicated.

Tom Finney motioned to approve the minutes of the November meeting with the amendment that Robert Buchanan opened the public hearing

The motion was seconded by Robert Buchanan.

Motion carried 3-0.

COOKE - VARIANCE

Derek Mosier, Chairman, opened the public hearing at the request of Christopher L. Cooke, petitioner and owner, for a variance authorization to permit the reduction of the side yard (south property line) building setback requirement from 8.15 feet to 6 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 the existing principal structure by attaching a second garage. Currently, the side yard setback requirement is 10% of the lot width (8.15 feet).

Mr. Isaac stated that it wasn't anticipated that the granting of the variance would adversely affect the existing storm water drainage of the area.

Tom Finney asked about the structure (garden shed) behind the home and if this structure is located on Mr. Cooke's property.

Mr. Isaac said that it is an accessory structure and is located on the subject property.

Tom Finney indicated that the accessory structure appears to be closer to the property line than what is being requested for the garage.

Mr. Isaac explained that accessory structures had different setback requirements.

Mr. Isaac explained that at time the subdivision was constructed, single car garages were sufficient for many families. Mr. Isaac stated that rather than sell the house in search of a more modern home, it is presently encouraged to expand, refurbish and/or remodel an existing house. Staff recommended approval of the request.

The Board had no questions for Mr. Isaac.

Mr. Mosier asked Mr. Cooke if he had anything to add to Mr. Isaac's presentation.

Mr. Cooke stated that he is trying to obtain a better quality of life. He stated that with real estate being so high, he would like to add onto his existing home rather than move.

Mr. Mosier asked Mr. Cooke if his direct neighbors have any objections to this request.

Mr. Cooke stated that the property south of his had no windows on the north side of their house.

Bob Isaac commented that the driveways are on opposite ends of each lot and with the addition of the garage could possibly create a wind break for that neighbor.

Mr. Mosier closed the public hearing.

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

Tom Finney moved to approve the request of Christopher Cooke, petitioner and owner, for a variance to permit the reduction of the side yard (south property line) setback requirement from 8.15 feet to 6 feet.

Robert Buchanan seconded. The motion carried 3-0.

The meeting was adjourned at 1:53 p.m.