



## AGENDA

**BOARD OF ZONING APPEALS**  
CITY-COUNTY BUILDING, ROOM 107  
MAY 19, 2022  
4:00 P.M.

### **1. CALL TO ORDER / ROLL CALL / KOMA CONFIRMATION**

- (1.1) Call to Order
- (1.2) Chair requests staff confirmation that Kansas Open Meeting Act required notice has been properly provided.
- (1.3) Roll Call

### **2. APPROVAL OF MINUTES**

- (2.1) Approval of the Minutes of the April 21, 2022 regular meeting

### **3. NEW BUSINESS**

#### **Public Hearing Items – Quasi-Judicial Matters**

***Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.***

***The applicant or an appointed representative must be present in order for the Board of Zoning Appeals to take action on an item.***

- (3.1) Application #V22-4, filed by Omaha Truck Center, Inc., successor by merger with Salina White Trucks, Inc. d.b.a. Kansas Truck Center, requesting a variance from Section 42-552(e)(2) of the Off-Street Parking Regulations which requires all off-street parking spaces, access drives and aisles in the C-5 (Service Commercial) district to be paved with asphalt or concrete. The applicant is requesting that the parking spaces and driving aisles on their property be allowed to have gravel surfacing instead of paving. The subject property is legally described as Lot 1, and a portion of Lot 4, in the White Truck Addition to the City of Salina, Saline County, Kansas and addressed as 2552 N. 9<sup>th</sup> Street.

- (3.2) Application #V22-5, filed by Gregory Wassenberg, requesting a rear yard setback variance of 13 ft. from 25 ft. (the minimum rear yard setback required in the R-1 [Single-Family Residential] zoning district), to 12 ft. to allow a proposed addition to an existing attached garage to extend 13 ft. into the required rear yard setback area. The subject property is legally described as Lot 30, Block 7 in the Replat of Lot 22, Block 3 and Block 6 of the Dow Addition to the City of Salina, Saline County, Kansas.
- (3.3) Application #V22-6, filed by Jeff Maes on behalf of Repco, requesting a variance to the off-street parking requirements in Section 42-553(2) of the Zoning Ordinance to reduce the number of required off-street parking spaces for an expanded manufacturing facility from 117 off-street parking spaces to 71 off-street parking spaces (a 40% reduction in the required number of off-street parking spaces). The subject property is legally described as Lot 4 and the South 230.95 ft. of the West 340 ft. of the North 385.41 ft. of Lot 5 of the Brown and Brown Addition in the City of Salina, Kansas and addressed as 1835 E. North Street.

### **Administrative Items**

None

### **4. UNFINISHED OR OTHER BUSINESS**

### **5. PUBLIC FORUM**

### **6. ADJOURNMENT**

### **Attending the Meeting via Zoom**

Board of Zoning Appeals meetings can be attended in-person at the City/County Building in Room 107 or via Zoom until further notice. To participate via Zoom, use the following link: <https://us02web.zoom.us/j/89836092276>. The meeting can also be accessed by phone at 1-346-248-7799. Enter Meeting ID: 898 3609 2276 when prompted. For more information on how to join the Zoom meeting, please refer to the *Helpful Hints* document that is attached to this agenda.

### **Record of this Meeting**

This public meeting will be recorded by Salina TV and available to view online free of charge at <https://salina-tv.com/CablecastPublicSite/>. To receive meeting packets by email, subscribe to *Email Notifications* at <http://www.salina-ks.gov/content/18160/23455/23473/default.aspx>. Meeting DVDs and paper copies of meeting packets are available upon request (retrieval and/or duplication fees may apply). Please contact the Community and Development Services Department at [building.services@salina.org](mailto:building.services@salina.org) or by phone at 785.309.5715 to request these open public records.