



AGENDA

BOARD OF ZONING APPEALS
CITY-COUNTY BUILDING, ROOM 107
THURSDAY, DECEMBER 15, 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 November 17, 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 #V22-11, filed by Larry Zrubek, requesting a rear yard setback variance of 2 ft. from 25 ft. (the minimum rear yard setback required in an R [Single-Family Residential] district) to 23 ft. to allow the construction of a 14 ft. x 22 ft. rear covered deck. The subject property is legally described as Lot 30, Block 1 in the Georgetown Addition to the City of Salina, Saline County, Kansas and addressed as 2109 Pheasant Lane.
- (3.2) Application #V22-12, filed by Austin Kack on behalf of Overland Property Group, requesting approval of a residential density variance of 49 dwelling units per acre from 43 dwelling units per acre (the maximum density allowed in the R-3 [Multi-Family Residential] district) to 92 units per acre to allow a 135 unit apartment development to be located on a 1.47 acre zoning lot in the C-4 (Central Business) District. The property that is the subject of this application is legally described as Lots 49, 51, 53, 55 and the North 30 ft.

of Lot 57 on Santa Fe Avenue and Lots 50, 52, 54, 56, 58 and 60 on Fifth Street, plus vacated alley right-of-way, in the Original Town (now City) of Salina, Saline County, Kansas and is addressed as 248, 250 and 254 North Santa Fe Avenue.

- (3.3) Application #V22-13, filed by Austin Kack on behalf of Overland Property Group, requesting approval of a variance to the off-street parking space requirements applicable to multi-family dwellings located in the C-4 (Central Business) district (Section 42-303(21) [and Section 42-553(1)m by reference] of the Zoning Ordinance). The requested variance would be for a reduction of 36 off-street parking spaces (a 34% reduction) from 106 off-street parking spaces (the number of off-street parking spaces required for an 135 unit apartment development in the C-4 district) to 70 off-street parking spaces, the number of off-street parking spaces the property owner is proposing to provide for residents. The property that is the subject of this application is legally described as Lots 49, 51, 53, 55 and the North 30 ft. of Lot 57 on Santa Fe Avenue and Lots 50, 52, 54, 56, 58 and 60 on Fifth Street, plus vacated alley right-of-way and Lot 58 on Santa Fe Avenue, all in the Original Town (now City) of Salina, Saline County, Kansas and is addressed as 248, 250, 254, and 245 North Santa Fe Avenue.

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 or by phone at 785.309.5715 to request these open public records.