



AGENDA

BOARD OF ZONING APPEALS
CITY-COUNTY BUILDING, ROOM 107
THURSDAY, MARCH 16, 2023
4:00 P.M.

1. CALL TO ORDER / KOMA CONFIRMATION / ROLL CALL

- (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 January 19, 2023 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 #V23-1, filed by Shawn and Trudy Whitney, requesting a front yard setback variance of 23 ft. from 25 ft. (the minimum front yard setback required on a corner lot in an R-1 [Single-Family Residential] district) to 2 ft. to allow construction of a 12 ft. x 16 ft. (192 sq. ft.) storage building and a front yard setback variance of 19 ft. from 25 ft. to 6 ft. to allow construction of a 49 sq. ft. above ground storm shelter in the nonaddress side front yard of a lot at the southwest corner of Wetstone Drive and Wetstone Port in the Stone Lake Addition. The subject property is legally described as Lot 18, Block 2 in Stone Lake Addition to the City of Salina, Saline County, Kansas and addressed as 1209 Wet Stone Drive.

(3.2) Application #V23-2, filed by Kansas Wesleyan University requesting:

1. A front yard setback variance request of 47 ft. from 50 ft. (the minimum front yard setback required in the U [University] district) to 3 ft. along Kirwin Avenue;
2. A front yard setback variance request of 30 ft. from 50 ft. (the minimum front yard setback required in the U [University] district) to 20 ft. along Santa Fe Avenue;
3. A maximum lot coverage request of four (4) percent from 30 percent (the maximum allowed lot coverage in the U [University] district) to 34 percent;

to allow the construction of a new dining hall facility on the KWU campus at the southwest corner of Kirwin Avenue and Santa Fe Avenue. The subject property is legally described as Lots 7, 9, 11, 13, 15, 17 and 19 on Kirwin Avenue; Lots 8, 10, 12, 14, 16, 18 and 20 on Claflin Avenue; and Lots 61, 63, 65, 67, 69 and 71 on Santa Fe Avenue, all in the Grounds of KWU, together with the whole of the vacated alleys, City of Salina, Saline County, Kansas and addressed as 103 W. Kirwin Avenue.

Administrative Items

(3.3) Consider approval of an amendment to the development plan presented to and approved by the Board on January 17, 2019 as part of Application #V18-17, filed by Bieberly Architects, which authorized parking stalls serving the former Missouri Pacific Railroad depot at 356 N. Santa Fe Avenue to back directly into Pine Street.

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.