



AGENDA

BOARD OF ZONING APPEALS
CITY-COUNTY BUILDING, ROOM 107
THURSDAY, July 20, 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 March 16, 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 #V23-3, filed by Dan Ade, requesting a front yard setback variance of 14.2 ft. from 25 ft. (the minimum front yard setback required on a corner lot in an R-1 [Single-Family Residential] zoning district) to 10.8 ft. to allow the construction of a 7 ft. x 37 ft. (259 sq. ft.) covered front yard porch addition on the non-address side front yard of a zoning lot located at the southwest corner of Beloit Avenue and Highland Avenue in the Grounds of Kansas Wesleyan University. The subject property is legally described as the North One Half (N1/2) of Lots Three (3) and Five (5) on Beloit Avenue in the Grounds of Kansas Wesleyan University to the City of Salina, Saline County, Kansas and is addressed as 1102 Highland Avenue.

- (3.2) Application #AP21-3, filed by Mary Gleason, appealing the Zoning Administrator's denial of a Home Occupation Certificate for a sign design and vinyl printing business because it would be operated out of a detached garage. The subject property is legally described as Lot 7 and 9, except that part taken off in Condemnation Case No. 19462, and Lot 11, except that part taken by the City of Salina of the northeast corner of Lot 11 for storm sewer purposes, beginning at a point on the north lot line 22.80 ft. West of the northeast corner of said Lot 11, East 22.80 ft. to the northeast corner of said Lot, thence South 37.20 ft. on the east line, thence in a northwesterly direction 43.60 ft. to the point of beginning, all in Block 5, Hutchinson Addition to the City of Salina, Saline County, Kansas and addressed as 921 S. 3rd 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 <http://salina-tv.com>. 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.