

# Board of Zoning Appeals Minutes

## February 27, 2023

### I. Call the meeting to order

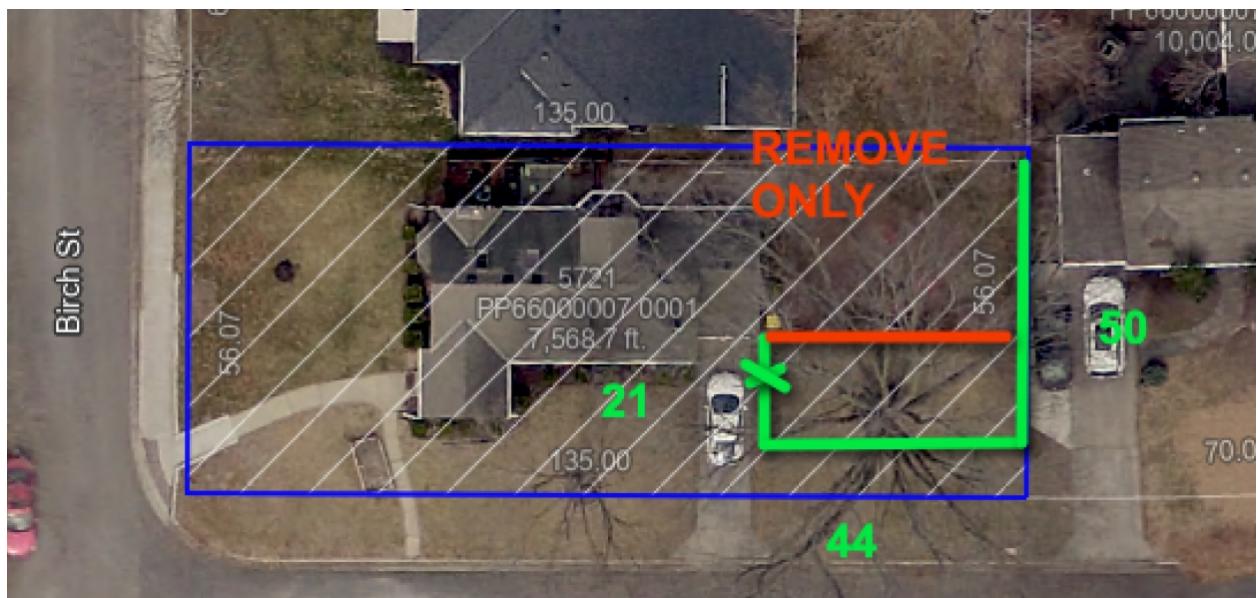
Meeting started at 6 p.m. and was called to order by Board Member Brandon Gillette.

Members Present: Brandon Gillette, Erik Hage

Darren Nielsen arrived late.

Staff Present: John Jacobson, Building Official

Mr. Gillette opened the public hearing for Item BZA 2023-01. Camden Hanzlick-Burton, the applicant who lives at 5721 Birch, addressed the BZA and explained the application that they wanted a variance to extend a fence out 20 feet towards 57<sup>th</sup> Terrace in their side yard.



Mr. Hage and Mr. Gillette asked questions of the Building Inspector and applicant.

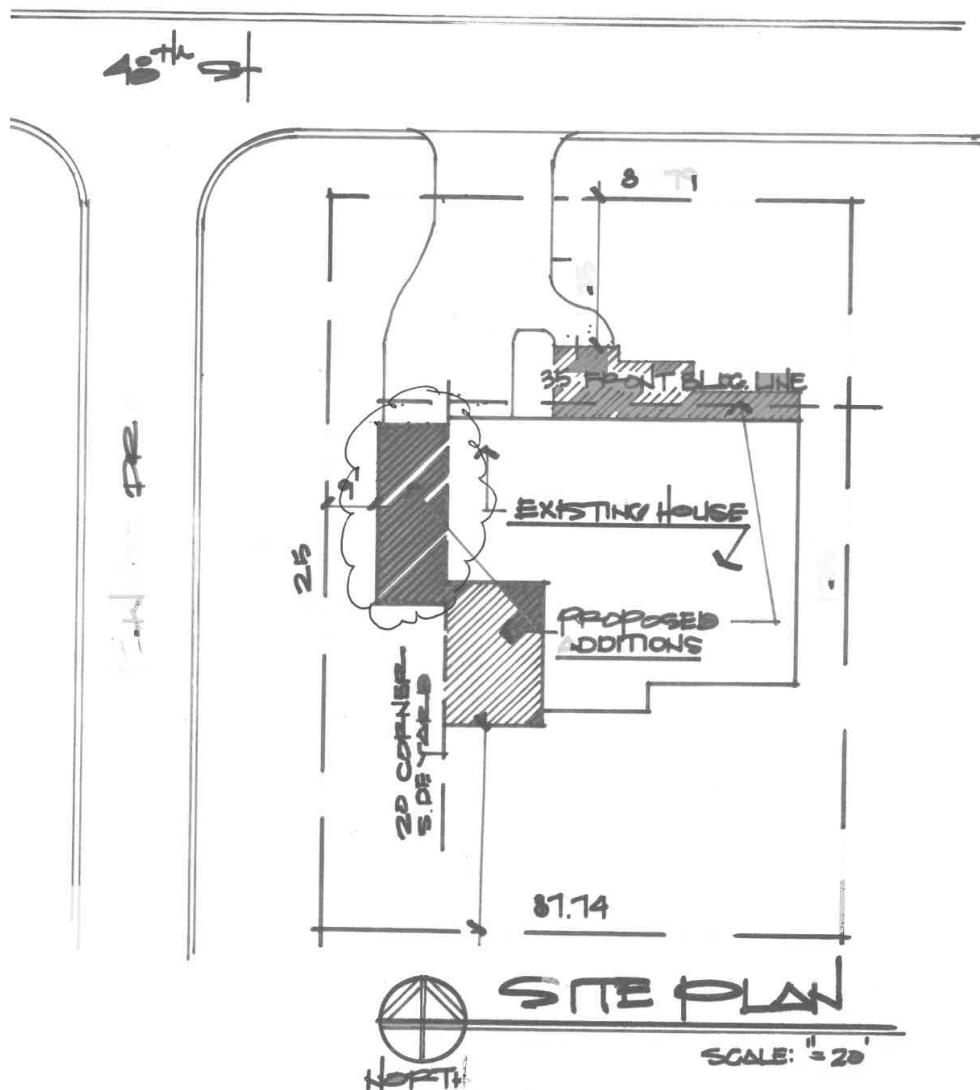
Mr. Gillette Closed the public hearing and the Board members voted on the request as indicated:

	GILLETTE	HAGE
UNIQUENESS	Yes	Yes
ADJACENT PROPERTY	Yes	Yes
HARDSHIP	Yes	Yes
PUBLIC INTEREST	Yes	Yes
SPIRIT & INTENT	Yes	Yes

The motion carried and the variance was approved.

The board moved to Action Item no. 2023-02 regarding a side yard setback and a variance to allow for an addition to an existing single-family home.

Mr. Gillette opened the hearing for public comment. Joe Elder, 2705 W. 51<sup>st</sup> Terrace, Westwood, KS who was there to speak on behalf of the applicant at 3523 W. 48<sup>th</sup> Street. He noted they wanted to make improvements to the home to allow the applicant to remain in the home and age in the home.



Board member Darren Nielsen arrived at approximately 6:18 p.m.

Mr. Gillette asked if there were any additional staff comments. Mr. Jacobson noted that they are trying to make the house comply with universal design and that there are several examples of corner lots where the house encroaches on the side yard setback so this particular variance would not be outside of what currently exists.

Mr. Nielsen wanted to know if it's just a single story that would encroach on the side yard and Mr. Jacobson confirmed. Mr. Nielsen wanted there to be a stipulation that it needed to remain only one story that encroaches on the side yard setback.

	<b>GILLETTE</b>	<b>HAGE</b>	<b>NIELSEN</b>
<b>UNIQUENESS</b>	Yes	Yes	Yes
<b>ADJACENT PROPERTY</b>	Yes	Yes	Yes
<b>HARDSHIP</b>	Yes	Yes	Yes
<b>PUBLIC INTEREST</b>	Yes	Yes	Yes
<b>SPIRIT &amp; INTENT</b>	Yes	Yes	Yes

The motion carried and the variance was approved.

#### **Electing a Chair**

Mr. Gillette made a motion to nominate Darren Nielsen as the BZA Chair, seconded by Eric Hage, all in favor.

Mr. Gillette made a motion to adjourn, seconded by Mr. Hage. All in favor. Motion ended at 6:27 p.m.