

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

**MINUTES
July 10, 2023**

**Members
(Present)**

Maureen Gustafson, Chair
Ken Mortensen, Vice-Chair
Sheila Burdett
John Moyer

**Members
(Absent)**

Brandon Dibben
Cindy Carlyon

**Staff
(Present)**

Troy Livingston

1. CALL TO ORDER & ROLL CALL

Chair Gustafson called the meeting to order at 5:30 p.m. declaring all members present except Commissioner Dibben and Commissioner Carlyon.

2. APPROVAL OF MINUTES – Consideration of the June 12, 2023 minutes.

Chair Gustafson asked if everyone had a chance to read the minutes, and Commissioner Moyer moved to approve the minutes as written. Commissioner Mortensen seconded the motion and it carried unanimously.

3. OLD BUSINESS – NONE

4. NEW BUSINESS ~ NONE

5. BOARD OF ZONING APPEALS ~ BZACU-07-01-23; Request for a variance from the bulk regulations governing minimum yard requirements.

Chair Gustafson called for the staff report and Mr. Livingston stated that it was the request of Debbie Welsh, owner of the property located at 1302 Highland Dr. Junction City, Kansas and that she seeks a variance from the required side yard setback that would allow her to construct a carport. Mr. Livingston went on to explain that Ms. Welsh's property is one of only two on the entire block that does not have a garage, and due to the older, narrow lots, she does not have the room to build the carport and maintain the required side yard. Mr. Livingston indicated that she already has a concrete driveway that comes alongside her house and that the carport would just be covering the pre-existing driveway. She would still be able to meet the required distance from the neighbor's house, but simply could not meet the side yard requirement. Mr. Livingston noted that he could see no reason not to approve her request.

Chair Gustafson asked if there were any questions for Mr. Livingston and there being none opened the floor for the public hearing.

Charles Bogan, 806 Sheridan Dr. Junction City, KS noted that the carport would be of wooden construction and that it would exhibit a gable roof to match the house.

Chair Gustafson asked if there were any questions for Mr. Bogan, and there being none closed the public hearing.

Commissioner Mortensen asked for clarification regarding the structure to verify that it was to be a carport and not a garage and Mr. Livingston indicated that it would be a carport.

Commissioner Moyer noted that he had no problem with the carport as long as it was on the side of the house and that it did not extend past the front of the house into the front yard. Again, Mr. Livingston verified that it would not be extending into the front yard.

Chair Gustafson noted that she felt the structure would only enhance the aesthetic value of the property and that she had no problem with the request.

There being no additional comments, Commissioner Mortensen moved to approve the request for the variance, Commissioner Moyer seconded, and the motion carried unanimously.


6. GENERAL DISCUSSION

None

7. ADJOURNMENT

Gustafson declared the meeting adjourned at 5:50 p.m.

PASSED and APPROVED this 14th day of August, 2023.


Maureen Gustafson, Chair

ATTEST:


Troy Livingston, Secretary