

Board of Zoning Appeals

d. Public hearing to consider a variance request to decrease the setbacks in an R-2 (P.U.D.) zoned district at 507 Sinclair Drive.

Overview of Variance Requested

The Board of Zoning Appeals has received an application from Sidney and Connie Pouncil to grant a variance from the setback regulations as provided for in the zoning ordinance.

Review of Request

Their request is to encroach upon the west side yard setback from 8' to 2' in order to construct 21' X 16' metal shed.

Board of Zoning Appeals Considerations

In considering the providing of a variance we wish to provide the following information:

- a. *That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by any action or actions of the property owner or the applicant; There is an existing structure that is already encroaching on the side yard setback on the west side that is grandfathered in. The applicant simply wishes to replace this existing structure.*
- b. *That the granting of the permit for the variance will not adversely affect the rights of the adjacent property owners or residents; It is not believed that this encroachment will create any adverse effects to adjacent property owners.*
- c. *That the strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application; The applicants feel that meeting the 8' side yard setback would restrict their ability to replace an existing structure.*
- d. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; It does not appear that the variance will affect public health, safety or general welfare.*
- e. *That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations. City staff feels it is not opposed to the general spirit and intent of the zoning regulations.*

Staff Recommendation

Staff recommends approving the variance and reducing the west side yard setback 6', from 8' to 2'.

City of Independence, Kansas

NOTICE TO THE PUBLIC

The Independence, Kansas, Board of Zoning Appeals will conduct a public hearing on:

Tuesday, June 4, 2019 at 5:30 p.m.

To receive comments on a variance request on a variance request to decrease the setbacks in an R-2 (P.U.D.) zoned district at the following location:

Common Address:

507 Sinclair Drive

Legal Description:

Lot 9, Parcel 2, Green Acres P.U.D. Plat to the City of Independence, Montgomery County, Kansas.

Applicant/Owners:

Sidney & Connie Pouncil

Case Number:

2019/VAR/02

The hearing will be conducted in the Veterans Room, Memorial Hall, Penn/Locust, Independence, Kansas, and will begin at 5:30 p.m. All interested persons should attend and they will be heard. Persons wishing to comment, but who cannot attend this hearing, should provide their written comments to:

Kelly Passauer
Zoning Administrator
811 W. Laurel Street
Independence, KS 67301
(620) 332-2506

Information regarding this application is available in the Zoning Administrator's office. If special accommodation is required, please inform the Zoning Administrator.

Kelly Passauer, Zoning Administrator



x

Zoning: R2

Zoom to

APPLICATION TO BOARD OF ZONING APPEALS

CITY OF INDEPENDENCE, KANSAS

1. Date:

2. Name, Address and Telephone Number of Property Owner:

3. I appoint the following person as my agent during consideration of my request:

Name:

Address:

Telephone:

4. Common Address of Land Involved:

5. Legal Description of Land Involved:

6. Describe what you wish to do which the zoning code prohibits:

7. The following condition(s), which were not created by the owner's actions, are unique to the property in question and are not commonly found in the same zone or district:

8. The proposed development would not adversely affect the rights of the adjacent property owners or residents because:

9. The literal enforcement of the zoning regulations will result in the following unnecessary hardships:

10: The proposed development will not be contrary to the public health, safety, morals, or general welfare because:

11: The proposed development will not be contrary to the general spirit and intent of the zoning ordinance because:

12: Please attach a site plan showing the dimensions of the lot, the location of building (both existing and proposed), and the location of existing buildings on adjacent property.

If the space provided is not sufficient, the applicant may attach additional pages. The applicant also may submit any other pertinent information including photographs, drawings, maps, statistics, legal documents, and letters of support.

Signature of Property Owner: *Sidney C. Powell*

Case Number: _____
Date Filed: _____
Fee Received: _____
Present Zoning: _____

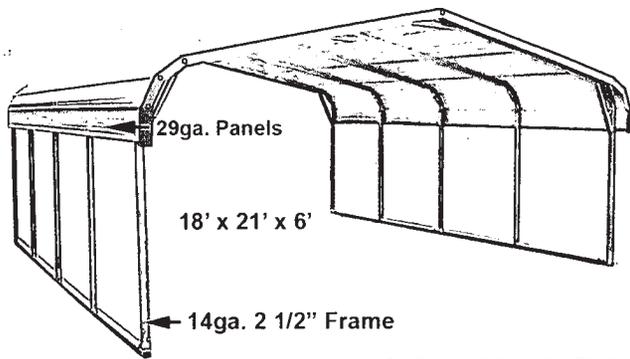


QUALITY IS OUR FIRST PRIORITY

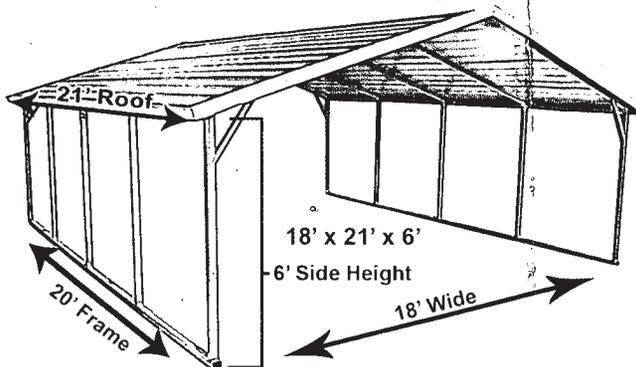
STANDARD BUILDINGS

12' to 24' Wide - Up To 16' Height - Any Length

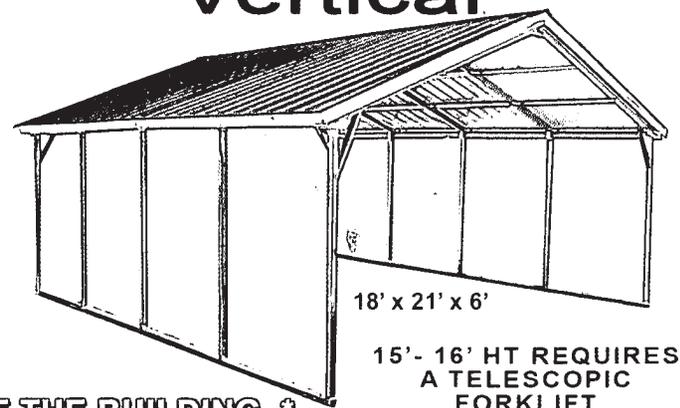
Regular



Boxed Eave



Vertical



* LAND MUST BE LEVEL PRIOR TO THE INSTALLATION OF THE BUILDING *

ALL BUILDINGS INCLUDE:
 -29 Gauge Roofing
 -Braces on Every Leg 8' or Taller
 -5' Centers
 -Cement Anchors
 Units 6'-11' Tall Certified 140mph/30psf (on Cement Only)

1 Year Workmanship Warranty
 On All Buildings (Limited)

Frame is 1ft Shorter Than
 Roof Length On All Buildings.

20 YEAR Limited Rust Through Warranty on:

-Panels for Vertical Roofs Up to Any Length
 -Regulars and Boxed Eaves up to 31'
 -Framing 12ga. 2 1/4"

10 year warranty on 14ga. 2 1/2" Framing

Standard Heights 6'-14'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$1,095	\$1,195	\$1,395	\$1,595	\$1,695
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1,295	\$1,395	\$1,695	\$1,925	\$2,095
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$1,495	\$1,595	\$1,995	\$2,255	\$2,495
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$1,695	\$1,795	\$2,295	\$2,595	\$2,795

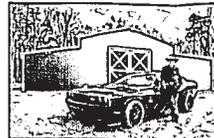
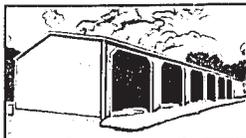
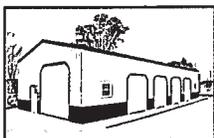
Standard Heights 6'-16'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$1,195	\$1,295	\$1,495	\$1,695	\$1,895
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1,495	\$1,620	\$1,870	\$2,120	\$2,370
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$1,795	\$1,945	\$2,245	\$2,545	\$2,845
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$2,095	\$2,270	\$2,620	\$2,970	\$3,320

Standard Heights 6'-16'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$1,395	\$1,495	\$1,695	\$1,995	\$2,095
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1,745	\$1,870	\$2,120	\$2,495	\$2,620
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$2,095	\$2,245	\$2,545	\$2,995	\$3,145
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$2,445	\$2,620	\$2,970	\$3,495	\$3,670
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$2,795	\$2,995	\$3,395	\$3,995	\$4,195

Buildings over 36 feet long must be vertical roof style.



Certified 140/30 14ga Upgrade

Braces On All Legs, MHA (Ground) or Asphalt:

6'-11' Single Leg, Single Base Rail.
 12'-14' Single Leg, Single Base Rail, Reinforced.
 15'-16' Double Leg, Double Base Rail. (see back for details)

www.carolinacarports.com

American Built



OPTIONS, ACCESSORIES AND EXTRAS

OPTIONS	21' LONG	26' LONG	31' LONG	36' LONG	41' LONG
*Certify Your Building on Ground / Asphalt. Prices Below.					
*140/30(6'-11' H)14Ga	\$150.00	\$175.00	\$200.00	\$225.00	\$250.00
*140/30(12'-14' H)14Ga	\$250.00	\$275.00	\$300.00	\$325.00	\$350.00
12Ga	\$150.00	\$175.00	\$200.00	\$225.00	\$250.00
J-Trim	\$50.00	\$60.00	\$70.00	\$80.00	\$90.00
Deluxe Two Tone	\$250.00	\$300.00	\$350.00	\$400.00	\$450.00

SIDE HEIGHT	21' LONG	26' LONG	31' LONG	36' LONG	41' LONG
7' Tall	\$60.00	\$75.00	\$90.00	\$105.00	\$120.00
8' Tall	\$120.00	\$180.00	\$230.00	\$280.00	\$330.00
9' Tall	\$180.00	\$255.00	\$320.00	\$385.00	\$450.00
10' Tall	\$240.00	\$330.00	\$410.00	\$490.00	\$570.00
11' Tall	\$300.00	\$405.00	\$500.00	\$595.00	\$690.00
12' Tall	\$360.00	\$480.00	\$590.00	\$700.00	\$810.00
13' Tall	\$520.00	\$680.00	\$830.00	\$980.00	\$1130.00
14' Tall	\$580.00	\$755.00	\$920.00	\$1085.00	\$1250.00
**15' Tall	\$1480.00	\$1860.00	\$2220.00	\$2580.00	\$2940.00
**16' Tall	\$1680.00	\$2060.00	\$2420.00	\$2780.00	\$3140.00

** Certification Includes MHA, Double Leg, Double Base Rail, Braces on Every Leg.

SIDE HEIGHT	20' LONG	25' LONG	30' LONG	35' LONG	40' LONG
6' Tall	\$360.00	\$440.00	\$520.00	\$580.00	\$720.00
7' Tall	\$450.00	\$550.00	\$650.00	\$725.00	\$900.00
8' - 9' Tall	\$540.00	\$660.00	\$780.00	\$870.00	\$1080.00
10' Tall	\$630.00	\$770.00	\$910.00	\$1015.00	\$1260.00
11' - 12' Tall	\$720.00	\$880.00	\$1040.00	\$1160.00	\$1440.00
13' Tall	\$810.00	\$990.00	\$1170.00	\$1305.00	\$1620.00
14'-15' Tall	\$900.00	\$1100.00	\$1300.00	\$1450.00	\$1800.00
16' Tall	\$990.00	\$1210.00	\$1430.00	\$1595.00	\$1980.00
VERTICAL OR LAP SIDING (BOTH SIDES)	20' LONG	25' LONG	30' LONG	35' LONG	40' LONG
6'-10' Tall Add	\$300.00	\$350.00	\$400.00	\$450.00	\$500.00
11'-15' Tall Add	\$400.00	\$475.00	\$550.00	\$625.00	\$700.00
16' Tall Add	\$500.00	\$600.00	\$700.00	\$800.00	\$900.00

SIDE HEIGHT	12' WIDE	18' WIDE	20' WIDE	22' WIDE	24' WIDE
6' Tall	\$450.00	\$540.00	\$630.00	\$720.00	\$810.00
7' Tall	\$535.00	\$605.00	\$700.00	\$800.00	\$895.00
8' - 9' Tall	\$570.00	\$680.00	\$785.00	\$895.00	\$1000.00
10' Tall	\$690.00	\$815.00	\$940.00	\$1070.00	\$1195.00
11' - 12' Tall	\$840.00	\$1000.00	\$1165.00	\$1325.00	\$1490.00
13' Tall	\$960.00	\$1140.00	\$1320.00	\$1500.00	\$1680.00
14'-15' Tall	\$1140.00	\$1355.00	\$1570.00	\$1790.00	\$2005.00
16' Tall	\$1230.00	\$1465.00	\$1700.00	\$1930.00	\$2165.00
VERTICAL OR LAP SIDING (PER END)	12' WIDE	18' WIDE	20' WIDE	22' WIDE	24' WIDE
	\$125.00	\$225.00	\$250.00	\$275.00	\$300.00

Garage Doors					
Uncertified			Certified		
White	Size	Color	White Only		
\$400	6' X 6'	\$500	6' X 6'	\$650	
\$500	8' X 8'	\$600	8' X 8'	\$700	
\$550	9' X 8'	\$650	9' X 8'	\$750	
\$600	10' X 8'	\$700	10' X 8'	\$850	
\$700	10' X 10'	\$800	10' X 10'	\$950	
*\$1300	*12' X 12'	\$1400	*12' X 12'	\$1800	
*\$2000	*14' X 14'	\$2100	*14' X 14'	\$2400	
P. Gray-Brown-Green-B. Red-Beige			*16' X 16'	\$2600	

Chain Hoist \$275.00 Each (*Included In Price)

Building must be 2' taller than garage door when installed on the side for certified garage doors or 12' x 12' and 14' x 14' uncertified.

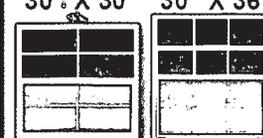
Frameouts	
45° Angle	\$80.00
(Plus Frameout Charge)	
Garage Door	\$125.00
Window	\$70.00
Walk-In Door	\$85.00

Panels (3' width)	
21' Long	\$90.00
26' Long	\$110.00
31' Long	\$130.00
36' Long	\$145.00

Gable Ends	
\$180.00	(Uncertified)
\$210.00	(Certified)
Vertical Gable	\$50.00

Cut Panel Fee	
21' Long	\$50.00
26' Long	\$60.00
31' Long	\$70.00
36' Long	\$80.00

Windows	
\$170.00	\$200.00
30" X 30"	30" X 36"



Insulation	
Double Bubble	\$1.00/sq ft
Woven R-17	\$2.00/sq ft

Walk In Doors	
36" X 80"	\$225.00

End Openings	
Without Garage Door	\$125.00

Side Openings up to 12'	
Without Garage Door	\$225.00

Side Openings up to 12'	
With Garage Door	\$125.00

Connection Fees		
Side to Side	21' Long	\$100.00
Each Additional	5' Add	\$25.00

SIDE HEIGHT

BOTH SIDES CLOSED

EACH END CLOSED

CITY OF INDEPENDENCE

REC#: 01043911 4/30/2019 11:24 AM
OPER: JESS TERM: 001
REF#:

TRAN: 10.5100 OTHER INCOME
 SIDNEY C POUNCIL ZONING BOARD
 APPEALS
 OTHER INCOME 100.00CR

TENDERED: 100.00 CASH
APPLIED: 100.00-

CHANGE: 0.00