

Abilene Board of Zoning Appeals Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
April 8, 2025, at 4:00 p.m.



1. Call to Order by Chair Zelinkoff at 4:00 p.m.

2. Roll Call

Board of Zoning Appeals members present: Chair Penni Zelinkoff, Rod Boyd, Matt Mead, Eric Anderson, Kristyn Anderson

Absent: Vice Chair Travis Sawyer, Bill Marshall

Staff present: Community Development Director Kari Zook, Administrative Assistant Kellie Olson, City Inspector Travis Steerman

Public present: Mitch Westfall, Pearl Atchison, Talber Kanz

3. Approval of Agenda

Motion by Mead to approve the agenda as written, seconded by Boyd. Motion carried unanimously 5-0.

4. Declaration of Conflict of Interest/Ex Parte Communications - None

5. Approval of Minutes

Motion by Boyd to approve the November 5, 2024, minutes as written, seconded by E. Anderson. Motion carried unanimously 5-0.

6. Public Hearing for BZA 25-4, a request from Mitch Westfall to allow a variance from Article 20, Section 20-801 of the zoning regulations of the City of Abilene, KS. The applicant is requesting to install a detached accessory structure (carport) within ten (10) feet of the primary dwelling in the rear yard. The site address is 1004 NW 2nd St., Abilene, KS.

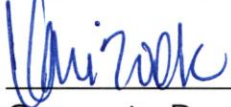
The staff report was discussed. Chair Zelinkoff opened the public hearing at 4:08 p.m. The applicant was present at the meeting to confirm his intention to place a 12'x15' carport in the rear yard approximately 5' from the primary dwelling. A discussion was held regarding the cross alley next to the property. Talber Kanz was present at the meeting to voice her concerns regarding vehicular traffic driving through there at high rates of speed and being accident-prone. The findings of fact were noted that this is not a life safety issue with fire or building codes, and that the carport will not present a safety hazard as there are no walls on the carport, allowing visual sight to all pedestrians in the alley intersection. The public hearing was closed at 4:22 p.m.

Motion by Boyd to approve the variance request, seconded by Mead. Motion carried unanimously 5-0. There is a 30-day appeal period which shall expire on May 8, 2025.

7. Adjournment

Motion by Boyd to adjourn at 4:24 p.m., seconded by E. Anderson. Motion carried unanimously 5-0.

ATTEST:



Community Development



Board of Zoning Appeals