

**CITY OF ABILENE BOARD OF ZONING APPEALS  
MEETING AGENDA  
ABILENE PUBLIC LIBRARY, 209 NW FOURTH STREET  
JUNE 2, 2026 - 4:15 PM**

**Agenda Item**

- 1. Call to Order**
- 2. Roll Call: Chair Boyd, Vice Chair Sawyer, Marshall, E. Anderson, Mead, K. Anderson, Baier**
- 3. Approval of Agenda**
  - a. Declaration of Conflict of Interest/Ex Parte Communication by members
- 4. Approval of Meeting Minutes**
  - a. February 3, 2026
- 5. Unfinished Business**
  - a. **Public Hearing for BZA 26-6**, a request from Kenton Crider to allow a variance from Article 20, Section 20-201(b)(2)(a) of the zoning regulations of the City of Abilene, KS. The applicant is requesting an accessory structure that would exceed the maximum square footage allowance and sidewall height allowance. The site address is 600 S Cedar St., Abilene, KS.
    - \*Staff Report
    - \*Open Public Hearing
    - \*Applicant/Public Comments
    - \*Close Public Hearing
    - \*Commission Discussion and Action
- 6. Adjournment**

**Abilene Board of Zoning Appeals Minutes**  
**Abilene Public Library**  
**209 NW 4<sup>th</sup> St., Abilene, KS**  
**February 3, 2026, at 4:00 p.m.**



**1. Call to Order by Vice Chair Sawyer at 4:00 p.m.**

**2. Roll Call**

Board of Zoning Appeals members present: Vice Chair Travis Sawyer, Matt Mead, Kristyn Anderson, Bill Marshall, Alan Baier (arrived at 4:02 p.m.)

Absent: Chair Rod Boyd, Eric Anderson

Staff present: DCM/Community Development Director Kari Zook, Administrative Manager Kellie Olson, City Inspector Travis Steerman, Interim City Manager Jon Quinday, City Clerk Shayla Mohr

Public present: Curtis Rein, Trey Hoerner, Murphy Randolph, Cael Casteel, Emma Mitchell, Corey Casteel, James Stout, Kaylee Weibert, Courtney Strauss, Kelly Krinhop, Dana Sprinkle, Rick Rivera, Ashten Cox, Dayven Cuba, Beth Weibert, Nick Weibert, Jade Wilson

**3. Approval of Agenda**

Motion by Marshall to approve the agenda as written, seconded by K Anderson. Motion carried unanimously 4-0.

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

**5. Approval of Minutes**

Motion by Mead to approve the April 8, 2025, minutes as written, seconded by Marshall. Motion carried unanimously 4-0.

**6. Public Hearing for BZA 26-2**, a request from Curtis Rein, on behalf of USD 435, to allow a variance from the surfacing requirements as outlined in Article 22, Section 22-305 of the zoning regulations of the City of Abilene, KS. The site address of the proposed new wrestling facility is located within the parcel of 1300 N Cedar St., Abilene, KS.

The staff report was discussed. Vice Chair Sawyer opened the public hearing at 4:08 p.m. The applicant was present at the meeting to discuss the project and confirmed the intent to place gravel in the parking lot as shown in the submitted site plan dimensions. Two quotes were submitted to show the price difference between gravel and concrete surfacing and how this will constitute a financial hardship for the proposed privately funded 60'x160' wrestling facility. The two driveway entrances shall be installed in accordance with the Public Works Standard Details, and curb stops will be required in each parking space. The two ADA parking stalls will be concrete, as will the sidewalk from those stalls to the building entrance. The parking lot will be illuminated by the building's exterior lighting. Marshall requested that, beyond the driveway entrances and the existing sidewalk, an additional 4 feet of concrete be placed the width of the driveway to reduce the amount of gravel escaping from the parking lot onto the sidewalk. K Anderson also noted that rainwater will likely accelerate erosion of the gravel surfacing and that a drainage plan should be developed to minimize the impact.

The public hearing was closed at 4:14 p.m.

Motion by Mead to approve the variance request for 6” of gravel surfacing in the parking lot within the dimensions of the submitted site plan. Marshall amended the motion to include the 4-foot section of concrete beyond the driveway entrances and the existing sidewalk. Both motions were seconded by K Anderson. Motion carried unanimously 5-0.

There is a 30-day appeal period which shall expire on March 5, 2026.

**7. Adjournment**

Motion by Marshall to adjourn at 4:17 p.m., seconded by Baier. Motion carried unanimously 5-0.

ATTEST:

\_\_\_\_\_  
Board of Zoning Appeals

\_\_\_\_\_  
Community Development

# Staff Report



**TO:** Board of Zoning Appeals  
**FROM:** Kari Zook, DCM/Com Devo Director  
**SUBJECT:** BZA 26-6, 600 S Cedar St. Variance  
**DATE:** June 2, 2026

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APPLICANT/PROPERTY OWNER:      APPLICATION DATE:  
Kenton Crider                                      April 30, 2026  
415 S Cedar St.  
Abilene, KS 67410

## BACKGROUND:

- An application requesting a variance from Article 20, Section 20-201(b)(2)(a) of the zoning regulations was received by Kenton Crider on 4/30/26.
  - Detached accessory structures shall not be located in any required front yard setback area in any residential district, and no accessory structure may be closer than five feet to any property line, provided that detached garages with vehicle access facing an alley shall maintain a 15-foot rear yard setback. Not more than two detached accessory structures shall be permitted for each principal residence. **The aggregate size of all permitted detached accessory structures shall not exceed 360 sq. ft. of floor area for every 3,000 sq. ft. of lot size, to a maximum size not exceeding that of the ground floor area of the principal residence.** Principal residence shall include only that portion of the main floor of the residence used for actual dwelling area, and does not include an attached garage, shop or other work area not used principally as the actual dwelling area. **Sidewall heights of accessory structures shall not exceed ten feet.**
- Per Dickinson County ORKA records, the primary dwelling at 600 S Cedar St has a main floor living area of 1,120 square feet. The property records indicate the parcel contains two accessory structures, (1) prefabricated storage shed at 240 square feet (1920), and (1) prefabricated storage shed at 132 square feet (2002), totaling 372 square feet. Per the zoning regulations, not more than two detached accessory structures shall be permitted for each principal residence. The applicant stated that those two structures are combined as one. City staff performed a site visit, and the pictures included in this staff report show that statement is correct. The total remaining square footage allowance for the second accessory structure shall not exceed 748 square feet.
- The applicant is requesting to construct a 1,500 square foot accessory structure, with 12-foot sidewalls.
- The City of Abilene completed dangerous structure proceedings and demolition of the structure at 604 S Cedar St in December 2023. That property went to the sheriff's tax sale and was sold to Kenton Crider in September 2025. The applicant then combined that parcel with 600 S Cedar St, creating one lot for a total of 26,250 square feet.
- Included with the staff report are the variance application, property deeds, variance justification, building permit application, and proposed site plan. This property is in the floodplain and will require completion of that permitting process.

Direction	Zoning Classification	Land Use(s)
North	Railroad/R-3	Smoky Valley Railroad, High Density Residential
East	C-3	Liberty gas station
South	R-3	High Density Residential
West	R-3	High Density Residential

The notice of public hearing was published in the Abilene Reflector Chronicle on May 7, 2026, and written notices were sent by mail on May 7, 2026, to property owners within 200 feet of the site address as required by Article 25, Section 25-701 of the zoning regulations.

CITIZEN COMMENTS: None received

ACTION:

The Board of Zoning Appeals may:

1. Approve the variance as requested.
2. Approve the variance with amendments.
3. Disapprove the variance with findings.

NOTES:

Upon conclusion of the hearing, the board will render a decision on the request. If a person is aggrieved by the decision, they may appeal the decision to the Dickinson County District Court within 30 days.

\*The appeal period will expire on July 2, 2026.













CITY OF ABILENE, KANSAS

DEVELOPMENT APPROVAL APPLICATION FORM

419 N. Broadway · Abilene, Kansas 67410 · Tel: (785) 263-2355 · Fax: (785) 263-2552 · www.abilenecityhall.com

**INSTRUCTIONS:** This Application and all required fees and information must be submitted in accordance with the Code of the City of Abilene and the City of Abilene Zoning and Subdivision Regulations. All information requested in this application must be provided and answered completely.

PART I: TO BE COMPLETED BY APPLICANT

APPLICATION INFORMATION

APPLICATION FOR (CHECK APPROPRIATE BOX):

- ADMINISTRATIVE APPEAL
- ANNEXATION
- VARIANCE
- COMPREHENSIVE PLAN AMENDMENT
- CONDITIONAL USE PERMIT
- DEVELOPMENT CODE AMENDMENT
- LOT SPLIT
- REPLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REZONING
- VACATION OF PLAT

FOR OFFICIAL USE ONLY

Appn Number: BZA 26-6  
Date Received: 4/30/26  
Received By: K2

BRIEF DESCRIPTION OF APPLICATION PURPOSE:

The applicant seeks a variance to construct a 1,500 square foot accessory structure building, with 12-foot sidewalls, at 600 S Cedar Street Abilene, Kansas 67410.

APPLICANT INFORMATION

APPLICANT/AGENT (If Not Property Owner):

Name: Kenton Crider Tel: (785) 200-4341  
Business Name: \_\_\_\_\_ Fax: (\_\_\_\_)  
Address: 415 S Cedar Street  
City: Abilene State: Kansas Zip Code: 67410  
E-mail: kentcrider@hotmail.com

PROPERTY OWNER (If Different from Applicant/Agent):

Name: \_\_\_\_\_ Tel: (\_\_\_\_)  
Business Name: \_\_\_\_\_ Fax: (\_\_\_\_)  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ENGINEER/ARCHITECT/SURVEYOR:

Name: \_\_\_\_\_ Tel: (\_\_\_\_)  
Business Name: \_\_\_\_\_ Fax: (\_\_\_\_)  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-mail: \_\_\_\_\_

PROPERTY INFORMATION

PROPERTY ADDRESS: 600 S Cedar Street Abilene, Kansas 67410

PARCEL ID: 021-115-21-0-20-23-002.00-0

ZONING: Existing: Residential Proposed: Same

LAND USE: Existing: Single-Family Residence + Accessory Building Use Proposed: Same

GROSS SIZE OF PLAT/LOT:

Residential: 26,250 sq ft Commercial: Industrial: Other: Total:

NUMBER OF LOTS:

Residential: 3 Combined Commercial: Industrial: Other: Total:

IMPROVEMENT CHARACTERISTICS:

Number of Buildings or Structures: 1 Total Building Area: 1,500
Maximum Height of Buildings or Structures: 12 feet Total Impervious Area:

EXISTING PUBLIC FACILITIES:

Public Private Other (Describe)
Water Service: Wastewater Service: Roadway Access:

FLOODPLAIN INFORMATION:

Floodway: Floodway Fringe: FIRM Map-Panel Number: Zone:

ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?
Yes No If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

APPLICANT/PROPERTY OWNER CERTIFICATION\*

I/we acknowledge receipt of the instruction sheet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the City of Abilene Planning Commission, Board of Zoning Appeals or City Commission shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Applicant Signature

04/29/2026 Date

Property Owner Signature

4/29/26 Date

\* This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.

**PART II - TO BE COMPLETED BY STAFF**

**DOCUMENTS TO BE SUBMITTED WITH APPLICATION\*\***

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Copy of Deed           | <input type="checkbox"/> Easements and Covenants          | <input type="checkbox"/> Location Map                               |
| <input checked="" type="checkbox"/> Site Plan              | <input type="checkbox"/> Preliminary Plat                 | <input type="checkbox"/> Final Plat                                 |
| <input type="checkbox"/> Infrastructure Plans              | <input type="checkbox"/> Development Agreement            | <input type="checkbox"/> Grading and Stormwater Plans               |
| <input type="checkbox"/> Elevation Survey                  | <input type="checkbox"/> Traffic Impact Study             | <input type="checkbox"/> Construction Plans                         |
| <input type="checkbox"/> Performance Agreement             | <input type="checkbox"/> Proof of Notification            | <input type="checkbox"/> Utility Plans                              |
| <input type="checkbox"/> Text Amendment Language           | <input type="checkbox"/> Property Owner List              | <input type="checkbox"/> Comprehensive Plan Amendment Justification |
| <input type="checkbox"/> Annexation Boundary Map           | <input type="checkbox"/> Operating Characteristics Report | <input type="checkbox"/> Administrative Appeal Justification        |
| <input checked="" type="checkbox"/> Variance Justification | <input type="checkbox"/> Other _____                      |   |

Additional document requirements provided to applicant on \_\_\_\_\_. The applicant is advised that the application is not accepted for public review until such time as the above identified documents are submitted and a Determination of Complete Application is certified.

_____	_____
Name	Title
_____	_____
Signature	Date

\*\* Number of copies for submission determined by Zoning Administrator. The Zoning Administrator may request additional information as deemed necessary to properly evaluate the permit application.

**APPLICATION REVIEW**

**DECISION-MAKING BODY:**       Staff                                       Planning Commission  
    City Commission                       Board of Zoning Appeals

**DATE OF INITIAL HEARING(S):** 6/2/26

**FEE AMOUNT:** \$ 250                                      **DATE FEE PAID:** 4/30/2026 Ck# 3025

**DETERMINATION OF COMPLETE APPLICATION:**  
I certify that the Development Approval Application and attached documents are sufficient in form and content for review and recommendation by the decision-making bodies of the City of Abilene. As such, all required notifications and hearings may proceed pursuant to City regulations and procedures. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.

<u>Kari Zook</u>	<u>DCM/Com Dev Director</u>
Name	Title
<u>[Signature]</u>	<u>4/30/26</u>
Signature	Date

ENTERED IN TRANSFER RECORDS IN MY OFFICE

THIS 25 DAY OF SEPT A.D. 2025



*J. Johnston*

DICKINSON COUNTY CLERK



STATE OF KANSAS, DICKINSON COUNTY  
Rose Johns, Register of Deeds

Book: D276 Page: 173-174

Receipt #: 292901

Pages Recorded: 2

Cashier Initials: RECORD

Date Recorded: 9/25/2025 8:29:39 AM

Recording Fee: \$38.00

*Rose Johns*

### SHERIFF'S DEED IN TAX FORECLOSURE ACTION

I, **Jerry Davis**, Sheriff of Dickinson County, Kansas, acting pursuant to the laws of Kansas, and the judgment as entered by the District Court of Dickinson County, Kansas, in **Case Number 24 CV 108** entitled "**The Board of County Commissioners of Dickinson County, Kansas vs. (1) Steven D. Albrecht and Rhonda Albrecht, owners of record, et al.**", and pursuant to the Execution as issued to me by the Clerk of the District Court of Dickinson County, Kansas in said action, and following publication notice as required by law, did offer for sale at public auction on August 14, 2025, at the Dickinson County Courthouse, the following described real estate located in Dickinson County, Kansas, to-wit:

(15) The West 175 feet of Lot 17 on Cedar Street, in Lebold Fisher's Addition to the City of Abilene, as the same is located upon the South Half of the Northwest Quarter of Section 21, Township 13 South, Range 2 East of the Sixth Principal Meridian, Dickinson County, Kansas

And at said auction I did sell the above-described property to:

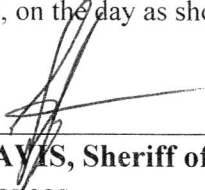
Name: KENTON S. CRIDER

For the sum of \$1.00, same being the highest bid received for said property at the auction sale and said amount plus the recording fee was paid to me by the purchaser(s).

Following the sale, I made my "Return" to the Clerk of the District Court and said return was examined by the Court and found to be regular and the sales and proceedings were confirmed by the Court on September 23, 2025, and the Court authorized me as Sheriff of Dickinson County, Kansas, to execute and file the record with the Register of Deeds of Dickinson County, Kansas, a deed to each piece of the property so sold and so purchased.

**NOW THEREFORE, I, Jerry Davis**, Sheriff of Dickinson County, Kansas, by this instrument, do hereby convey and transfer unto the purchaser(s) above named, a fee simple title in and to the above described property, as against all persons, including but not limited to corporations and municipal corporations, parties to the above proceedings, subject only to valid covenants running with the land and valid easements of record in use and subject to taxes and special assessments for 2023 and subsequent years. As provided by statute, this deed shall be prima facie evidence of the regularity of all proceedings prior to the date of the filing of this instrument for record. This deed is subject to the provisions of law, K.S.A. 79-2804(g), relating to sale of the property within ten (10) years to a party who had the right to redeem.

Signed by Jerry Davis, Sheriff of Dickinson County, Kansas, and acknowledged before Cindy MacDonald, Clerk of the District Court of Dickinson County, Kansas, on the day as shown on the instrument.

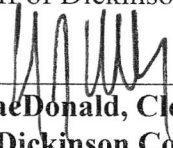
  
\_\_\_\_\_  
**JERRY DAVIS, Sheriff of Dickinson  
County, Kansas**

**ACKNOWLEDGMENT**

State of **KANSAS**, County of **DICKINSON**, ss:

**BE IT REMEMBERED** that on this 23<sup>RD</sup> day of SEPTEMBER, 2025, the foregoing instrument was acknowledged before me by Jerry Davis, Sheriff of Dickinson County, Kansas.



  
\_\_\_\_\_  
**Cindy MacDonald, Clerk of the District  
Court of Dickinson County, Kansas**

Pursuant to KSA 79-1437e, a Kansas Real Estate Validation Questionnaire is not required due to Exception 10

**SHERIFF'S DEED IN TAX FORECLOSURE ACTION**

I, **Gareth Hoffman**, Sheriff of Dickinson County, Kansas, acting pursuant to the laws of Kansas, and the judgment as entered by the District Court of Dickinson County, Kansas, in **Case Number 09 CV 154** entitled "**The Board of County Commissioners of Dickinson County, Kansas vs. Kelly Tiede, et al.**", and pursuant to the Execution as issued to me by the Clerk of the District Court of Dickinson County, Kansas in said action, and following publication notice as required by law, did offer for sale at public auction on July 14, 2010, at the Dickinson County Courthouse, the following described real estate located in Dickinson County, Kansas, to-wit:

- (70) The West 175.0 Feet of Lots 13 and 15 on Cedar Street, Lebold and Fisher's Addition to the City of Abilene, Dickinson County, Kansas.  
Tract #: AB1704

And at said auction I did sell the above-described property to:

Name: Kenton S. Crider

For the sum of \$21,200.00, same being the highest bid received for said property at the auction sale and said amount plus the recording fee was paid to me by the purchaser(s).

Following the sale, I made my "Return" to the Clerk of the District Court and said return was examined by the Court and found to be regular and the sales and proceedings were confirmed by the Court on 8-13, 2010, and the Court authorized me as Sheriff of Dickinson County, Kansas, to execute and file the record with the Register of Deeds of Dickinson County, Kansas, a deed to each piece of the property so sold and so purchased.

**NOW THEREFORE, I, Gareth Hoffman**, Sheriff of Dickinson County, Kansas, by this instrument, do hereby convey and transfer unto the purchaser(s) above named, a fee simple title in and to the above described property, as against all persons, including but not limited to corporations and municipal corporations, parties to the above proceedings, subject only to valid covenants running with the land and valid easements of record in use and subject to taxes and special assessments for 2009 and subsequent years. As provided by statute, this deed shall be prima facie evidence of the regularity of all proceedings prior to the date of the filing of this instrument for record. This deed is subject to the provisions of law, K.S.A. 79-2804(g), relating to sale of the property within ten (10) years to a party who had the right to redeem.

Signed by Gareth Hoffman, Sheriff of Dickinson County, Kansas, and acknowledged before Cindy MacDonald, Clerk of the District Court of Dickinson County, Kansas, on the day as shown on the instrument.

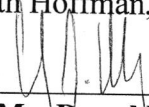
  
**GARETH HOFFMAN, Sheriff of Dickinson County, Kansas**

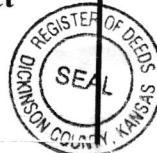
**ACKNOWLEDGMENT**

State of **KANSAS**, County of **DICKINSON**, ss:

**BE IT REMEMBERED** that on this 16<sup>TH</sup> day of AUGUST, 2010, the foregoing instrument was acknowledged before me by Gareth Hoffman, Sheriff of Dickinson County, Kansas.

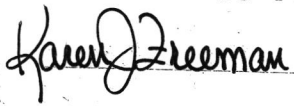


  
**Cindy MacDonald, Clerk of the District Court of Dickinson County, Kansas**



Pursuant to KSA 79-1437e, a Kansas Real Estate Validation Questionnaire is not require due to Exception 10

STATE OF KANSAS 02269  
DICKINSON COUNTY  
This instrument was filed for record on 08/16/2010 at 04:15 PM & duly recorded in Book 244 at Page 765

 Register of Deeds  
Deputy

X C ✓ ✓ S



Entered in Transfer Book  
August 18th 2010  
Barbara M. Jones  
Michelle Wungsten  
115-21-0-20-23-002-00-0  
AB1704

## Variance Justification

**Applicant:** Kenton Crider

**Subject Property:** 600 S Cedar Street Abilene, Kansas 67410

**Zoning District:** Residential (R-3)

### **Requested Variance:**

Section 20-201(b)(2)(A) of the Abilene City Code states, “Not more than two detached accessory structures shall be permitted for each principal residence. The aggregate size of all permitted detached accessory structures shall not exceed 360 sq. ft. of floor area for every 3,000 sq. ft. of lot size, to a maximum size not exceeding that of the ground floor area of the principal residence. Principal residence shall include only that portion of the main floor of the residence used for actual dwelling area, and does not include an attached garage, shop or other work area not used principally as the actual dwelling area. Sidewall heights of accessory structures shall not exceed ten feet.”

The applicant, Kenton Crider, owns a 26,250 square foot parcel, on which a 1,120 square foot house and a 372 square foot shed is currently constructed. He respectfully requests two specific variances from the Abilene City Code Section 20-201(b)(2)(A) to allow for the construction of a detached accessory structure - 30x50x12 - on the subject property:

1. **Size Limitation Variance:** To permit the construction of an accessory structure area of 1,500 square feet, resulting in a total aggregate accessory area of 1,872 square feet. This request seeks relief from the code provision that limits the combined area of all accessory structures to the ground floor area of the principal residence - 1,120 square feet.
2. **Sidewall Height Variance:** To permit a sidewall height of 12 feet for the new 1,500 square foot structure, exceeding the maximum allowable height of 10 feet.

The applicant seeks a variance to construct the 1,500 square foot accessory structure with 12-foot sidewalls - a scale that is fully supported by the property’s lot size but restricted by the footprint of the pre-existing home. On this 26,250 square foot parcel, the city’s land-ratio standard would allow for up to 3,150 square feet of accessory space; the request is therefore well within the land’s density capacity. Because the proposed height and footprint are consistent with the established residential character of the neighborhood, the applicant submits that a variance is the appropriate mechanism to resolve the conflict between the lot’s size and the code’s dwelling-based cap. The following factors justify this request:

## **Variance Criteria:**

### **1. 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 an action or actions of the property owner or the applicant.**

The variance arises from the unique current configuration of the parcel, which features a significant physical disproportion between the large parcel size (26,250 square feet) and the relatively small, pre-existing primary residence (1,120 square feet). While a standard residential lot in the city of Abilene typically features a building-to-land ratio that aligns with the accessory cap, the land area of this parcel is approximately three times the size of a standard city lot. The “condition” necessitating this request is the size of the pre-existing dwelling; this physical characteristic of the primary residence was not created by the applicant and serves as the limiting factor for the construction of this accessory structure.

### **2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

The proposed structure is designed and situated to ensure that the rights, privacy, and property enjoyment of neighboring property owners and residents are fully preserved. The project prioritizes aesthetic harmony and minimizes the visual impact through the following measures:

- **Setback:** The structure will be set approximately 75 feet from the public right-of-way on a 26,250 square foot parcel, providing substantial separation from the street.
- **Appearance:** The exterior will consist of pre-finished metal siding in a neutral color selected to complement the existing residence, maintaining consistency with the residential character of the neighborhood.
- **Coverage:** The total building footprint, including the primary residence and accessory structures, will occupy approximately 11.4% of the lot, leaving the majority of the property as open space. This level of coverage is lower than typical residential lots and helps preserve the open character of the area.
- **Screening:** The structure provides enough space to store personal property and property maintenance equipment indoors, removing visual clutter and ensuring the property remains tidy for the neighborhood.

### **3. 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 unnecessary hardship arises from the pre-existing dwelling footprint limitation, which restricts the functional utility of this 26,250 square foot parcel more severely than it does for standard-sized lots. The city’s land-ratio guidelines indicate that this parcel can support up to 3,150 square feet of accessory structure space. However, because the code tethers the accessory cap to the footprint of the pre-existing dwelling, the property is subject to an artificial utility ceiling. If the primary residence were larger, the code would allow a correspondingly larger

accessory structure. In this case, the smaller footprint of the existing home results in a more restrictive limitation that is inconsistent with the property's physical capacity. A literal enforcement of the current policy denies the applicant the reasonable use and maintenance of a half-acre parcel.

As reflected in the attached "Comparative Analysis of Residential Accessory Structures" document, properties within this district include a range of accessory structure sizes and configurations, demonstrating that larger accessory footprints are present within the surrounding area. Furthermore, this analysis demonstrates that the subject property is situated in a unique pocket of the city where larger accessory footprints are the standard- not the exception.

Granting this variance resolves a hardship that was not created by the applicant, but by a code limitation that does not reflect the actual maintenance requirements of this large parcel or the historical accessory structure patterns of this specific neighborhood. By granting this variance, the Board is not providing a special privilege, but is acknowledging that the current code contains a "one-size-fits-all" limitation that does not account for this oversized residential parcel.

**4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The granting of this variance is consistent with the public interest and will not result in any adverse impacts on the surrounding community. The following factors support compatibility with the community:

- **Public Safety and Drainage:** With a total lot coverage of approximately 11.4%, the majority of the 26,250 square foot parcel remains open space. This helps maintain natural stormwater absorption and minimizes runoff impacts. The structure will be located approximately 75 feet from the public right-of-way, preserving clear sight-lines and ensuring visibility is not obstructed.
- **Public Order and Convenience:** The proposed 1,500 square foot accessory structure will provide enclosed storage for personal property and property maintenance equipment. By keeping items out of the yard and driveway, the variance directly contributes to the visual order and neatness of the neighborhood.
- **Prosperity and General Welfare:** The structure will be professionally constructed using materials and colors compatible with residential development in the area. The scale and placement of the building are consistent with the size of the parcel and surrounding residential accessory building patterns, and the project is not expected to create any negative impacts on adjacent property use.

**5. Granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations.**

This variance request is consistent with the Purpose and Intent of the Abilene Zoning Ordinance (Section 1-201) and the intent of the R-3 Residential District. Granting the variance fulfills four core values of the Abilene Zoning Code: open space, visual order, functional utility, and neighborhood consistency.

- **Open Space:** On a standard 7,000 square foot lot, an accessory building this size might feel like over-development. However, on this 26,250 square foot parcel, the proposed structure only results in 11.4% total lot coverage. By leaving 88.6% of the land as open space, the project fulfills the spirit of low-density zoning.
- **Visual Order:** Abilene City Zoning regulations seek to preserve and protect property conditions within residential areas by emphasizing orderly development and visual character of the neighborhood. By allowing a single, high-quality, enclosed structure, the proposal reduces visual clutter and supports an orderly, well-maintained residential appearance.
- **Functional Utility:** The zoning regulations are intended to allow reasonable residential use of the property. The proposed structure provides a functional, appropriately sized space for maintenance storage consistent with a parcel of this size. This allows the property to be used in a practical and typical residential manner.
- **Neighborhood Consistency:** As shown in the “Comparative Analysis of Residential Accessory Structures” document, the functional norm for this pocket of Abilene includes substantial accessory building footprints. In this neighborhood, larger accessory footprints are the standard - not an exception - and this project aligns with that established pattern to ensure the property remains a long-term asset to the surrounding neighborhood.

## Comparative Analysis of Residential Accessory Structures

Property Address	House Main Floor Square Footage	Structure 1 (Type/Size/Year)	Structure 2 (Type/Size/Year)	Structure 3 (Type/Size/Year)	Structure 4 (Type/Size/Year)	Total Accessory Building Sq Ft	Accessory Building - House Percentage	Lot Square Footage	Lot Coverage Percentage
<b>Exhibit A - Subject Property</b>									
603 S Cedar	1,120 sq ft	Shed <b>372 sq ft</b> Year= 1920, 2002	Proposed New Construction Building <b>1500 sq ft</b> (30x50x12) Year= 2026			1,872 sq ft	174.5%	26,250 sq ft	11.4%
<b>Exhibit B - Neighborhood Properties:</b>									
505 SW 3rd	1,073 sq ft	Shop <b>1,500 sq ft</b> (30x50x12) Year= 2019	Storage Shed <b>36 sq ft</b> (6x6) Year= 2000			1,536 sq ft	143.2%	20,853 sq ft	12.5%
803 S Cedar	800 sq ft	Detached Garage <b>216 sq ft</b> (18x12) Year= 1920	Detached Garage <b>1,350 sq ft</b> (50x27) Year= 2017	Detached Garage <b>1,350 sq ft</b> (50x27) Year= 2019	Storage Shed <b>160 sq ft</b> (8x8) Year= 2019	3,076 sq ft	384.5%	66,221.1 sq ft (1.52 acres)	5.9%
510 SW 4th	1,226 sq ft	Detached Garage <b>384 sq ft</b> (24x16) Year= 1930	Shop <b>1,440 sq ft</b> 60x24 Year= ?			2,016 sq ft	164.4%	21,000 sq ft	15.4%
		Attached Lean-To <b>192 sq ft</b> (16x12) Year= 1960							

Property Address	House Main Floor Square Footage	Structure 1 (Type/Size/Year)	Structure 2 (Type/Size/Year)	Structure 3 (Type/Size/Year)	Structure 4 (Type/Size/Year)	Total Accessory Building Sq Ft	Accessory Building - House Percentage	Lot Square Footage	Lot Coverage Percentage
611 S Cedar	884 sq ft	Detached Garage 1,500 sq ft (30x50) Year= 2003				1,500 sq ft	169.7%	54,450 sq ft (1.25 acres)	4.4%
700 S Cedar	1,176 sq ft	Farm Utility Building 2,400 sq ft (96x25) Year= 1970				2,400 sq ft	204.1%	42,253.2 sq ft (0.97 acres)	8.5%
404 S Cedar	988 sq ft	Detached Garage 768 sq ft (32x24) Year= 1965	Carport 500 sq ft (25x20) Year= ?			1,268 sq ft	128.3%	17,859 sq ft	12.7%
<b>Exhibit C - Other Abilene Properties (Post-2014):</b>									
918 NW 3rd	1,184 sq ft	Detached Garage 1,855 sq ft (53x35) Year= 2014	Detached Garage 576 sq ft (24x24) Year= 2014			2,431 sq ft	205.3%	20,840 sq ft	17.3%
203 S Madison	1,750 sq ft	Farm Utility Building 1,800 sq ft (60x30) Year= 1990	Storage Shed 400 sq ft (20x20) Year= 1970	Storage Shed 240 sq ft (20x12) Year= 2019		3,640 sq ft	208%	104,544 sq ft (2.4 acres)	5.2%
		Attached Lean-To 1,200 sq ft (20x60) Year= 2015							
1007 N Elm	960 sq ft	Detached Garage 1,500 sq ft (30x50) Year= 2017	Storage Shed 100 sq ft (10x10) Year= 2000			1,600 sq ft	166.7%	12,266 sq ft	20.9%

Property Address	House Main Floor Square Footage	Structure 1 (Type/Size/Year)	Structure 2 (Type/Size/Year)	Structure 3 (Type/Size/Year)	Structure 4 (Type/Size/Year)	Total Accessory Building Sq Ft	Accessory Building - House Percentage	Lot Square Footage	Lot Coverage Percentage
1213 NW 2nd	804 sq ft	Detached Garage 720 sq ft (24x30) Year=1980	Carport 744 sq ft (31x24) Year= 2016			1,464 sq ft	182.1%	7,027 sq ft	32.2%
315 NE 10th	1,129 sq ft	Detached Garage 280 sq ft (20x14) Year= 1935	Equipment (Shop) Building 900 sq ft (36x25) Year= 2025			1,396 sq ft	123.6%	15,999 sq ft	15.8%
			Attached Lean-To "Farm Utility" 216 sq ft Year= 2025						
1303 W 1st	676 sq ft	Farm Utility Building 1152 sq ft (48x24) Year= 1970	Storage Shed 72 sq ft (9x8) Year= 1980	Carport 378 sq ft (21x18) Year= 2015		1,602 sq ft	237%	12,997 sq ft	17.5%
506 NW 5th	862 sq ft	Carport 360 sq ft (20x18) Year= 2007	Detached Garage 720 sq ft (24x30) Year= 2025			1,720 sq ft	200%	9,196 sq ft	28.1%
			Attached Porch, Slab with Roof 640 sq ft (10ft overhang around two sides of building) Year= 2025						
1518 SW 2nd	995 sq ft	Detached Garage 900 sq ft (30x30) Year= 2004	Carport 800 sq ft (20x40) Year= 2025			1,700 sq ft	170.9%	13,068 sq ft (0.3 acres)	20.6%

Property Address	House Main Floor Square Footage	Structure 1 (Type/Size/Year)	Structure 2 (Type/Size/Year)	Structure 3 (Type/Size/Year)	Structure 4 (Type/Size/Year)	Total Accessory Building Sq Ft	Accessory Building - House Percentage	Lot Square Footage	Lot Coverage Percentage
910 N Vine	1,114 sq ft	Detached Garage 1,200 sq ft (30x40) Year= 2015	Carport 360 sq ft (20x18) Year= ?			1,560 sq ft	140%	36,850 sq ft	7.3%
1004 N Mulberry	1,456 sq ft	Storage Shed 280 sq ft (20x14) Year= 1986	Detached Garage 900 sq ft (30x30) Year= 1993	Detached Garage 1,080 sq ft (36x30) Year= 2012	Carport 525 sq ft (35x15) Year= 2014	2,785 sq ft	191.3%	23,058 sq ft	18.4%

Permit # 2026-074  
(Assigned by City of Abilene)



All permits are subject to a 3-7 business day review period.

Please submit this form to:

Community Development  
419 N Broadway  
Abilene, KS 67410  
785-263-2355

[kolson@abilenecityhall.com](mailto:kolson@abilenecityhall.com)

### Application for Accessory Structure

A separate application is required for each accessory structure. If you are planning multiple structures, please submit a separate application for each. All permits are subject to a 3-7-business day review period. Work shall not commence until an approved permit has been issued. Permits will not be approved if any code violations are present on the property.

Work to commence within (30) days of approval date and completed within one (1) year. Ref. Code: 2-204

<b>Class of Work:</b> <input type="checkbox"/> Pool w/ fence <input checked="" type="checkbox"/> Shed/Garage/Carport <input type="checkbox"/> Deck <input type="checkbox"/> Other: _____	<b>Project to include:</b> (Check all that apply) <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Roofing	<b>District Type:</b> (Check all that apply) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historic District <input type="checkbox"/> Commercial/Industrial <input checked="" type="checkbox"/> Floodplain
<b>Size of structure:</b> <input type="checkbox"/> Under 200 sq ft – Regulated under Zoning Code. See attached handout for required specifications and inspections. <input checked="" type="checkbox"/> Over 200 sq ft – Regulated under Building Code. See attached handout for required specifications and inspections.		

Project Site Address: 600 S Cedar St Abilene, KS 67410  
 Property Owner: Kenton Crider  
 Property Owner Phone/E-mail: (785) 200-4341 → KentCrider@hotmail.com  
 General Contractor/Engineer: TBD                      785-200-5021 (Kiley)  
 General Contract Phone/E-mail: TBD

Describe Work: Constructing accessory structure on property

Value of Work: \$ 30,000

1-800-DIG-SAFE has been contacted:  YES  NO

Site Plan attached: Required  
See the 'Specifications and Inspections' guide for requirements.

Zoning/Building Plans Attached:  YES  NO  
See the 'Specifications and Inspections' guide for requirements.

Builder Declaration: (As applicable)  
Contractors must be licensed in the City of Abilene.

Electrical: Koffman Electric  
 Plumbing: \_\_\_\_\_  
 Mechanical: \_\_\_\_\_  
 Roofing: \_\_\_\_\_

Measurements: (As applicable to the project)

Living Area: \_\_\_\_\_  
 Garage Sq. Ft.: 1500  
 Addition Sq. Ft.: \_\_\_\_\_  
 Total Sq. Ft.: 1500

**Work Sheet**  
(to be completed by staff)

**Structure**  
 Base Fee \$25  
 Each Additional \$1,000 x \$3.50 = \$ 101.50  
 Additional Inspections \$25

**Electrical**  
 Base Fee \$25

**Mechanical**  
 Base Fee \$25

**Plumbing**  
 Base Fee \$25

**Roofing**  
 Base Fee \$25

**Total Permit Fee: \$** 151.50

Payments are due at the time of application submission.  
 Payments made by credit or debit card are subject to a \$3.95 processing fee.  
 All payments are non-refundable.

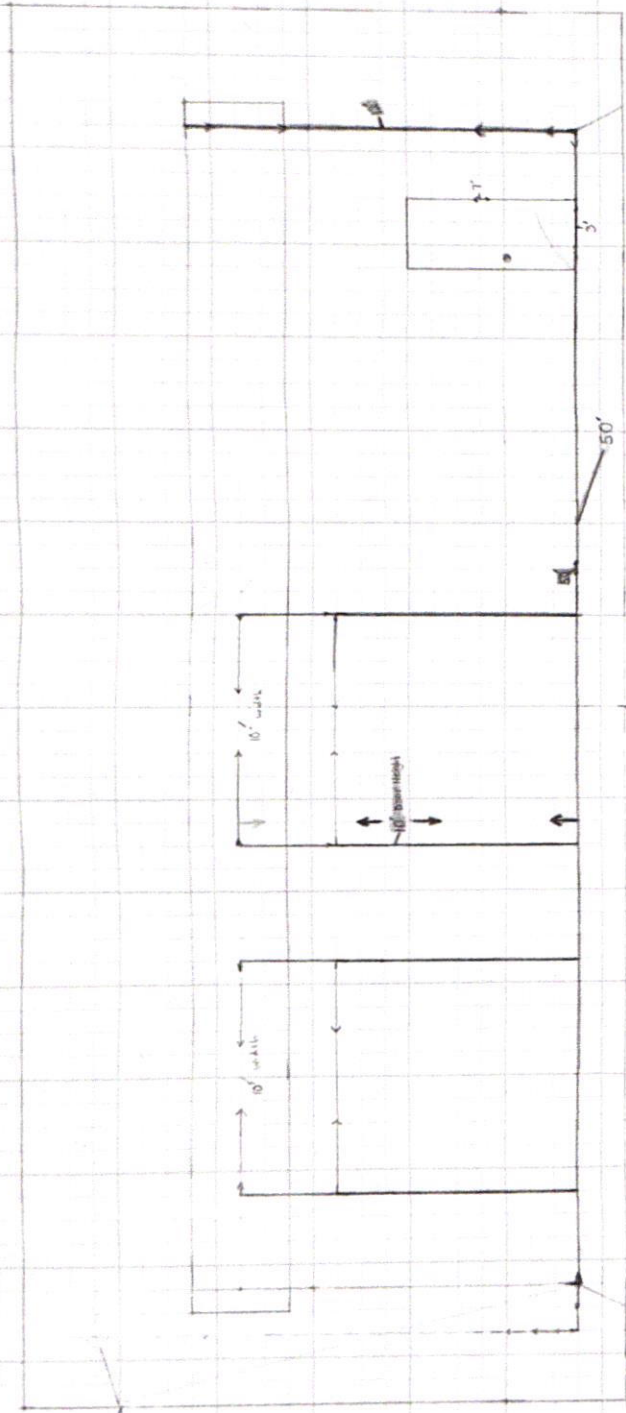
I certify that I have read this application and state that the above information is correct. As owner or builder, I agree to comply with all city-adopted building codes relating to construction. I acknowledge that the City is not responsible for covenants, easements, or right-of-way related to this application. I understand that questions regarding property lines or easements should be directed to a licensed surveyor.

I acknowledge receipt of the 'Specifications and Inspections' guides and agree to comply with all inspection requirements outlined.

Name Printed: Kenton Crider  
 Signature: Kenton Crider

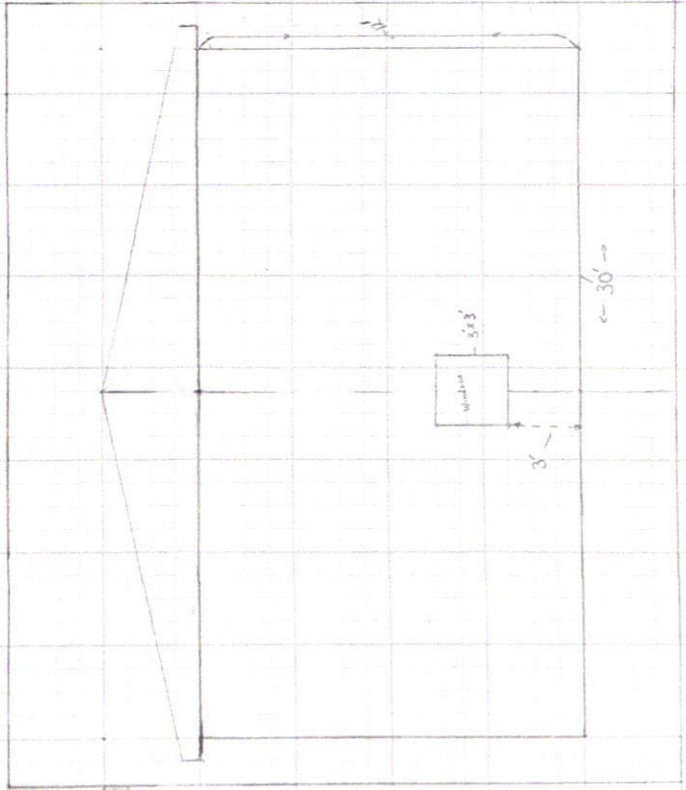
Date: April 2, 2026

Builder/Contractor     Agent for Contractor     Owner     Agent for Owner



West face

Not to Scale



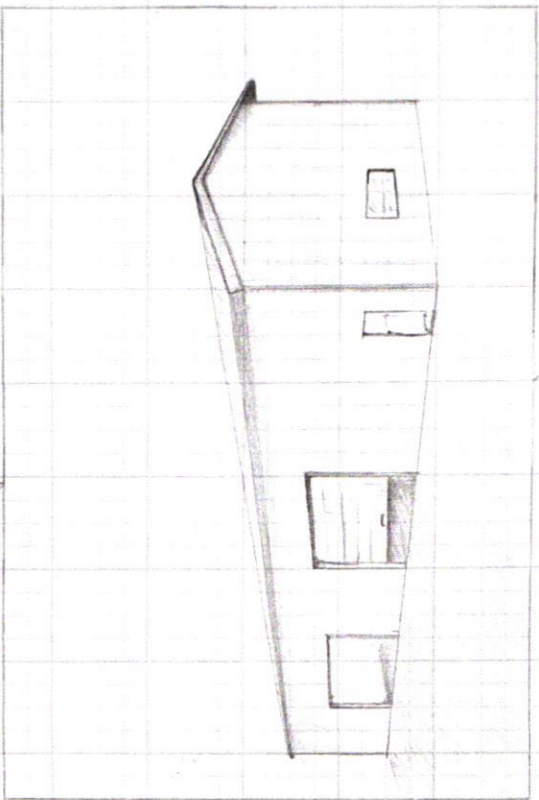
North  
South  
East  
West  
face

← 30' →

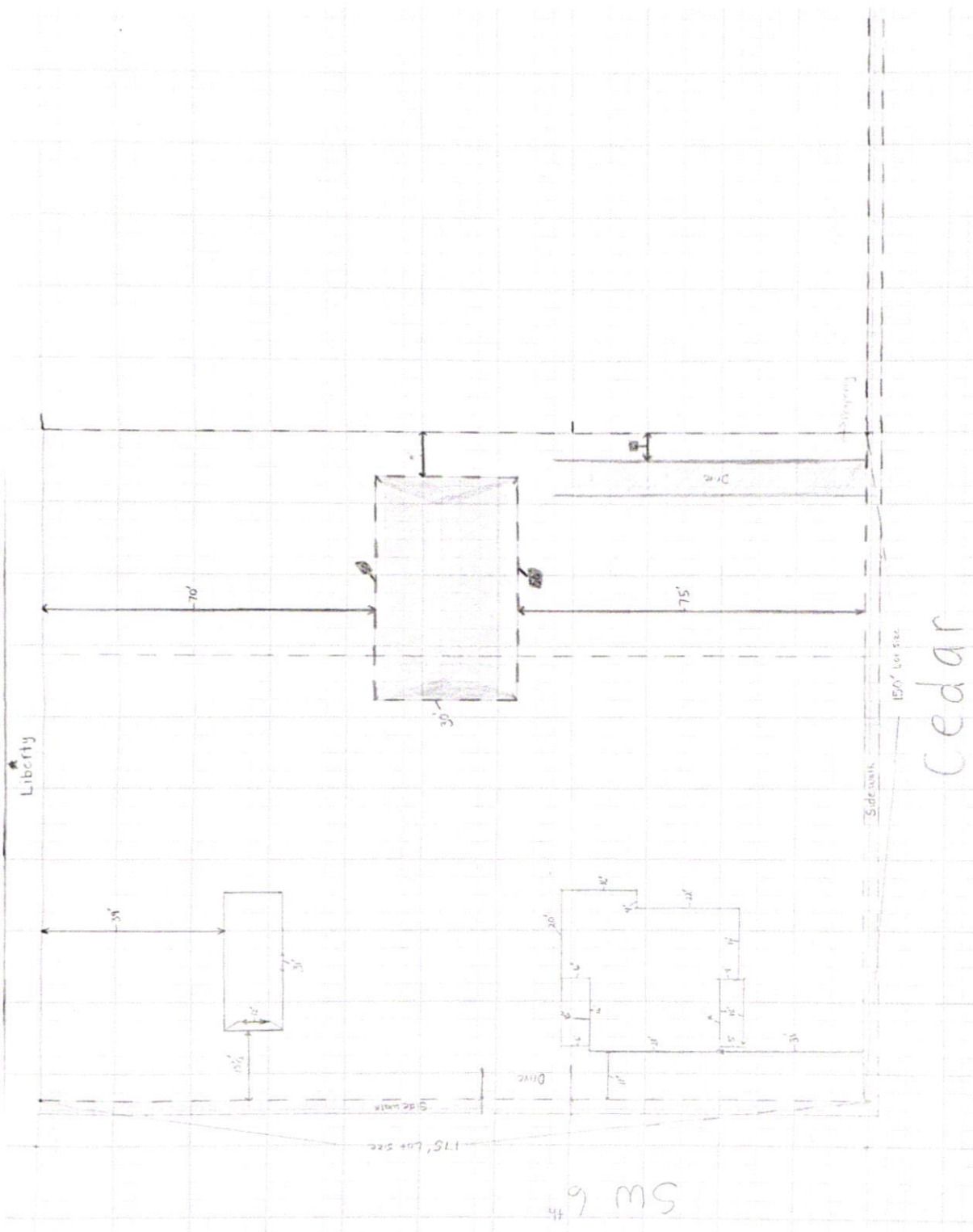
Window  
5' 3"

5'

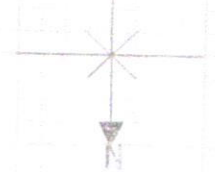
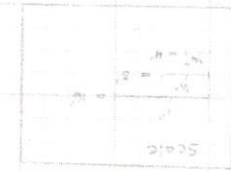
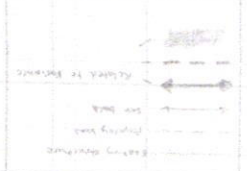
SW angle view



1/4" = 1'

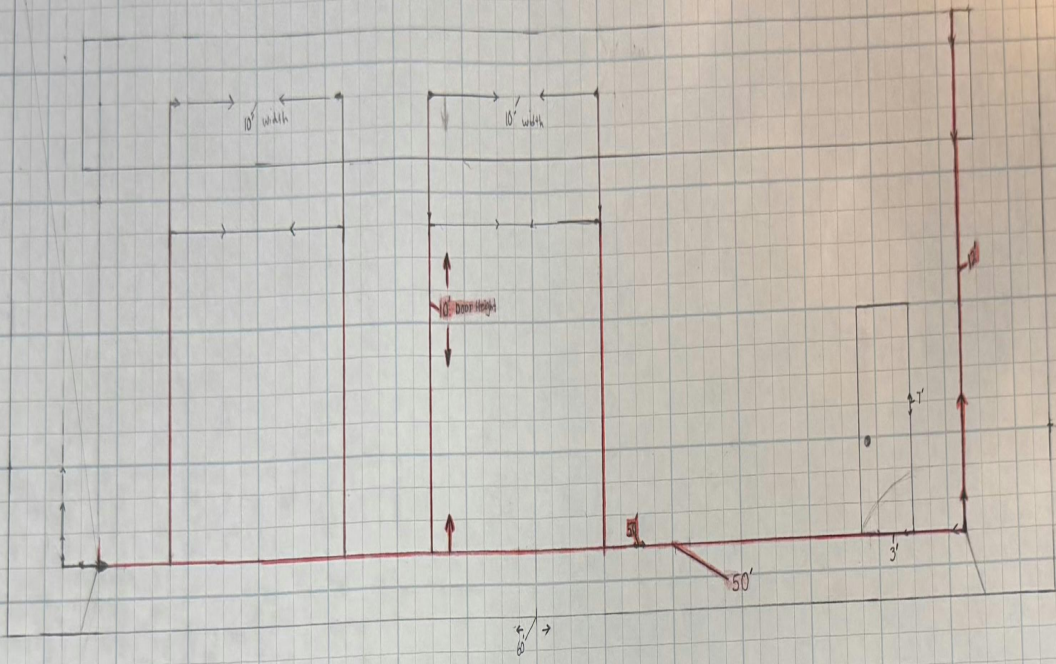


Cedar

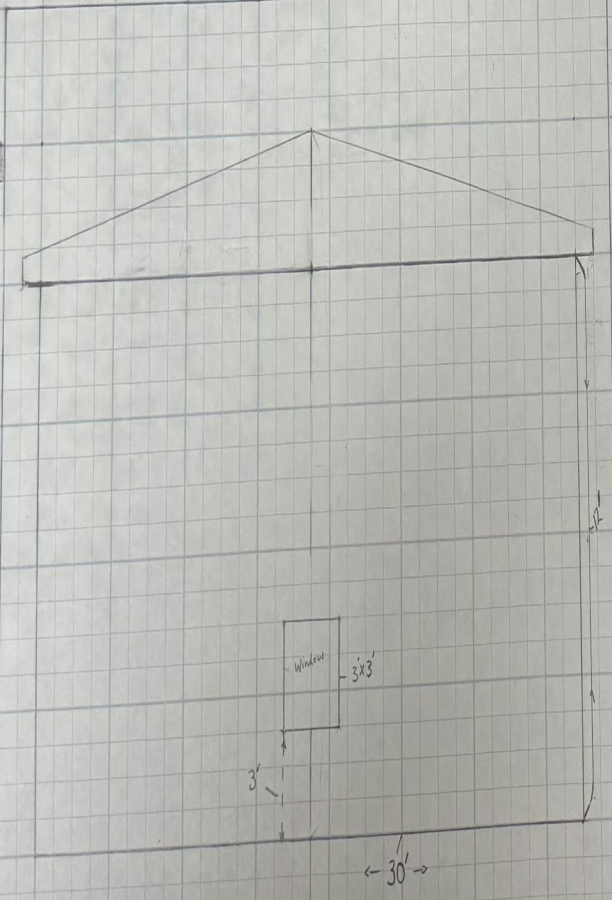




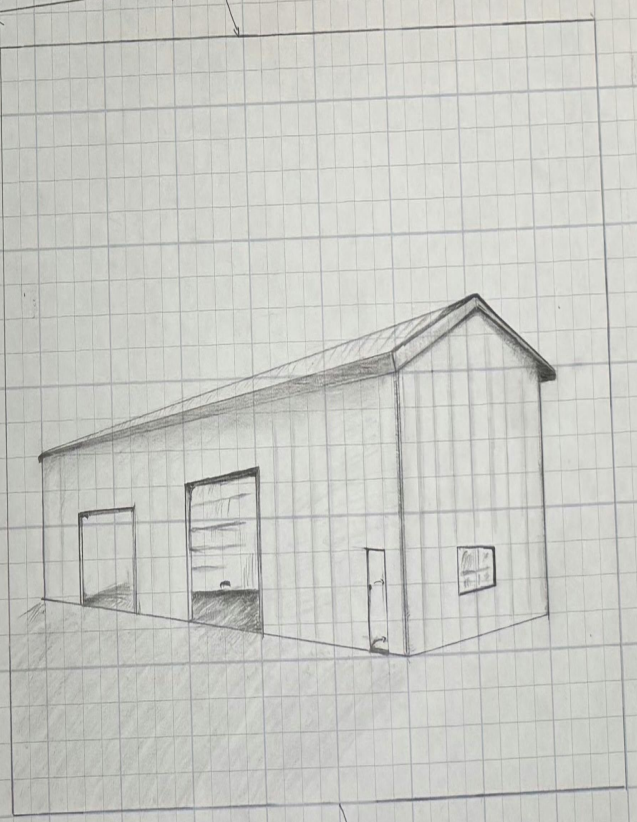
West face



North and South face



Not to Scale



SW angle view