

HAYS AREA BOARD OF ZONING APPEALS MEETING AGENDA
CITY COMMISSION CHAMBERS
1507 MAIN, HAYS, KS
APRIL 13, 2016
8:15 A.M.

1. **CALL TO ORDER BY CHAIRMAN.**

2. **CONSENT AGENDA.**

A. Minutes of the regular meeting of March 9, 2016.

Action: Consider approving the minutes of the March 9, 2016 meeting.

3. **PUBLIC HEARING ITEMS.**

A. Public hearing on a request by Dan Meyerhoff for a 3 ½ foot variance to reduce the east side yard building setback from the required 8 ½ feet to 5 feet to construct a detached garage at 414 Autumn Lane. (Case # 03-16)

Action: Consider approving a request for a 3 ½ foot variance to reduce the east side yard building setback from the required 8 ½ feet to 5 feet to construct a detached garage at 414 Autumn Lane.

B. Public hearing on a request by Keith & Cindy Pfeifer for a 10 foot variance to reduce the west side yard building setback from the required 25 feet to 15 feet to construct a detached garage at 328 West 33rd Street. (Case 04-16)

Action: Consider approving a request for a 10 foot variance to reduce the west side yard building setback from the required 25 feet to 15 feet to construct a detached garage at 328 West 33rd Street.

4. **NON-PUBLIC HEARING ITEMS.** None

5. **OFF AGENDA ITEMS/COMMUNICATIONS.**

A. Update on the rewrite of the Uniform Development Code.

6. **ADJOURNMENT.**

**DRAFT
HAYS AREA BOARD OF ZONING APPEALS
COMMISSION CHAMBERS IN CITY HALL
MINUTES
MARCH 9, 2016**

1. CALL TO ORDER: The Hays Area Board of Zoning Appeals met at their regularly scheduled meeting on Wednesday March 9, 2016 at 8:15 a.m. in Commission Chambers at City Hall

Roll Call:

Present: Lou Caplan
Gerald Befort
Jerry Sonntag
Tom Lippert
Rich Sieker

City Staff Present: Jesse Rohr, Superintendent and Linda Bixenman, Administrative Assistant of Planning, Inspection and Enforcement.

2. CONSENT AGENDA:

A. Minutes: Jerry Sonntag moved, Tom Lippert seconded the motion to approve the minutes from the February 10, 2016 meeting. There were no corrections or additions to those minutes.

Vote: Ayes: Lou Caplan
Gerald Befort
Jerry Sonntag
Tom Lippert
Rich Sieker

B. Changes to the Agenda – Add On: Jesse Rohr explained that Case # 04-16 had been added to the agenda to be considered for setting a public hearing.

3. PUBLIC HEARING ITEMS: - None

4. NON-PUBLIC HEARING ITEMS:

A. VARIANCE REQUEST BY DAN MEYERHOFF FOR A 3 ½ FOOT VARIANCE TO REDUCE THE EAST SIDE YARD BUILDING SETBACK FROM THE REQUIRED 8 ½ FEET TO 5 FEET TO CONSTRUCT A DETACHED GARAGE AT 414 AUTUMN LANE. (Case # 03-16) Jesse Rohr presented a power point presentation with the information, location and site plan on the overhead visual. The applicant would like to construct a detached garage with an offset to be constructed five feet from the east side yard property line. The property is located between 37th and 41st on Autumn Lane backed up to Lincoln Draw ditch. The house faces north. The applicant was not able to attend the meeting.

The large tree and gas line in the back yard are the determining factors of the proposed location of the garage; thus the reason for the request for the variance. The small shed on the property would be removed.

There have been variance cases approved for other properties that requested to construct a garage five feet from the side yard property line.

The five foot building setback from the side yard would meet the new regulations without a variance.

Jesse Rohr explained the options for a motion:

1. Set a public hearing
2. Not set a public hearing

Based on the information provided, and past cases, and where the city is going with new zoning regulations, staff recommends setting the public hearing for April 13, 2016 if it is found to be warranted based on discussion.

Tom Lippert asked what the dotted line on the drawing represented. Jesse Rohr stated that he plans to have a concrete slab and overhang on the proposed structure.

Lou Caplan asked if there were any comments. There were none.

Rich Sieker moved, Jerry Sonntag seconded the motion to set the public hearing for April 13, 2016 to hear the request by Dan Meyerhoff for a 3 ½ foot variance to reduce the east side yard building setback from the required 8 ½ feet to 5 feet to construct a detached garage at 414 Autumn Lane. (Case 03-16)

Vote: Ayes:

Lou Caplan
Gerald Befort
Jerry Sonntag
Tom Lippert
Rich Sieker

B ADD-ON: VARIANCE REQUEST BY KEITH & CINDY PFEIFER FOR A 10 FOOT VARIANCE TO REDUCE THE WEST SIDE YARD BUILDING SETBACK FROM THE REQUIRED 25 FEET TO 15 FEET TO CONSTRUCT A DETACHED GARAGE AT 414 AUTUMN LANE: (Case #04-16) Jesse Rohr presented a power point presentation with the information, location and site plan for the above case on the overhead visual. The applicant, Keith Pfeifer was in attendance.

This is a corner lot located at 33rd (north) and Hillcrest (west). This property is unique in that the side yard platted setback exceeds the setback in the zoning regulations. With the variance, it would meet the setback requirement in the current and proposed new zoning

regulations. He pointed out other cases where similar variances were granted where the platted setbacks exceeded the minimum setbacks in the zoning regulations.

The reason the garage could not be built on the east side of the yard was because there is a five foot easement on the length of the lot and a 10 foot easement that encumbers the corner as well as a significant drop off in grade.

The drive entrance would be to the street.

Tom Lippert asked if it would be five foot setback from the alley also. Jesse Rohr answered that it would be a five foot setback from the alley.

He explained the options to the board:

1. Set a public hearing
2. Do not set a public hearing

Based on past cases and the fact that the platted setback exceeds the minimum zoning regulations, staff recommends setting the public hearing for April 13, 2016 if it is found to be warranted based on discussion.

Lou Caplan asked if there were any comments. There were none.

Jerry Sonntag moved, Tom Lippert seconded the motion to set the public hearing for April 13, 2016 to hear the request by Keith and Cindy Pfeifer for a 10 foot variance to reduce the west side yard building setback from the platted 25' to the required minimum 15 feet per zoning regulations to construct a detached garage at 328 W 33rd. (Case 04-16)

Vote: Ayes:

Lou Caplan
Gerald Befort
Jerry Sonntag
Tom Lippert
Rich Sieker

4. NON-PUBLIC HEARING ITEMS: - None

5. OFF AGENDA ITEMS:

A. UPDATE ON THE REWRITE OF THE ZONING AND SUBDIVISION REGULATIONS: Jesse Rohr provided the update and the tentative schedule to the rewrite of the zoning and subdivision regulations for discussion.

The working draft of the rewrite of the regulations continues to be worked on. The consultant Bret Keast of Kendig Keast Collaborative will present the draft regulations at the Planning Commission meeting on March 21, 2016. He will inform the board of the agenda for that evening.

The tentative schedule is

April 2016 – Planning Commission would set the public hearing

May 2016 – Public Hearing

June 2016 – City Commission work session

July 2016 – City Commission adoption

C. OTHER: - None

6. ADJOURNMENT: Lou Caplan adjourned the meeting at 8:33 a.m.

Submitted by: Linda K. Bixenman, Administrative Assistant
Planning, Inspection and Enforcement

DRAFT

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Board of Zoning Appeals Action Report

AGENDA ITEM: Setback Variance Application #03-16
 ADDRESS: 414 Autumn Lane
 OWNER: Dan Meyerhoff
 TYPE OF REVIEW: Variance
 PRESENTED BY: Jesse Rohr, P.I.E. Superintendent
 DATE PREPARED: March 31, 2016
 MEETING DATE: April 13, 2016

SUMMARY AND RECOMMENDED ACTION:

The applicant is requesting a variance to reduce the east side yard setback from 8 ½ feet to 5 feet', a variance of 3 ½ feet to allow the construction of a detached garage on the property located at 414 Autumn Ln. (see further details below and attached site drawing). Based on the information provided, staff recommends approval of the variance request as submitted.

BACKGROUND:

- The applicant is requesting a variance on 1 side:
 - East Side – 8 1/2' to 5'
- Applicant wishes to construct a detached garage on the property

	Setback Required	Applicant Proposed
Front Yard	N/A	N/A
Side Yard	8 ½'	5'
Rear Yard	5'	5'
Other Structures	5'	>5'

STANDARDS OF EVALUATION:

Per State Statute 12-759 and City Ordinance Sec. 71-1250

- The BZA has the authority to grant a variance if a literal enforcement of the provisions of the adopted regulations, will, in an individual case, result in unnecessary hardship, provided:
 - The spirit of the regulations shall be observed
 - Public safety and welfare secured
 - Substantial justice shall be done
- The applicant must show that the property was acquired in good faith and that the variance is needed due to extraordinary or exceptional circumstances of the property such as exceptional narrowness, shallowness, or shape of the lot
- Before granting a variance on the basis of unusual difficulty or unreasonable hardship, there must be finding by the Board that all of the following conditions exist:
 - a. Uniqueness of the property not ordinarily found in the same zone or district and not created by willful action of the owner

Staff Analysis: *It is not immediately clear what is unique about this property. This lot is very typical of others in the area regarding lot size. The applicant states that a large existing tree and an existing gas line has been a determining factor in placement of the proposed garage.*

- b. The granting of the variance will not adversely affect the rights of adjacent property owners

Staff Analysis: *It does not seem that the 3 ½ foot variance being requested would adversely affect nearby property owners.*

- c. The strict application of the code will constitute unnecessary hardship upon the property owner

Staff Analysis: *This is a lot that is very consistent with others in the neighborhood. However, the variance being requested is minimal in the grand scheme of things, AND is consistent with several past variances granted for a reduced side yard of 5' for an accessory structure. It is important to note that the draft Unified Development Code will make the minimum side yard setback for detached structures 5 feet which would put this proposed garage into compliance.*

- d. The variance will not adversely affect the public health, safety, morals, order, convenience, propriety, or general welfare

Staff Analysis: *It is unlikely that the variance would adversely affect the public health, safety, morals, order, convenience, propriety, or general welfare.*

- e. The granting of the variance desired will not be opposed to the general spirit and intent of the regulations

Staff Analysis: *The granting of a variance for the proposed garage, with approval of a variance as submitted, would not likely be opposed to the general spirit and intent of the zoning regulations.*

OPTIONS:

- Approve the variance as submitted
- Do not approve the variance
- Provide other options for the applicant

RECOMMENDED ACTION:

Based on the information provided, staff recommends approval of the variance request as submitted.

ATTACHMENTS:

- Variance application
- Variance justification and site drawing(s) from owner
- Images/Maps/Photos

APPLICATION FOR VARIANCE

I. Name of Applicant Dan Meyerhoff Phone 650-1330

Mailing Address 414 Autumn Lane, Hays KS

Name of Owner (if different from applicant) Same Phone _____

Mailing Address -

Name of Authorized Agent - Phone _____

Mailing Address -

Relationship of applicant to property is that of Owner

Request a 3 1/2' variance to reduce the east side yard building setback from the required

II. The variance is requested To reduce the side setback to facilitate
8 1/2' to 5' to construct a 20' X 26' detached garage with a 10' by 14' extension to the
garage construction of a garage in the back yard

on property located at 414 Autumn Lane and legally described as: _____

Lot 11, Block 2, Seven Hills 7th Addition

in the City of Hays and which is presently zoned R-1

Give metes and bounds description below or on attached sheet: (required only if property is not part of a legally recorded plat)

III. The applicant and owner herein, or authorized agent and owner:

- A. Acknowledges receipt of an instruction sheet concerning the filing and hearing of this variance request.
- B. Acknowledges the fee requirements established; and that the appropriate fee is herewith tendered.
- C. Agrees to conform to all requirements of the appropriate section of the Zoning Regulations if this application is approved.
- D. Acknowledges right to appeal the decision of the board to the District Court.

APPLICANT

AUTHORIZED AGENT (IF ANY)

OWNER

OFFICE USE ONLY:

RECEIVED IN THE PLANNING, INSPECTION, ENFORCEMENT DIVISION ON February 23, 2016

TOGETHER WITH THE APPROPRIATE FEE OF \$ 50.00 Receipt # 612043

Susida Bixomany, Administrative Assistant

NAME AND TITLE

Lot Size 85' x 125'

Computation Sheet

NPCS-ENG-523A Rev. 6-2002

U.S. Department of Agriculture
Natural Resources Conservation Service

State _____

Project: _____

By _____

Date _____

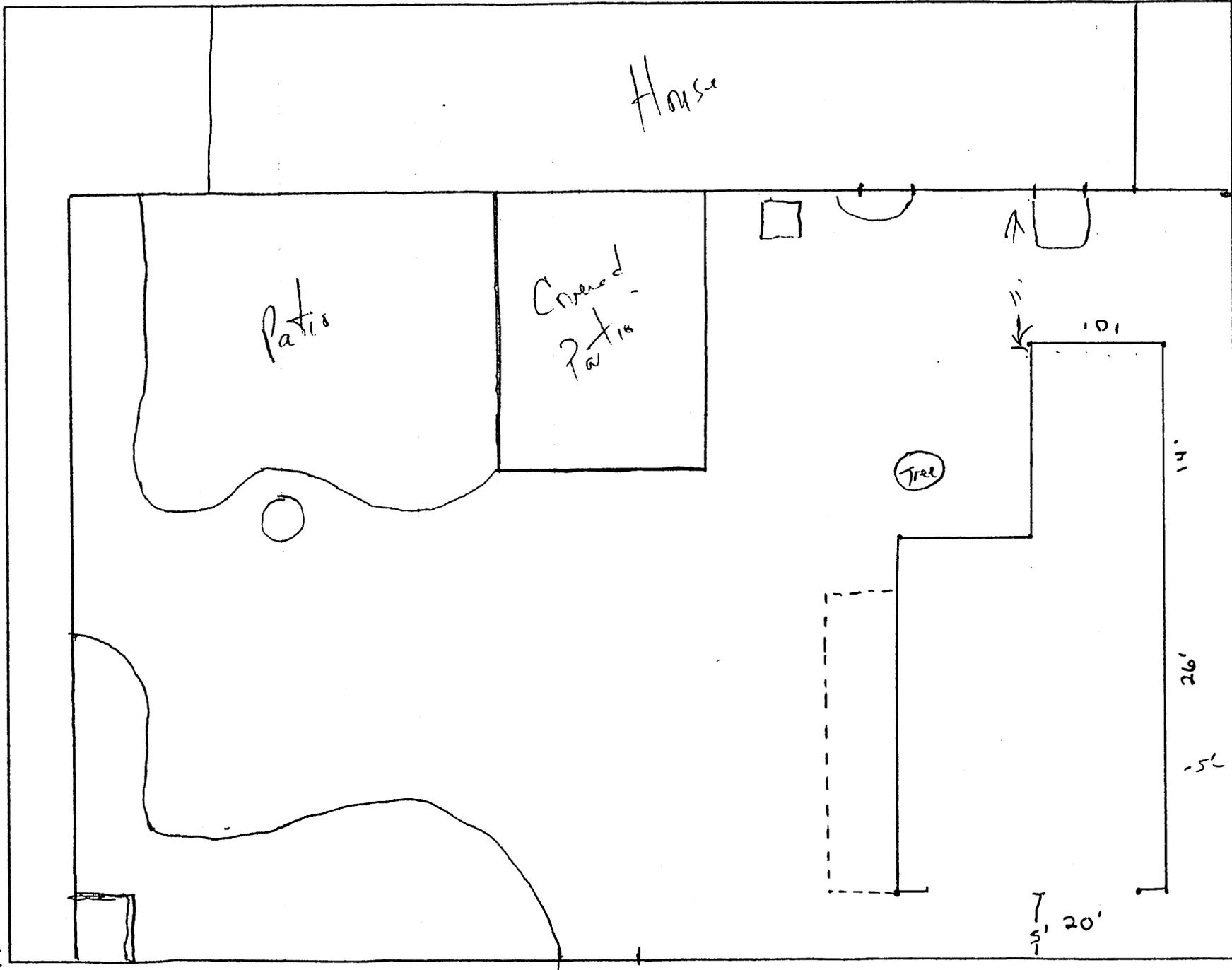
Checked by _____

Date _____

Job No. _____

Subject _____

Sheet _____ of _____



DATE: 2/18/2016

TO: Hays Area Board of Zoning

FROM: Dan Meyerhoff

RE: I am requesting to reduce the setback to accommodate a garage in the SE corner of my backyard. Request a 3 ½ ' variance to reduce the east side yard building setback from the required 8 ½' to 5' to construct a 20' X 26' detached garage with a 10' by 14' extension to the garage.

A. Uniqueness

I am trying to fit the garage around an existing tree and a gas line that is west of the proposed structure. I am also trying to minimize obstructing the view from two bedroom windows. I have already reduced the desired width of the garage from 24' to 20' but need the extra 3.5' to minimize this.

B. Adjacent Property

The change in the setback will not have an adverse effect on the neighbor and he is ok with it being built in the proposed location.

C. Hardship

If we cannot get this variance it will reduce the view of the bedroom windows and will also cause us to more severely trim the tree, reducing the aesthetic appeal in the backyard.

D. Public Interest

Building the garage in the proposed location, which our neighbors are ok with, will still maintain a visually appealing and functional backyard and will increase the market value of the property.

E. Spirit and Intent of the Zoning Regulations

My understanding is that the standard setback in the city of Hays will be going to the same setback I am requesting so I do not see that this.



414 Autumn Ln.

HILLCREST DR

JE DR

AUTUMN LN

SUMMER LN

CANAL BLVD

W 37TH ST

CANAL BLVD

W 36TH ST

HILLCREST DR

LINCOLN DR

LINCOLN DR

SUMMER LN



0 0.0001 0 0.002111 SE

AUTUMN LN



416

414

412

Proposed Garage

TREE

0.008 0.015 0

0.003 Miles





© 2013 Google



This is a list of property owners that were sent notification of the public hearing that own property abutting the subject property.

#03-16

Property Address	Parcel	First Name	Last Name	Address	City	State	Zip
414 Autumn Ln	026-138-28-0-20-06-040.00-0	Daniel H & Rhonda L	Meyerhoff	414 Autumn Ln	Hays	KS	67601
413 W 37th St	026-138-28-0-20-06-026.00-0	Alan L	Betts	1204 Antonino Rd	Hays	KS	67601
411 W 37th St	026-138-28-0-20-06-027.00-0	V-J Rentals LLC		P O Box 476	Hays	KS	67601
416 Autumn Ln	026-138-28-0-20-06-041.00-0	Christopher & Stacey L	York	416 Autumn Ln	Hays	KS	67601
3701 Hillcrest Dr	026-138-28-0-20-05-010.00-0	Verona J Chapman Rev Tr		3701 Hillcrest Dr	Hays	KS	67601
3700 Hillcrest Dr	026-138-28-0-20-04-010.00-0	Dale R & Lois A	Stramel	3700 Hillcrest Dr	Hays	KS	67601
412 Autumn Ln	026-138-28-0-20-06-039.00-0	Michael D Graham Rentals LLC		412 Autumn Ln	Hays	KS	67601
409 W 37th St	026-138-28-0-20-06-028.00-0	V-J Rentals LLC		P O Box 476	Hays	KS	67601

(Published in the Hays Daily News, March 14, 2016)

BEFORE THE HAYS AREA BOARD OF ZONING APPEALS THE CITY OF HAYS, KANSAS NOTICE

TO: Daniel H Meyerhoff
The Hays Area Planning Commission
The City of Hays, Kansas,
and all other persons concerned

You are hereby notified that pursuant to the provisions of K.S.A. 12-716 through K.S.A. 12-724 et seq. as amended, and Ordinance 3721 of the Code of Ordinances of the City of Hays, and Resolution

2007-8 of the Board of County Commissioners of Ellis County, Kansas, that a hearing will be had before said Board upon the appeal filed by Daniel H Meyerhoff.

The subject of the hearing shall be a request by Daniel H Meyerhoff for a variance as may be deemed by the Hays Area Board of Zoning Appeals of said City, from existing legal requirements for a three and one-half foot (3 1/2') variance to reduce the east side yard building setback from the required eight and one-half feet (8 1/2') to five feet (5') to construct a detached garage at 414 Autumn Lane, Hays, KS in Ellis County, Kansas.

You are hereby notified that a hearing will be had upon said appeal on the 13th day of April 2016 at 8:15 a.m. in the City Commission Chambers of City Hall, in the City of Hays, Kansas, at which time said appeal will be determined.

Lou Caplan, Chairman
Hays Area Board of Zoning Appeals

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Board of Zoning Appeals Action Report

AGENDA ITEM: Setback Variance Application #04-16
 ADDRESS: 328 W 33rd St.
 OWNER: Keith and Cindy Pfeifer
 TYPE OF REVIEW: Variance
 PRESENTED BY: Jesse Rohr, P.I.E. Superintendent
 DATE PREPARED: March 31, 2016
 MEETING DATE: April 13, 2016

SUMMARY AND RECOMMENDED ACTION:

The applicant is requesting a variance to reduce the west side yard setback from 25 feet to 15 feet, a variance of 10 feet to allow the construction of a detached garage on the property located at 328 W 33rd (see further details below and attached site drawing). Staff recommends approving the variance as submitted.

BACKGROUND:

- The applicant is requesting a variance on 1 side:
 - West Side – 25' to 15'
- Applicant wishes to construct a detached garage on the property

	Setback Required	Applicant Proposed
Front Yard	N/A	N/A
Side Yard	25'	15'
Rear Yard	5'	5'
Other Structures	5'	>5'

STANDARDS OF EVALUATION:

Per State Statute 12-759 and City Ordinance Sec. 71-1250

- The BZA has the authority to grant a variance if a literal enforcement of the provisions of the adopted regulations, will, in an individual case, result in unnecessary hardship, provided:
 - The spirit of the regulations shall be observed
 - Public safety and welfare secured
 - Substantial justice shall be done
- The applicant must show that the property was acquired in good faith and that the variance is needed due to extraordinary or exceptional circumstances of the property such as exceptional narrowness, shallowness, or shape of the lot
- Before granting a variance on the basis of unusual difficulty or unreasonable hardship, there must be finding by the Board that all of the following conditions exist:
 - a. Uniqueness of the property not ordinarily found in the same zone or district and not created by willful action of the owner

Staff Analysis: *While the property in itself is not unique, the setback is. There is a platted setback of 25' which is 10' greater than what is required by the zoning regulations. Zoning regulations only require a 15' setback on the street side (west side) of this corner lot. Case history provides a basis for such a variance, as other properties have been granted variances to reduce the platted setback to align with that found within the zoning regulations.*

- b. The granting of the variance will not adversely affect the rights of adjacent property owners

Staff Analysis: *It does not seem that the 10 foot variance being requested would adversely affect nearby property owners since this is a corner lot with no abutting private property on the west side.*

- c. The strict application of the code will constitute unnecessary hardship upon the property owner

Staff Analysis: *The owner did consider locating the garage in the east side of the yard. However, there are two utility easements on the east side along with a gas utility. Also, the grade of the property drops tremendously on the east side which could prove very difficult when trying to construct and provide access to a detached garage in that area.*

- d. The variance will not adversely affect the public health, safety, morals, order, convenience, propriety, or general welfare

Staff Analysis: *It is unlikely that the variance would adversely affect the public health, safety, morals, order, convenience, propriety, or general welfare as 15 feet is the standard side setback for a corner lot.*

- e. The granting of the variance desired will not be opposed to the general spirit and intent of the regulations

Staff Analysis: *The granting of a variance for the proposed garage, with approval of a variance as submitted, would not likely be opposed to the general spirit and intent of the zoning regulations.*

OPTIONS:

- Approve the variance as submitted
- Do not approve the variance
- Provide other options for the applicant

RECOMMENDED ACTION:

Staff recommends approval of the variance as submitted.

ATTACHMENTS:

- Variance application
- Variance justification and site drawing(s) from owner
- Images/Maps/Photos

APPLICATION FOR VARIANCE

I. Name of Applicant Keith & Cindy Pfeifer Phone 785-656-3580

Mailing Address 328 West 33rd Street, Hays Ks. 67601

Name of Owner (if different from applicant) Same Phone _____

Mailing Address _____

Name of Authorized Agent _____ Phone _____

Mailing Address _____

Relationship of applicant to property is that of Owner
(Owner, tenant, lessee, other)

II. The variance is requested to reduce the west side yard building set back from the required 25' to 15' to construct a 26'x36' detached garage.

on property located at 328 west 33rd street and legally described as: _____

in the City of Hays and which is presently zoned R-1.

Give metes and bounds description below or on attached sheet: (required only if property is not part of a legally recorded plat)

III. The applicant and owner herein, or authorized agent and owner:

- A. Acknowledges receipt of an instruction sheet concerning the filing and hearing of this variance request.
- B. Acknowledges the fee requirements established; and that the appropriate fee is herewith tendered.
- C. Agrees to conform to all requirements of the appropriate section of the Zoning Regulations if this application is approved.
- D. Acknowledges right to appeal the decision of the board to the District Court.

Keith Pfeifer
APPLICANT

AUTHORIZED AGENT (IF ANY)

OWNER

OFFICE USE ONLY:

RECEIVED IN THE PLANNING, INSPECTION, ENFORCEMENT DIVISION ON March 7, 2016

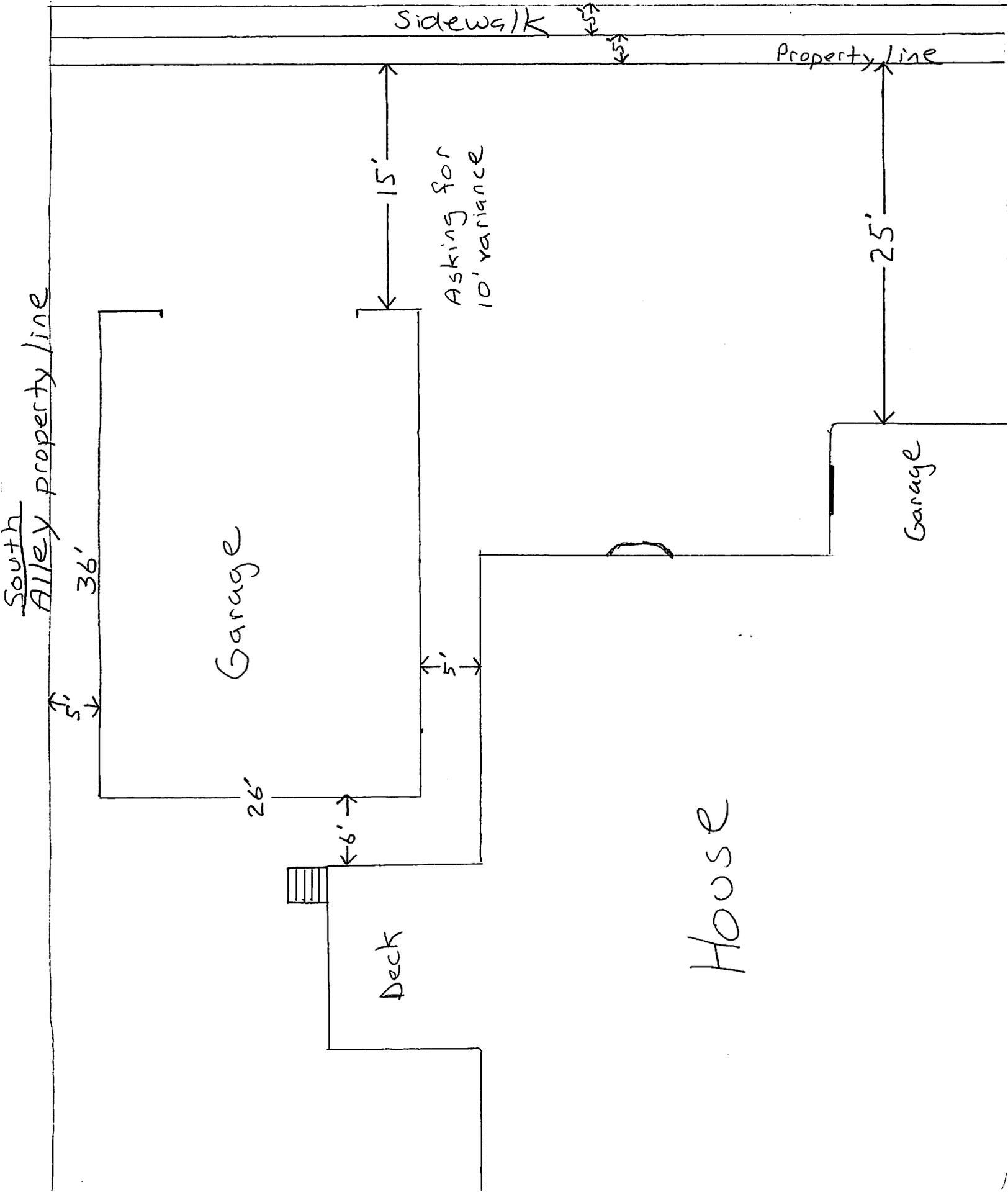
TOGETHER WITH THE APPROPRIATE FEE OF \$ 50.00 Receipt # 612045

Sunda Bixemman, Administrative Assistant

NAME AND TITLE

West

Hillcrest Drive



Date: 3-7-2016

To: Hays Area Board of Zoning

From: Keith and Cindy Pfeifer

Re: I am asking for a reduction to the west side yard building set back from the required 25' to 15' to construct a 26' X 36' detached garage.

A. Uniqueness:

Our lot was platted with a 25' setback when it is normally only 15'.

B. Adjacent Property:

It won't affect our neighbors because this is a corner lot. The garage will be in the south west corner of our lot between the alley and Hillcrest Drive.

C. Hardship:

I looked at possibly building the garage in my south east corner of the backyard. I then found out that there were 2 utility zoning regulations that would make it impossible.

D. Public Interest:

If the 10' variance I am asking for is accepted, then I will be redoing our landscaping and getting rid of about 2000 square feet of grass and replacing it with rock. This in return would then reduce my water usage by about half.

E. Spirit and Intent of the Zoning Regulations:

Granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Regulations. The garage will not interfere with traffic or maintenance of the alley.

Sincerely,



Keith Pfeifer
Cindy Pfeifer



HILLCREST DR

328

326

325

323

0.003 Miles



HILLCREST DR

328

326

325

323

Proposed Garage

0.003 Miles



LOOKING SOUTH EAST FROM 33RD





LOOKING EAST FROM HILLCREST





LOOKING SOUTH FROM 33RD





LOOKING EAST FROM HILLCREST



This is a list of property owners that were sent notification of the public hearing that own property abutting the subject property.

#04-16

Property Address	Parcel	First Name	Last Name	Address	City	State	Zip
328 W 33rd St	026-138-28-0-30-03-005.00-0	Keith & Cynthia	Pfeifer	328 W 33rd	Hays	KS	67601
3300 Hillcrest	026-138-28-0-20-14-015.00-0	Ethel M Taylor Rev Liv Tr		3300 Hillcrest	Hays	KS	67601
325 W 33rd St	026-138-28-0-20-14-016.00-0	Susan M	Roszel	325 W 33rd	Hays	KS	67601
326 W 33rd St	026-138-28-0-30-03-004.00-0	Richard D & Terri M	Riggs	2214 S View Dr	Hays	KS	67601
323 W 32nd St	026-138-28-0-30-03-007.00-0	Matthew Gregory & Lindsay Marie	Allen	323 W 32nd St	Hays	KS	67601
325 W 32nd	026-138-28-0-30-03-006.00-0	Kiel & Sarah	Emerson	325 W 32nd St	Hays	KS	67601
401 W 32nd St	026-138-28-0-30-04-013.00-0	Kirk D & Annette	Voss	401 W 32nd St	Hays	KS	67601
3203 Hillcrest	026-138-28-0-30-04-001.00-0	Chad & Nancy	Peterson	3203 Hillcrest	Hays	KS	67601
401 W 33rd St	026-138-28-0-20-12-004.00-0	City of Hays		P O Box 490	Hays	KS	67601

(Published in the Hays Daily News, March 14, 2016)

BEFORE THE HAYS AREA BOARD OF ZONING APPEALS THE CITY OF HAYS, KANSAS NOTICE

TO: Keith & Cindy Pfeifer
The Hays Area
Planning Commission
The City of Hays, Kansas, and
all other persons concerned

You are hereby notified that pursuant to the provisions of K.S.A. 12-716 through K.S.A. 12-724 et seq. as amended, and Ordinance 3721 of the Code of Ordinances of the City of Hays, and Resolution

2007-8 of the Board of County Commissioners of Ellis County, Kansas, that a hearing will be had before said Board upon the appeal filed by Keith & Cindy Pfeifer.

The subject of the hearing shall be a request by Keith & Cindy Pfeifer for a variance as may be deemed by the Hays Area Board of Zoning Appeals of said City, from existing legal requirements for a ten foot (10') variance to reduce the west side yard building setback from the required twenty-five feet (25') to fifteen feet (15') to construct a detached garage at 328 W 33rd St, Hays, KS in Ellis County, Kansas.

You are hereby notified that a hearing will be had upon said appeal on the 13th day of April 2016 at 8:15 a.m. in the City Commission Chambers of City Hall, in the City of Hays, Kansas, at which time said appeal will be determined.

Lou Caplan, Chairman
Hays Area Board of
Zoning Appeals