

**FILE COPY**

**Board of Zoning Appeals  
City of Basehor, Kansas**

**Thursday, January 22nd, 2015**



**City Hall Council Chambers**

**6:00 p.m.**

## AGENDA

### CITY OF BASEHOR BOARD OF ZONING APPEALS

December 4<sup>th</sup>, 2013

6:00 P.M.

Baschor City Hall

A. Call to Order

B. Roll Call

C. Approval of the Minutes of the December 12th, 2013 BZA Meeting.

1. Please review the Minutes from this meeting and make any changes you feel necessary.

D. New Business

1. **Public Hearing**—A request for variance from the southern front yard setback as stated on the approved plat of the High Point Downs Subdivision of thirty-five feet (35') to twenty-five feet (25') allow for a similar style home to be constructed on Lot 11, Block 1.
2. A request for variance from the front yard setback, as approved by the City of Basehor in the High Point Downs Subdivision for the following lots:  
**Lots 12 and 13 of Block 8.**

E. Old Business

None

F. Open Agenda

G. Reports from Special Committees

H. Notices and Communications

I. Adjournment

**Minutes of the  
December 12, 2013  
Board of Zoning Appeals Meetings**

**Minutes  
Basehor Board of Zoning Appeals  
December 12, 2013  
Basehor City Hall**

**A. Call To Order**

Chair Ken Massingill called the meeting to order at 6:00 p.m.

**B. Roll Call**

Present: Ken Massingill, and Bill Robinson and Kevin Jones.

Absent: John Dockendorff & Jeff Scherer

Staff: Mark Lee, Building Inspector; Mitch Pleak, Planning and Zoning; and Connie Leggett, Utility Billing Clerk.

**C. Approval of Minutes**

A motion from Mr. Robinson to approve the December 4, 2013 minutes. Mr. Jones seconded. Motion passed 3-0.

**D. New Business**

- 1. Public Hearing - A request for variance from the front and rear yard setbacks as stated in the Prairie Lake Estates Subdivision of thirty-five (35') and thirty feet (30') respectively to allow for the construction of a new single family residence located at 1310 N. 150th Terrace.**

Mr. Robinson excused himself from voting as he resides in the subdivision.

Steve Kettler from Community National Bank was representing the Applicant, explained as much as he could about what the plans were for the property.

Julie Sifford, 1308 N. 150th Terrace; had comments pertaining to the variances that were in question and wondered if these variances were going to apply to the entire subdivision.

Mr. Jones made the motion to accept the request for variance and Mr. Massingill seconded. With Mr. Robinson abstaining from voting, and both voting members approving in favor of the motion, the majority vote rules and the motion passed 3-0.

**E. Old Business – None**

**F. Open Agenda – None**

**G. Reports from Special Committees – None**

**H. Notices and Communications – None**

**I. Adjournment**

Mr. Massingill made the motion to adjourn. Mr. Jones seconded. Motion passed. 3-0. There being no further business, the meeting was adjourned at 6:14 p.m.

Submitted for approval with/without additions or corrections this 22<sup>th</sup> day of January 2015.

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Ken Massingill, Chairman

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Connie Leggett, Utility Billing Clerk, BZA Secretary

# **New Business**

**Application**

**V-1-15**

## STAFF REPORT

**Date:** January 22, 2015

**Subject:** Request for variance from the platted front yard setback in the High Point Downs Subdivision.

**File Number:** V-1-15

### GENERAL INFORMATION

**Applicant:** Herring Surveying, Joe Herring (Representing Orison LLC.)

**Address:** 315 N. 5<sup>th</sup> Street  
Leavenworth, KS 66048

**Owner:** Orison LLC.

**Address:** 876 North Star Court  
Tonganoxie, KS 66086

**Agent:** Dan Lynch

### STAFF ANALYSIS

#### **Site Characteristics**

**Location:** 3720 N. 152<sup>nd</sup> Court  
Lot 11, Block 1  
High Point Downs Subdivision

**Area of Property:** 14,454.292 Square Feet (.3318 acres)

**Zoning:** R-1 Single Family Residential

**Future Land Use Map:** Low Density Residential

**Adjacent Property:**

	<b>ZONING</b>	<b>USE</b>
<b>North:</b>	<b>R-1</b>	<b>Single Family Residential</b>
<b>South:</b>	<b>R-1</b>	<b>Single Family Residential</b>
<b>East:</b>	<b>R-1</b>	<b>Single Family Residential</b>
<b>West:</b>	<b>R-1</b>	<b>Single Family Residential</b>

**Narrative/Background**

*The use of “front yard setback” will be used throughout this staff report. By the Zoning Regulations a corner lot fronting two streets has two (2) front yards and only 1 one (1) side yard. For clarification purposes the southern front yard would appear to be the side yard when looking towards the front door of the future home per the preliminary plot plan.*

Joe Herring, of Herring Surveying, has submitted an application for a variance request on behalf of Orison LLC (Dan Lynch), for the property located at 3720 N. 152<sup>nd</sup> Court (Lot 11, Block 1, High Point Downs). The requested variance is to allow for a reduction in the southern front yard setback requirement, from the required thirty-five feet (35’) as stated on the approved plat to twenty-five feet (25’). The requested variance would be to allow for construction of a single family dwelling similar in design to the surrounding neighborhood. The property is zoned R-1, Single Family Residential and consists of approximately 14,454 square feet. All other aspects of this home should comply with the Zoning Regulations and all applicable Building Codes adopted by the City of Basehor.

The applicant feels that if the setback variance is not granted, a home that would not fit the character of the neighborhood would most likely need to be constructed due to the setback constraints. From the south property line to the north property line taking the current setback requirements into consideration, the allowable building area is approximately forty-five feet (45’ +/-), see included map<sup>1</sup>. The majority of the other homes constructed in this neighborhood have a minimum width of fifty-two to fifty-five plus feet (52’-55’+). Certain size requirements are needed in this subdivision to meet the minimum home size requirements as per the plat and City regulations.

The High Point Downs Subdivision plat was approved by the City Council in April 2006. The plat established a variety of setbacks, with interior side yard setbacks of ten (10’) feet, some corner lots were maintained at the dual front yard setbacks of thirty-five (35’) feet, while others have been reduced to twenty feet (20’) on one side and consistent rear yard setbacks of thirty (30’) feet (see included color coded plat<sup>2</sup>).

It is recommended by staff that the applicant be granted the variance in order to keep the cohesiveness of the subdivision intact.

### **Conformance with the Zoning Ordinance**

Section 17 states: *The board shall have the power to hear and decide variances from the specific terms of this Ordinance in an individual case provided that the spirit and intent of this Ordinance be observed, public safety and welfare are secured, adjoining property owners are not adversely affected and the strict application of the Zoning Ordinance will result in an unnecessary hardship on the property owner/applicant. Such variance shall not permit any use not permitted in the Zoning Ordinance in such district.*

*A variance may be granted in each case, upon finding by the board that all of the following conditions have been met:*

- 1. 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 zoning district; and is not created by an action or actions of the property owner or the applicant.**

Several subdivisions in the City of Basehor have setbacks that are less than what is required by the Zoning Ordinance. This is also the case in High Point Downs through variances granted at time of plat, several setback dimensions were used. This lot does not appear to have been taken into consideration at the time the plat was drawn up regarding the amount of buildable area. It cannot be determined by staff that the variance arises from any unique condition in this zoning district.

- 2. The granting of the variance request will or will not adversely affect the rights of the adjacent property owners or residents.**

Granting the variance, in staffs' opinion will not harm any of the surrounding homeowners or property owners. One of the required front yard setbacks will remain at thirty-five (35') feet. The preliminary plot plan indicates that the home would face east, thus making this front yard thirty-five feet (35').

- 3. That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

Staff finds that an apparent hardship would result from the denial of this variance request. If the Zoning Ordinances were to be followed then a home that would not meet the neighborhood characteristics would most likely need to be constructed. This would most likely become a detriment to the neighborhood as a whole.

- 4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, the general welfare or the harmonious development of the city.**

Granting the variance will not adversely affect the health, safety, morals or general welfare of the public in any way. The setbacks set forth by the Zoning Ordinance or plat restrictions are intended to 1) provide sufficient open spaces between structures; and 2) provide sufficient separation between structures for emergency purposes (fire fighting). In the event that a variance is granted, the required spaces will not be intruded upon.

**5. That granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.**

Granting the variance for the front yard setback may be opposed to the general spirit and intent of the Zoning Ordinance. The Zoning Ordinance provides setback requirements in all zoning districts that are intended to 1) provide sufficient open spaces between structures; and 2) provide sufficient separation between structures for emergency purposes (fire fighting).

In the event that this variance is granted the intent of the Zoning Ordinance shall not be affected.

**6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Zoning Ordinance provisions, which are in question.**

The requested variance shall be the minimum variance required to remedy the situation as it relates to the proposed house.

**Conformance with the Future Land Development Plan:**

The Future Development Plan identifies this area as “Low Density Residential”. This property is typical of other lots in the area and is in conformance with the density shown on the Future Development Plan.

**Traffic Impact:**

The proposed variance request will have no impact on the current street network.

**Drainage Impact:**

The proposed variance request will have no impact on drainage.

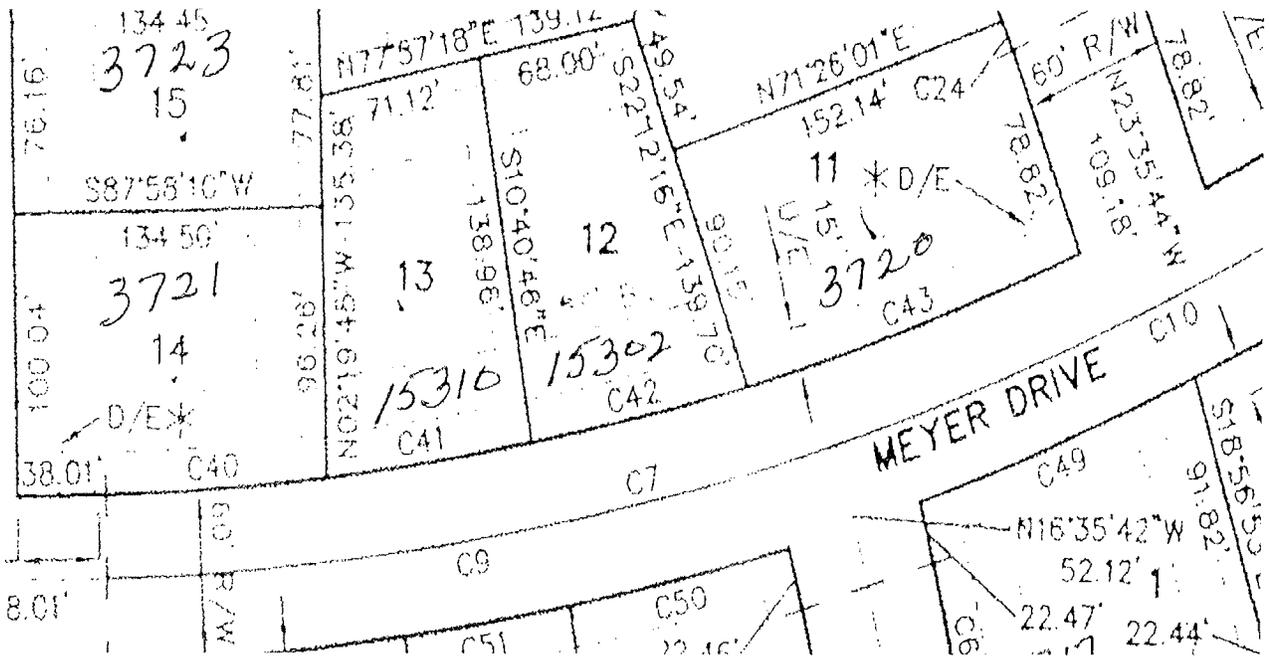
**STAFF RECOMMENDATION**

Staff recommends approval of the variance request to allow the southern front yard setback line to be reduced to twenty-five feet (25') for 3720 N. 152<sup>nd</sup> Court; Lot 11, Block 1.

**BOARD OPTIONS**

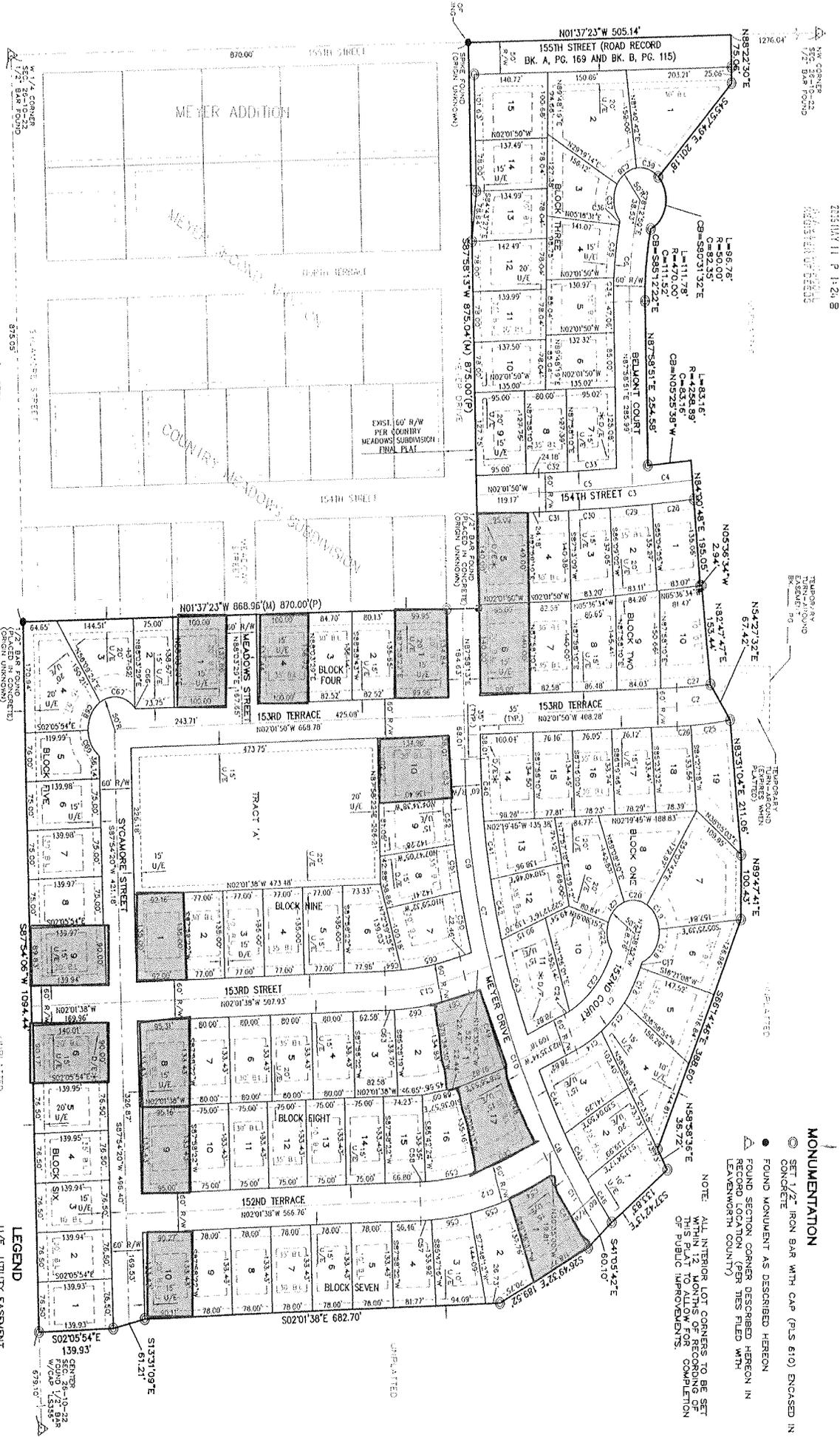
- 1. Approve the variance request, with or without conditions/changes.**
- 2. Deny the variance request**
- 3. Continue the Public Hearing to another date, date, time, and/or place**

1.



Current width of lot is 78.82, with the length of Curve C24 being 11.29 for a total lot width of 90.11 reduce that dimension by the front yard setback requirement of thirty-five feet (35') and again by the required side yard setback of ten feet (10') and we are left with a total buildable footprint of 45.11 (north to south) by 109.79 (east to west) with setbacks taken into consideration.

Most homes in this subdivision average fifty-two to fifty-five feet (52'-55') wide or wider.



LOT	SO. FT.	ACRES	LOT VALUE	LOT	SO. FT.	ACRES	LOT VALUE
1	10.773	0.245	12,341	5	12.341	0.283	12,433
2	11.038	0.253	12,433	6	12.433	0.283	12,433

LOT	SO. FT.	ACRES	LOT VALUE	LOT	SO. FT.	ACRES	LOT VALUE
3	10.488	0.241	10,488	7	10.488	0.241	10,488
4	10.488	0.241	10,488	8	10.488	0.241	10,488

**LEGEND**  
 U/E UTILITY EASEMENT  
 A/E ACCESS EASEMENT  
 D/E DRIVEWAY EASEMENT  
 L/E LANDSCAPE EASEMENT  
 B/L BUILDING LINE  
 M MEASURED  
 P PLATTED

**MONUMENTATION**  
 SET 1/2" IRON BAR WITH CAP (PLS 610) ENCASED IN CONCRETE  
 FOUND MONUMENT AS DESCRIBED HEREON  
 RECORD LOCATION (PER TIES FILED WITH LEAKENWORTH COUNTY)

**NOTE:** ALL INTERIOR LOT CORNERS TO BE SET WITHIN 12 MONTHS OF RECORDING OF THIS PLAT TO ALLOW FOR COMPLETION OF PUBLIC IMPROVEMENTS.

UNPLATTED  
 675.10'

**Information Supplied  
By  
Applicant  
For  
V-1-15**

RECEIVED

DEC 08 2014

CITY OF BASEHOR

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org



Form with fields for Project Name & Description, Total Site Acreage, Present Zoning, Legal Description, Project Address, Parcel ID Number, Property Owner Name, Phone, Fax, Property Owner Address, City, State, Zip, Applicant's Name, Phone, Fax, Applicant's Address, City, State, Zip, Applicant's mobile phone, and Property Owner and/or Applicant's E-mail address.

APPLICATION TYPE

Form with checkboxes for application types: Annexation, Rezoning, Conditional Use Permit, Site Plan, Variance, Preliminary Development Plan, Final Development Plan, Lot Split, Preliminary Plat, and Final Plat / Replat.

PROJECT INFORMATION

Form with checkboxes for Existing Use and Proposed Use, including Residential, Commercial, Industrial, Office, Agriculture, Vacant, and Other.

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Table with 4 columns: Total Site Area, Existing Floor Area, Existing Building Footprint, Open Space Area, No. of Buildings, Proposed Floor Area, Proposed Building Footprint, Pavement Coverage.

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Table with 4 columns: Proposed Number of Lots, Maximum Lot Size, Minimum Lot Size, Average Lot Size.

Property Owner/Agent Consent - I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

Signature and Date fields, Office Use Only section with checkboxes for Filing Fee, Attached Legal Description, and Property Ownership List.

**CITY OF BASEHOR**

Planning & Zoning Department  
 2620 N. 155<sup>th</sup> Street, PO Box 406, Basehor, KS 66007  
 Phone: 913-724-1370 Fax: 913-724-3388  
 www.basehor.org



**GENERAL REASON FOR APPEAL, EXCEPTION, OR INTERPRETATION**

**REASON FOR REQUEST**

Is this a request for:

- an interpretation of the zoning ordinance text, maps, or boundaries according to Article 17(6)A?  
 (Includes appeals from decisions of any officer administering the provisions of the Zoning Ordinance as allowed in Article 17(11)A.)
- a special exception as allowed in Article 17(10)A in the Zoning Ordinance?
- a request for a variance from the Zoning ordinance as allowed in Article 17(14)A?

Explain, including the interpretation, exception or applicable section of the Zoning Ordinance. REQUESTING VARIANCE TO REDUCE CORNER LOT SETBACK FROM PLATTED 35' TO 20-25' SO A MORE CONFORMING HOUSE CAN BE BUILT. CORNER LOT DEFINED BY PG 45 OF REGULATIONS. WOULD MATCH LOTS DIRECTLY SOUTH SETBACK DEFINED SUBO. REGS #2 E) PG. 35 FOR R-1 ZONING.

**REQUEST FOR VARIANCE**

A request for a variance from the zoning ordinance may be granted upon the finding of the board that all of the following conditions have been met: (Explain in detail how each of the following conditions have been met)

- 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 an action or actions of the property owner or the applicant. STANDARD CORNER LOT FACING EAST ON A SHORT CALDESAR, HAS LOTS WITHIN THE BLOCK AT 35' BUT THE WIDTH OF THIS LOT DOES NOT APPEAR TO TAKE INTO CONSIDERATION OF THE TYPE OF HOUSES BEING BUILT. CURRENT OWNER DID NOT CREATE THIS SITUATION
- b. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. IT WILL NOT AFFECT THE OWNERS WOULD MATCH PLATTED LOTS DIRECTLY ON THE SOUTH SIDE OF MEYERS DRAIN. LOT TO THE WEST IS OWNED BY THE SAME OWNER & DOES NOT HAVE A STRUCTURE ON IT.
- c. That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application. IT WOULD CAUSE THE CONSTRUCTION OF A HOUSE THAT WOULD BE LESS DESIRABLE FOR THIS COMMUNITY POSSIBLY REDUCING THE VALUE OF SURROUNDING HOMES
- d. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare or the harmonious development of the city. IT WILL NOT AS STATED EARLIER WOULD MATCH THE LOTS DIRECTLY SOUTH
- e. That granting the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance. IT DOES NOT & WILL NOT OPPOSE THE GENERAL INTENT OF ZONING BUT WOULD HELP IN KEEPING THE OVERALL NEIGHBORHOOD LOOK FOR THE DEVELOPMENT
- f. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Zoning Ordinance provisions which are in question. CORNER LOT SETBACKS CAN BE AS LOW AS 20' FEET AND WOULD MATCH THE LOTS TO THE SOUTH. A SETBACK OF 20-25 WOULD ALLOW FOR A MORE DESIRABLE HOUSE TO BE BUILT

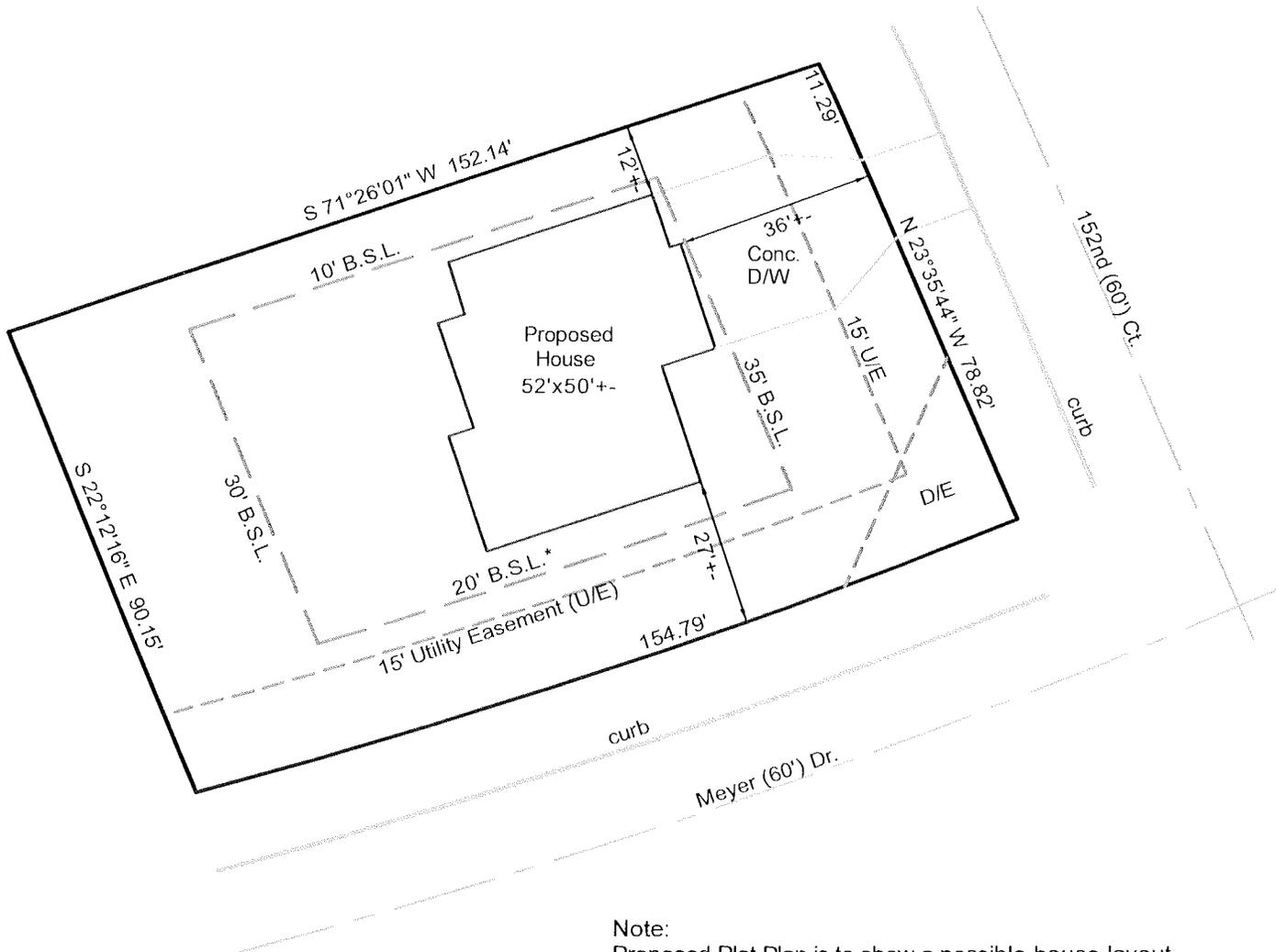




# PROPOSED PLAN

Lot 11, Block 1, High Point Downs,  
Basehor, Kansas.

PREPARED FOR:  
ORISON, LLC



Note:  
Proposed Plot Plan is to show a possible house layout  
with the reduced Building Setback Line (B.S.L.)\* being  
20 feet instead of 35 feet.



Scale 1" = 30'

K-14-Lynch Lot 11  
December 9, 2014

**J. HERRING, Inc. (dba)**  
**HERRING**  
**SURVEYING**  
**COMPANY**



315 North 5th Street, Leav., KS 66048  
Ph. 913.861.3868 Fax 413.487.7258  
Email - survey@teamcash.com

# **New Business**

## **Application**

**V-2-15**

**STAFF REPORT**

**Date: January 22, 2015**

**Subject: Request for variance from the platted front yard setback in the High Point Downs Subdivision.**

**File Number: V-2-15**

**GENERAL INFORMATION**

**Applicant: City initiated contingent upon approval of application for variance V-1-15**

**Address: 2620 N. 155<sup>th</sup> Street  
Basehor KS 66007**

**Owner: Orison LLC.**

**Address: 876 North Star Court  
Tonganoxie, KS 66086**

**Agent: Dan Lynch**

**STAFF ANALYSIS**

**Site Characteristics**

Location: 15310 Meyer Drive  
Lot 13, Block 1  
High Point Downs Subdivision  
And  
15302 Meyer Drive  
Lot 12, Block 1

Area of Property: 11,525.682 Square Feet (.3318 acres)  
And  
11,666.347 Square Feet (.2678 acres)

Zoning: R-1 Single Family Residential

Future Land Use Map: Low Density Residential

**Adjacent Property:**

	<b>ZONING</b>	<b>USE</b>
<b>North:</b>	<b>R-1</b>	<b>Single Family Residential</b>
<b>South:</b>	<b>R-1</b>	<b>Single Family Residential</b>
<b>East:</b>	<b>R-1</b>	<b>Single Family Residential</b>
<b>West:</b>	<b>R-1</b>	<b>Single Family Residential</b>

**Narrative/Background**

*The following staff report and included variance request is a city initiated request for front yard setback variances from the approved plat. This city initiated request is contingent on approval of the preceding variance request. All approved variances are sent to the Leavenworth County Register of Deeds to be recorded as a legal variance.*

Staff is requesting the Board of Zoning Appeals grant a front yard variance for two lots in the High Point Downs Subdivision, Lots 13 and 12 of Block 1. The requested variance is to allow for a reduction in the front yard setback requirement, from the required thirty-five feet (35') as stated on the approved plat to twenty-five feet (25'). The requested variance would be to allow for construction of two single family dwellings similar in design to the surrounding neighborhood. The variance is requested in conjunction with and contingent on the approval of variance application V-1-15. If the previous variance is approved, staff feels that in order to alleviate a less attractive and potentially dangerous situation, that the granting of the front yard variances on these two lots should also be granted. The properties are zoned R-1, Single Family Residential and consist of approximately 11,525 square feet and 11,666 square feet respectively. All other aspects of these lots should comply with the Zoning Regulations and all applicable Building Codes adopted by the City of Basehor.

Staff feels that if the setback variance is not granted, there may potentially be major line of sight and visibility issues as well as an unattractive zigzag of housing lining this section of street.

The High Point Downs Subdivision plat was approved by the City Council in April 2006. The plat established a variety of setbacks, with interior side yard setbacks of ten (10') feet, some corner lots were maintained at the dual front yard setbacks of thirty-five (35') feet, while others have been reduced to twenty feet (20') on one side and consistent rear yard setbacks of thirty (30') feet (see included color coded plat<sup>2</sup>).

It is recommended by staff that the variance be granted, contingent on the approval of V-1-15, in order to keep the cohesiveness of the subdivision intact.

### **Conformance with the Zoning Ordinance**

Section 17 states: *The board shall have the power to hear and decide variances from the specific terms of this Ordinance in an individual case provided that the spirit and intent of this Ordinance be observed, public safety and welfare are secured, adjoining property owners are not adversely affected and the strict application of the Zoning Ordinance will result in an unnecessary hardship on the property owner/applicant. Such variance shall not permit any use not permitted in the Zoning Ordinance in such district.*

*A variance may be granted in each case, upon finding by the board that all of the following conditions have been met:*

- 1. 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 zoning district; and is not created by an action or actions of the property owner or the applicant.**

Several subdivisions in the City of Basehor have setbacks that are less than what is required by the Zoning Ordinance. This is also the case in High Point Downs through variances granted at time of plat, several setback dimensions were used. It cannot be determined by staff that the variance arises from any unique condition in this zoning district.

- 2. The granting of the variance request will or will not adversely affect the rights of the adjacent property owners or residents.**

Granting the variance, in staffs' opinion will not harm any of the surrounding homeowners or property owners. There are several instances within this subdivision where the home is set along a twenty foot (20') build line. The twenty-five foot (25') front yard setback is still within the limits of some variances granted on other plats within the city.

- 3. That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

Staff finds that an apparent hardship would result from the denial of this variance request if and only if the previous variance application (V-1-15) was granted. If the Board does not grant the previous variance then no hardship will be apparent. If the Zoning Ordinances were to be followed then restricted line of sight and visibility issues would definitely become an issue for the homes constructed on these lots.

- 4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, the general welfare or the harmonious development of the city.**

Granting the variance will not adversely affect the health, safety, morals or general welfare of the public in any way. The setbacks set forth by the Zoning Ordinance or plat restrictions are intended to 1) provide sufficient open spaces between structures; and 2) provide sufficient separation between structures for emergency purposes (fire fighting). In the event that a variance is granted, the required spaces will not be intruded upon.

- 5. That granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.**

Granting the variance for the front yard setback may be opposed to the general spirit and intent of the Zoning Ordinance. The Zoning Ordinance provides setback requirements in all zoning districts that are intended to 1) provide sufficient open spaces between structures; and 2) provide sufficient separation between structures for emergency purposes (fire fighting).

In the event that this variance is granted the intent of the Zoning Ordinance shall not be affected.

- 6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Zoning Ordinance provisions, which are in question.**

The requested variance shall be the minimum variance required to remedy the situation as it relates to the proposed lots.

**Conformance with the Future Land Development Plan:**

The Future Development Plan identifies this area as “Low Density Residential”. This property is typical of other lots in the area and is in conformance with the density shown on the Future Development Plan.

**Traffic Impact:**

The proposed variance request will have no impact on the current street network.

**Drainage Impact:**

The proposed variance request will have no impact on drainage.

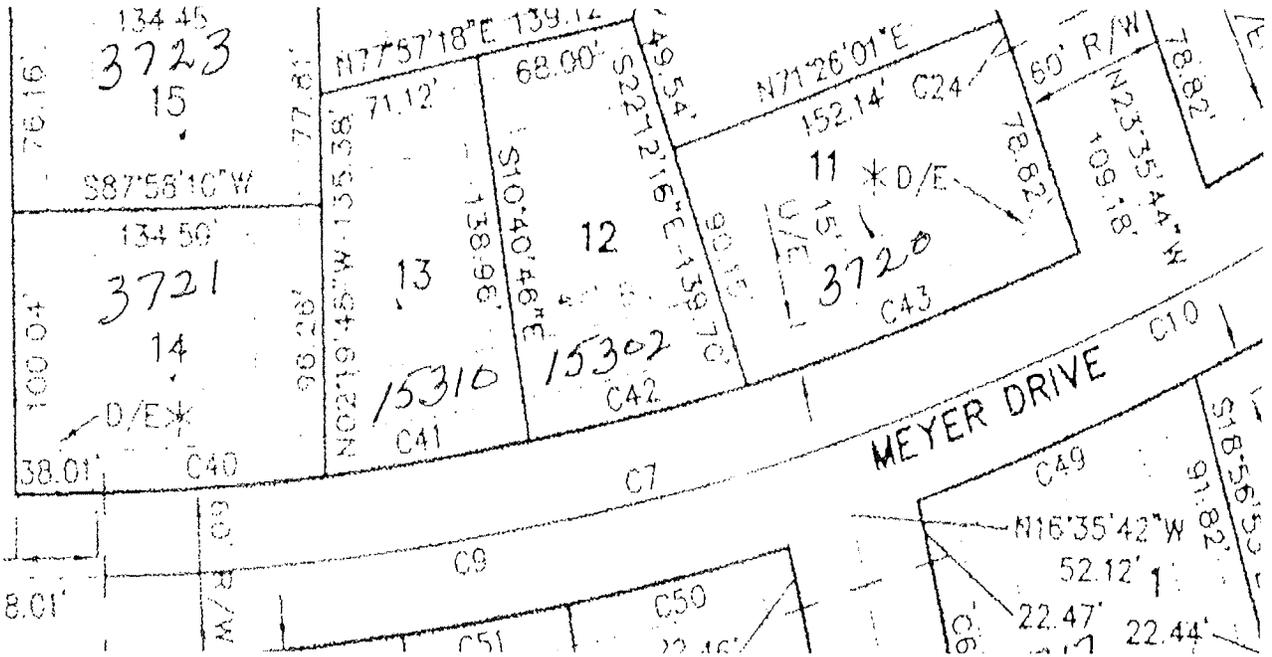
**STAFF RECOMMENDATION**

Staff recommends approval of the variance request, contingent upon approval of variance application V-1-15, to allow the front yard setback lines to be reduced to twenty-five feet (25’) for 15310 and 15302 Meyer Drive, Lots 13 and 12 of Block 1.

**BOARD OPTIONS**

- 1. Approve the variance request, with or without conditions/changes.**
- 2. Deny the variance request**
- 3. Continue the Public Hearing to another date, date, time, and/or place**

1.



Lots 13 & 12 of Block 1 are visible in the above image, if the Board grants the previous variance request (V-1-15) then a line of sight issue will come into play regarding these two lots. With a setback of thirty-five feet (35') the home located on lot 11 of Block 1 will sit so far in front of the others that the potential homeowners will have difficulties seeing traffic moving from east to west along Meyer Drive.

While there are no other homes that face a twenty-five foot (25') front yard, it is staffs opinion that this would be indistinguishable given the circumstances.

## **Old Business**

**Open Agenda  
(Discussion)**

## **Reports from Special Committees**

## **Notice and Communications**

# **Adjournment**