

**City of Park City**  
**Board of Zoning Appeals Meeting**  
Meeting Minutes of February 17, 2020

Chairperson Susan Goyette called the meeting to order at 7:04 p.m. with the following members present; Gerald Klocke, Kris Lewis, Milo Sweet, Carol Reed, Harry Woodson and T. Michael Smith. Russ Ewy, Planning Advisor, Melvin Kerr, Council Representative and Debbie Jerauld, Recording Secretary was also present as were others interested in the proceedings.

Kris Lewis made a motion to approve the Minutes of the Board of Zoning Appeals Meeting of January 27, 2020. Milo Sweet seconded. The motion passed 6-0-0.

**CONSIDER**

**BZA CU 2020-01** Jerry Don Brown pursuant to Article 6, section 100 (B-1) of the City Zoning Regulations, requests a conditional use as an exception to allow a 1,200 square foot garage to be built on property zoned as R-1 Single Family Residential. Legal description: BEG 480 FT E NW COR NW1/4 E 192 FT S 274 FT W 192 FT N 274 FT TO BEG SEC 33-25-1E, Park City, Sedgwick County, Kansas. General location: 519 E 85<sup>th</sup> St N

**ACTION: APPROVE/ DISAPPROVE**

Susan called the hearing to order at 7:06 p.m. and read the item to be considered and then asked to hear from the city on the matter. Russ Ewy gave a summary and explained that this case was very similar to the case we reviewed at our previous meeting. Mr. Brown would like to build an accessory structure to be used as a garage which is larger than the allowable 720 sq. ft for a residentially zoned property. The property to the west of Mr. Brown's property is zoned R-1 but to the east and north there are properties that are zoned C-2. Milo Sweet said that there is a wooden fence between his daughter's property to the west and Mr. Brown's property. Kris Lewis asked if the building will be used as a business and Russ answered that Mr. Brown would like to use it to store his tools and various other items currently stored outside. Susan stated that no one would be allowed to reside in the structure. Mr. Brown stated that he also will be storing his personal vehicles in the garage as well. Michael asked what type of material he wanted to side the garage with. Mr. Brown said that he would prefer to use metal as it would last longer. Kris noted that there are no HOA requirements for the area so metal should not be a problem. Susan asked about screening requirements to the east. Russ stated that when something is built to the east of Mr. Brown, they would be required to provide adequate screening. Harry asked if this would be an addition. Mr. Brown answered that it would be detached not an addition to an existing structure. There were no ex parte communications on this matter. Staff recommends approval as the structure should meet what is required for the neighborhood. The hearing was closed at 7:16 p.m.

Kris Lewis made a motion to approve BZA CU 2020-01. Gerald Klocke seconded. The motion passed 6-0-0.

Milo Sweet made a motion to adjourn the Board of Zoning Appeals and reconvene the Planning Commission meeting. Carol Reed seconded. The motion passed 6-0-0.

The Board of Zoning Appeals was adjourned at 7:21 p.m.

---

Susan Goyette, Chairperson

