



City of Beloit
Planning Commission Agenda
Wednesday, May 20, 2020
5:30 p.m.



1. CALL TO ORDER
 - A. Roll Call
 - B. Pledge of Allegiance
2. FORMAL ACTION
 - A. Minutes of the May 6, 2020 Planning Commission Meeting.
3. PUBLIC HEARING
 - A. C-450 Variance request for James & Rebecca Greenwood
4. ADJOURNMENT

NOTE: Background information is available for review in the City Hall prior to the meeting.

PLANNING COMMISSION MEMO

DATE: 5/18/2020

SUBJECT: 209 N Chestnut Variance Application

ORIGINATING DEPARTMENT: Planning Commission

RECOMMENDATION:

James and Rebecca Greenwood are adding a fence and garage to the rear yard of their property. They would like to reduce the rear yard setback to 0' to match with other properties on their block and maximize yard usage.

I have inspected the property, and believe this would be in character with other properties in the neighborhood. Nor do I see a negative impact on the neighboring properties.

Respectfully submitted,
Doug Langham
Code Enforcement Officer

APPLICATION FOR ZONING VARIANCE

1. Name of Applicant: James E Greenwood
2. Address of Applicant: 209 N Chestnut
Beloit KS 67420
3. Phone Numbers: Day: (785) 534-1263 Night: same Cell: (785) 534-3179
4. Name of Authorized Agent: _____
5. Address of Authorized Agent: _____
6. Relationship of applicant to property is that of: owner
(Owner, Tenant, Lessee, Other)
7. The variance requested is for property located at 209 N Chestnut, Beloit
and legally described as Beloit O.T., lot 4 & 5, BIK 18

in Beloit, KS; and which is presently **zoned as** R2.

Give legal description or metes and bounds description below or on **legal description.**

Above

As the applicant herein, or the authorized agent, I acknowledge:

- a. That I have received an instruction sheet concerning the filir
- b. That I have been advised of the fee requirements establishe herewith tendered.

City of Beloit
785-738-3551

Customer Receipt
JAMES GREENWOOD-VARIANCE

Charges	
Bldg/Structure Permi	\$50.00
Subtotal	\$50.00
Tax	\$0.00
Total Due	\$50.00

Payments	
Check 1189	\$50.00
Total Paid	\$50.00
Change	\$0.00

Batch#: 13253
Transaction#: 86196
4/28/2020 10:21:46 AM

Applicant signature

Authorized Agent Signature

Received in the office of the City Clerk, on the 28th day of April, 2020, together with the appropriate fee of \$50.00.

Shelli Dawson
Zoning Administrator or Planning Commission Secretary

REVIEW CRITERIA

1. Limitations on the use of the property due to physical, topographical and geologic features: _____
We will lose usable space for our proposed, building, driveway, and fenced yard.

2. The grant of the variance will not grant any special privileges to the property owner: other nearby properties are set back to our requested position.

3. The applicant can demonstrate that without a variance there can be no reasonable use of the property: we will lose usable space for our proposed project.

4. The grant of the variance is not based solely on economic reasons: _____

5. The necessity for the variance was not created by the property owner: The property was bought this way.

6. The variance requested is the minimum variance necessary to allow reasonable use of the property. _____

7. The grant of the variance will not be injurious to the public health, safety or welfare. _____

8. The property subject to the variance possesses one or more unique characteristics generally not applicable to similarly situated properties: _____

9. A request for a variance to reduce a set-back requirement will necessitate a property survey by a licensed engineer or certified land surveyor unless waived by the code official. _____

JUSTIFICATION

1. Use of this property is limited due to the following physical, topographical and geologic features: We will lose 5ft of usable space for our proposed driveway, building and fenced yard.
2. Without a variance there can be no reasonable use of this property because: We will lose 5ft of usable space for driveway and yard.
3. The variance is requested for the following reasons: We request to adjust the rear yard setback from 10 feet to 3 feet to align with buildings on the properties to the north. We would also request to put our north fence on the property line.
4. The necessity for the variance was not created by me because: The property was bought this way.
5. The property possesses one or more unique characteristics generally not applicable to similarly situated properties in these ways: Nearby properties already set back to what we are requesting.
6. The grant of the variance is the minimum variance necessary to allow reasonable use of the property.
7. The grant of the variance will not be injurious to the public health, safety or welfare.
8. I understand that the grant of a variance will not grant any special privileges to me.
9. I understand that a request for a variance for reduction of setbacks requires a property line survey by a licensed engineer or certified land surveyor.

James E. Heenwood
Applicant signature

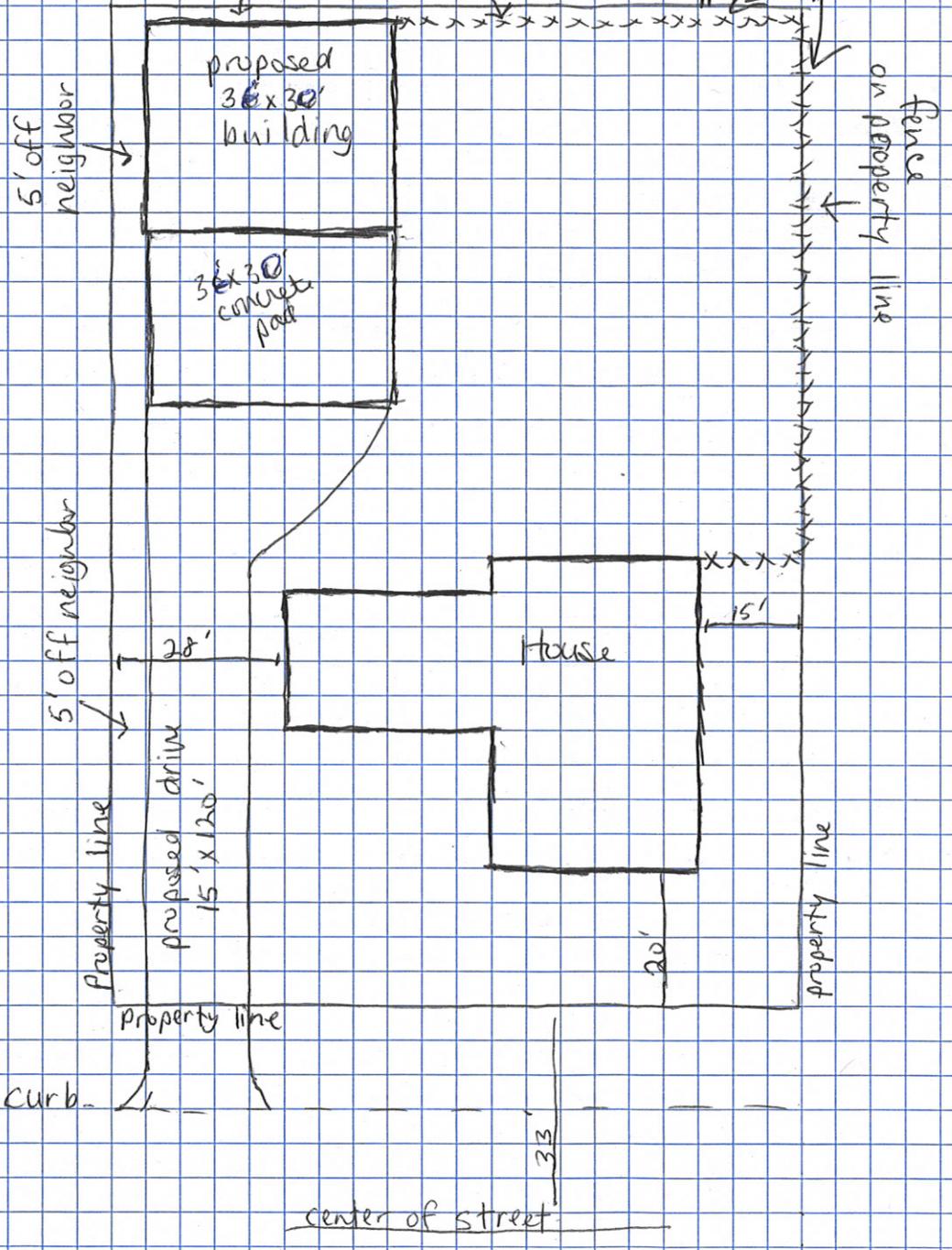
Authorized Agent signature

Received in the office of the City Clerk, on the _____ day of _____, 20____,
together with the appropriate fee of \$50.00.

Planning Commission Secretary or Zoning Officer

Description of the project: We are requesting to put up a 30'x30' building, as close to the South and West property lines of our residence, as we can get. We would like to put in a 15' wide driveway 5' off the South edge of our property. The drive would be off of ~~the~~ Chestnut street and run the South edge of our property to our building. We would like to put in a 6' to 8' ft privacy fence along ~~the~~ the North property line and along the West property line, as close to the alley as we can get.

building and fence
 as close to Alley
 as we can
 preferably on the property line
 fence
 proposed privacy fence





STATE OF KANSAS, MITCHELL COUNTY
This instrument was filed for record on
August 8, 2018 11:40 AM and recorded in
Book 135 of Deeds Page 234 - 234
Fees: \$21.00 201800722



Entered in Transfer record in my
office this 9th day
of AUGUST A.D. 2018
[Signature]
COUNTY CLERK



Jami Eck
Tami Eck, Register of Deeds

KANSAS WARRANTY DEED

On this 8th day of August, 2018,

WARREN S. JERMARK and JANE L. JERMARK, a married couple, "Grantors"

CONVEY AND WARRANT to

JAMES E. GREENWOOD and REBECCA GREENWOOD, "Grantees"

as **JOINT TENANTS** and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all the following described real estate in Mitchell County, Kansas:

Lots Four (4) and Five (5), Block Eighteen (18) in the City of Beloit, Mitchell County, Kansas.

For the sum of One Dollar and other good and valuable consideration.

SUBJECT TO: easements, rights-of-way, restrictions of record, highways, streets and roadways and all visible easements.

Warren S. Jermark
Warren S. Jermark

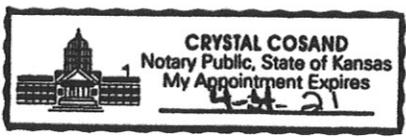
Jane L. Jermark
Jane L. Jermark

STATE OF KANSAS, MITCHELL COUNTY, SS}

This instrument was acknowledged before me on August 8, 2018, by Warren S. Jermark and Jane L. Jermark, a married couple.

My appt. exp.: 4-21-21

Crystal Cosand
Notary Public





B&M Construction

423 W 3rd St Beloit, KS 67420

785.738.8735

wbmiller18@sbcglobal.net

www.bmconstruction.net

QUOTE

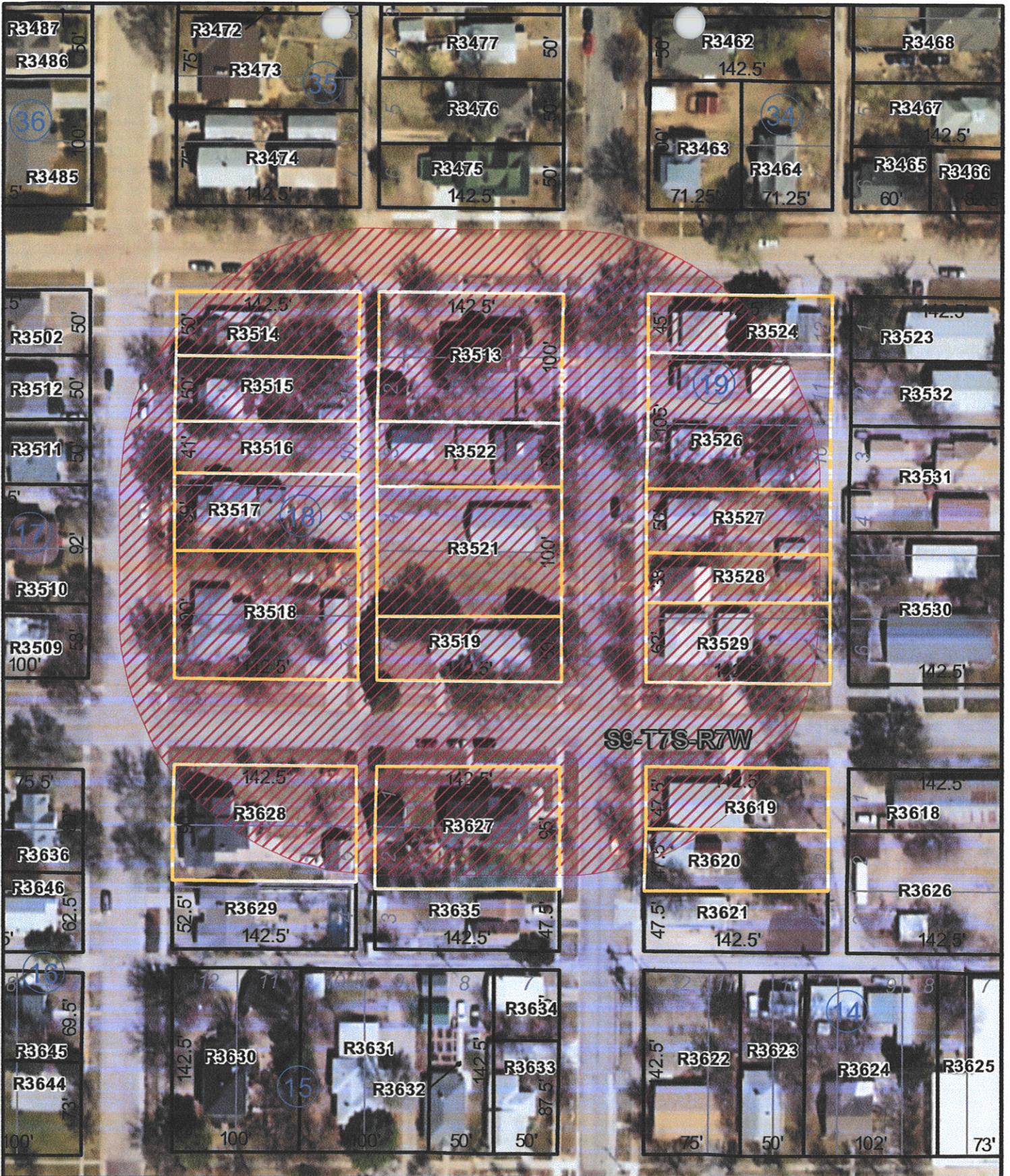
DATE 4/24/20

James Greenwood

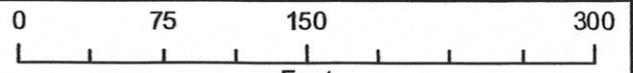
Beloit, KS 67420

LINE ITEM	DESCRIPTION	UNIT PRICE	TOTAL
1	36 x 30 x 10 Post frame building package, 26 ga steel, 24" overhang, 1-10x8 and 1-18x8 garage door frameout, R-7 insulation roof and walls, two 2 x 3 windows and one walk in door, building posts are above ground	14,892.00	\$14,892.00
2	Labor to erect	9,440.00	\$9,440.00
3	Post holes 18" x 36" concrete bracket set	1,200.00	\$1,200.00
4	5" concrete floor with 1/2" rebar on 18" centers	6,805.00	\$6,805.00
5	1- 10 x 8 insulated overhead garage door with opener installed	1,223.00	\$1,223.00
6	1- 18 x 8 insulated overhead door with operator installed	2,496.00	\$2,496.00
7	Gutters	581.00	\$581.00
8	Driveway 5" with rebar 120 x 15	11,250.00	\$11,250.00
9	Dirt work on driveway	2,100.00	\$2,100.00
	NOTE: All tax and freight are included		
			\$0.00
			\$0.00
	Sub Total		\$49,987.00
	Total		\$49,987.00

THANK YOU FOR YOUR BUSINESS!



S9-T7S-R7W



Feet
1" = 100'

This property ownership map was prepared by the Mitchell County Appraiser's Office. It is for tax purposes only and is NOT intended for conveyances, nor is it a legal survey. Mitchell County makes no implied warranties or guarantees that above information is accurate or correct. It is the best approximation of the information that is on file at this time.

Coordinate System: StatePlane Kansas North
Projection: Lambert Conformal Conic
Datum: North American 1983



VARIANCE REPORT

ID	ADDRESS	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
R3513	221 N CHESTNUT, Beloit, KS 67420	✓ BAXA, ALFONSO J III & MARY E	221 N CHESTNUT	BELOIT	KS	67420
R3514	222 N LINCOLN, Beloit, KS 67420	✓ SHIPLEY, ANDREW D	1808 S LIGHTVILLE RD	SALINA	KS	67401
R3515	218 N LINCOLN, Beloit, KS 67420	✓ BOHNERT, DAMON & SHELBY	P O BOX 378	JEWELL	KS	66949
R3516	00000 N LINCOLN, Beloit, KS 67420	✓ BARLAND, DELMAR J	749 WALNUT	LAWRENCE	KS	66044
R3517	210 N LINCOLN, Beloit, KS 67420	✓ MELTON, STEVE & JUDY	3801 J RD	BELOIT	KS	67420
R3518	200 N LINCOLN, Beloit, KS 67420	✓ TORKELESON, EUGENE & CAROL	200 N LINCOLN	BELOIT	KS	67420
R3519	300 W 2ND, Beloit, KS 67420	✓ MARTIN, CHANTZ N	300 W 2ND	BELOIT	KS	67420
R3521	209 N CHESTNUT, Beloit, KS 67420	✓ GREENWOOD, JAMES & REBECCA	209 N CHESTNUT	BELOIT	KS	67420
R3522	213 N CHESTNUT, Beloit, KS 67420	— HESSENFLOW, MARY E & BAXA, ALFONSO J III	221 N CHESTNUT	BELOIT	KS	67420
R3524	222 N CHESTNUT, Beloit, KS 67420	✓ RAY, TRAVIS L	214 W 4TH ST	SMITH CENTER BELOIT	KS	66967
R3526	212 N CHESTNUT, Beloit, KS 67420	✓ DUNSTAN, ERIC & LISA	503 N BROADWAY	BELOIT	KS	67420
R3527	208 N CHESTNUT, Beloit, KS 67420	✓ MC ELROY, CAROL J	%FLINN, LARRY	LEBANON	MO	65536
R3528	204 N CHESTNUT, Beloit, KS 67420	RUGG, STEVE TRUST	2934 HENRY TR	BELOIT	KS	67420
R3529	200 N CHESTNUT, Beloit, KS 67420	KELLEY, PATRICK K	1218 N BELL	BELOIT	KS	67420
R3619	219 W 2ND, Beloit, KS 67420	AMMONS, MARTIN SHANE	219 W 2ND	BELOIT	KS	67420
R3620	118 N CHESTNUT, Beloit, KS 67420	AMMONS, MARTIN SHANE	219 W 2ND	BELOIT	KS	67420
R3627	121 N CHESTNUT, Beloit, KS 67420	✓ SAHLFELD, MELVIN & MARIANNE	121 N CHESTNUT	BELOIT	KS	67420
R3628	120 N LINCOLN, Beloit, KS 67420	✓ KADEL, MICHAEL J	120 N LINCOLN	BELOIT	KS	67420