



Barnes Workshop

VAR25-04

Board of Adjustment Hearing – July 10, 2025

Sydney Tirella
Senior Planner





Request

Variance approval for two (2) requests for a 16' tall workshop in the A-1 zoning district, to include:

Request 1: Reduce the minimum West side accessory structure setback from 10' to 5'.

Request 2: Reduce the minimum rear accessory structure setback from 15' to 11'.

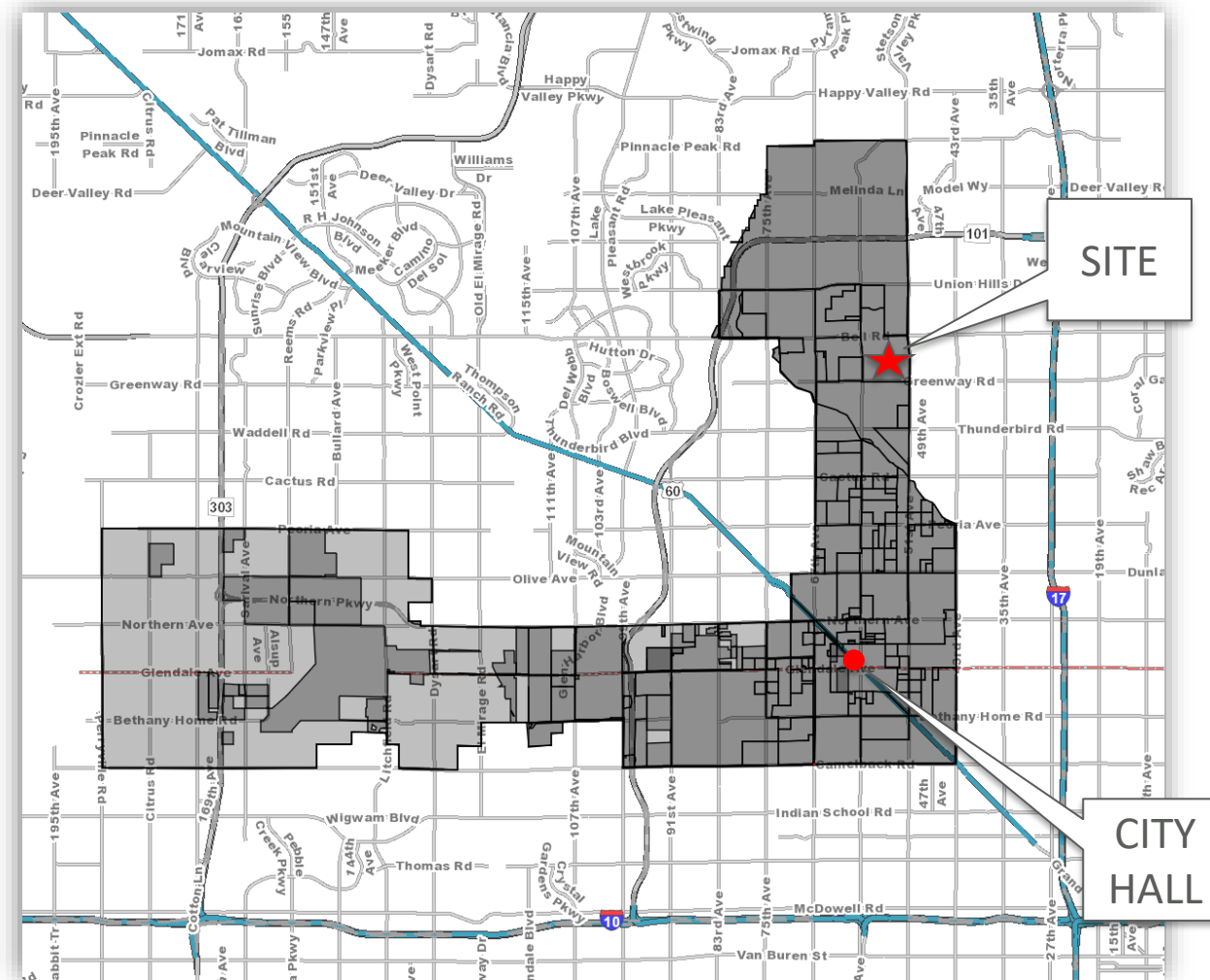
Applicant / Owner:

Kevin Barnes




Vicinity Map

Located at the
NEC of 55th
Avenue and
Greenway
Road



Zoning Map



 <p>BARNES RESIDENCE WORKSHOP VARIANCE (VAR25-04)</p>	<p>REQUEST TO DECREASE THE REQUIRED MINIMUM ACCESSORY STRUCTURE SETBACKS FROM THE WEST SIDE PROPERTY LINE FROM 10' TO 5' AND FROM THE REAR PROPERTY LINE FROM 15' TO 11' IN THE A-1 (AGRICULTURAL) ZONING DISTRICT.</p>
<p>LOCATION 5336 W. BECK LANE</p>	

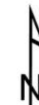
Aerial Map



Aerial Date: October 2023



**BARNES RESIDENCE
WORKSHOP VARIANCE
(VAR25-04)**

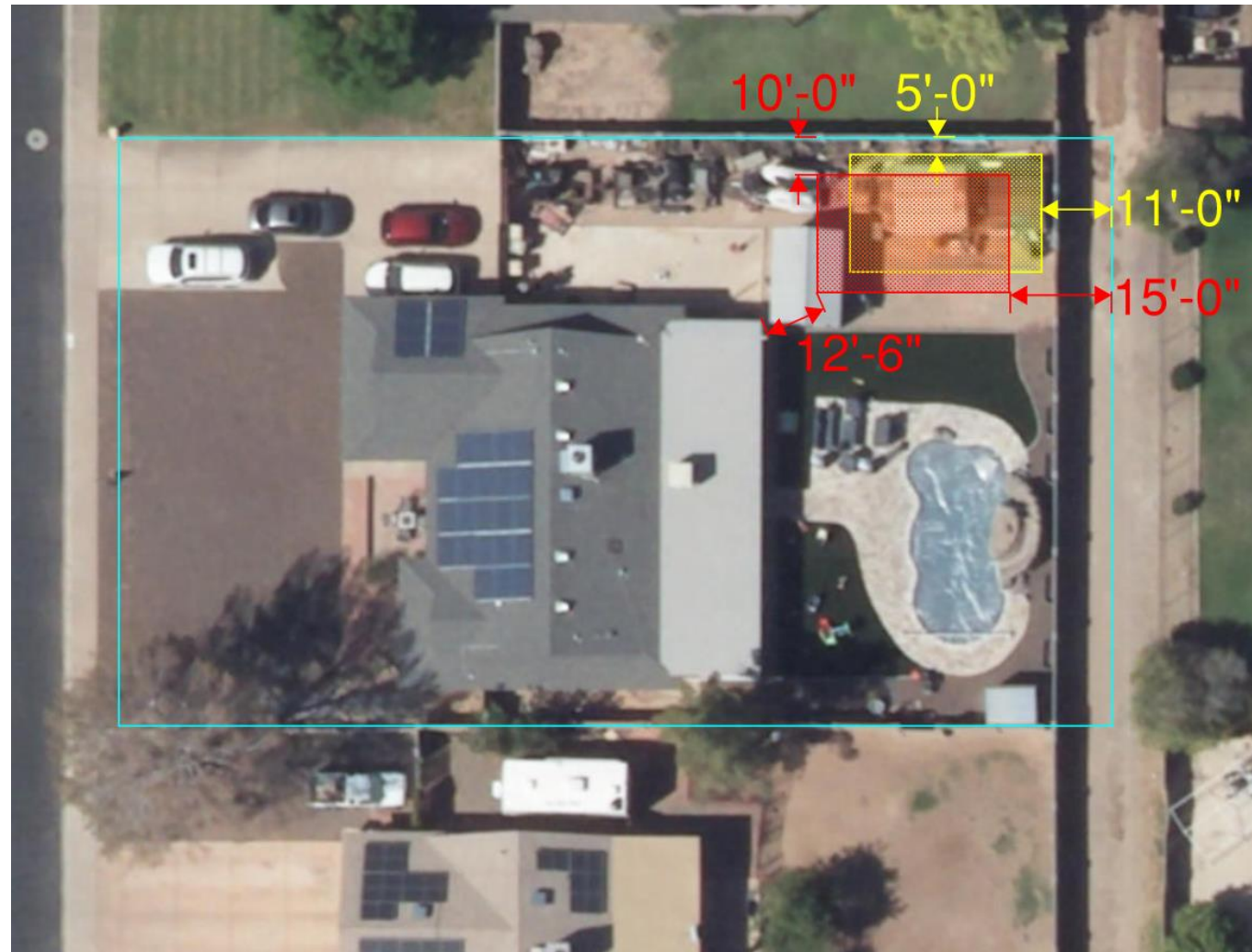




Project Details

- Subject property zoned A-1
- Existing structures on site
- Outside all easements

Conceptual Site Plan





Public Involvement

- Notification Letters: December 31, 2024
- Reminder Postcards: June 13, 2025
- Notice of Public Hearing: June 18, 2025
- Site Posting: June 20, 2025



Findings & Analysis

1. There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings which were not self-imposed by the owner;
2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in same zoning district;



Findings & Analysis

3. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.



Recommendation

If the Board decides to grant the variance in full or part, the following stipulation(s) are recommended:

Request 1: Development shall be in substantial conformance with applicable narrative and site plan, date stamped May 22, 2025.

Request 2: Development shall be in substantial conformance with applicable narrative and site plan, date stamped May 22, 2025.



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