

CASE NUMBER

BZA-2025-212

PUBLIC HEARING DATE

October 14, 2025

APPLICANT/PROPERTY OWNER

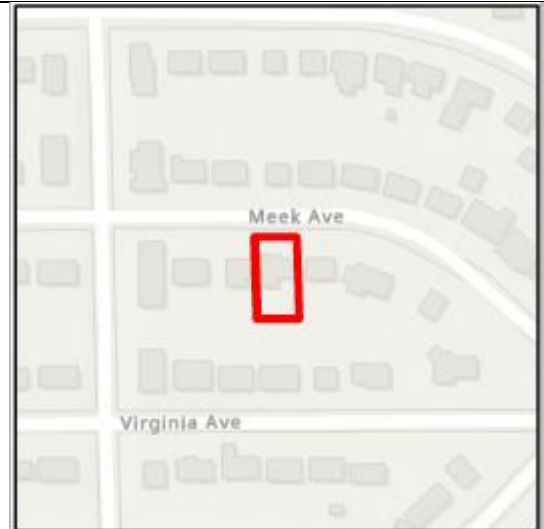
Robert & Judy Jewell

PROPERTY ADDRESS/LOCATION

313 Meek Ave

**SUMMARY OF REQUEST**

Robert & Judy Jewell have requested a variance to allow the construction of a carport on the front yard setback at 313 Meek Avenue. The area surrounding the property is residential. The applicant wishes to construct a carport on their driveway on the front yard setback to protect their vehicle from inclement weather. The nature of this property does not allow for the placement of the carport on the rear property because there is no alley access. In order to allow the placement of the carport in the front yard, a variance would have to be granted. Staff feel that this variance could be granted but it would need to have certain conditions attached including size, placement and storage provisions listed elsewhere in this report.



Map data ©2025 Esri World Topographic map

EXISTING ZONING  
R-2 Medium Density  
Residential District

EXISTING LAND USE  
Single Family Residential

SURROUNDING ZONING  
North-R-2  
South-R-2  
West-R-2  
East-R-2

SITE IMPROVEMENTS  
Single Family Dwelling and  
small accessory structure

SIZE OF PROPERTY  
60' X 115'  
0.16 acres

**STAFF RECOMMENDATION**

☐ **APPROVE**

☒ **APPROVE WITH CONDITIONS**

☐ **DENY**

**Staff feel that this variance could be granted with certain conditions attached:**

1. The carport shall be placed over the existing paved driveway and shall not exceed the width of the driveway
2. The carport shall not be used for the storage of materials, equipment or goods, or the parking or storage of inoperable vehicles
3. The carport shall not be enclosed and must remain open on three sides
4. The carport shall not extend closer than five (5) feet from the front property line
5. The carport shall be constructed of materials compatible and comparable with the primary structure and shall be attached where structurally feasible.

**DOES STRICT ADHERANCE TO THE REGULATIONS REPRESENT AN UNNECESSARY HARSHIP ON THE APPLICANT?**

The rear yard is not readily accessible due to no alley access. The current regulations do not allow the placement of the carport in the front yard. The side yards are not wide enough for a vehicle to pass between the houses.

**PROPERTY HISTORY**

According to county records, the home was built in 1955, and the accessory building was added in 2020. No other land use records were found.

**RELIEF SOUGHT:**

- A variance to reduce the front yard setback to 5 feet for the construction of a carport at 313 Meek Avenue.

## **Findings**

In order to consider a request for a variance, the Board of Zoning Appeals must make written findings of facts that the following conditions apply to the property in question.

**1. Does the variance requested arise from a 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 action of the property owner or applicant?**

Applicant: Yes, no alley

Staff: The rear yard is not readily accessible due to no alley access. The current regulations do not allow the placement of a carport in the front yard, and the side yards are not wide enough for a vehicle to pass between houses.

**2. Will the granting of the variance adversely affect the rights of adjacent property owners?**

Applicant: No

Staff: The granting of the variance should not adversely affect the rights of adjacent property owners.

**3. Will the strict application of the provisions of the zoning regulations of which the variance is requested constitute unnecessary hardship upon the property owner represented in the application?**

Applicant: Yes, the carport cannot be built on the property under the current provisions.

Staff: The strict application of the zoning regulations could constitute an unnecessary hardship upon the property owner as there are currently no accessible areas to construct a carport on the property.

**4. Will the variance desired adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare?**

Applicant: No

Staff: The variance desired will not affect public health, safety morals, order, convenience, prosperity or general welfare. It should not cause any visual obstructions along the street or for any neighboring properties.

**5. Will the granting of the variance be opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives?**

Applicant: No

Staff: The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations or Comprehensive Plan objectives. Granting variances to setbacks is a common occurrence when specific provisions create a hardship on the applicant. Whether or not the hardship exists is for the Board to determine.

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## **6. The recommendations of professional staff;**

It is the recommendation of staff that a variance for an encroachment onto the front yard for the construction of a carport with a 5 foot front yard setback be granted with certain conditions attached:

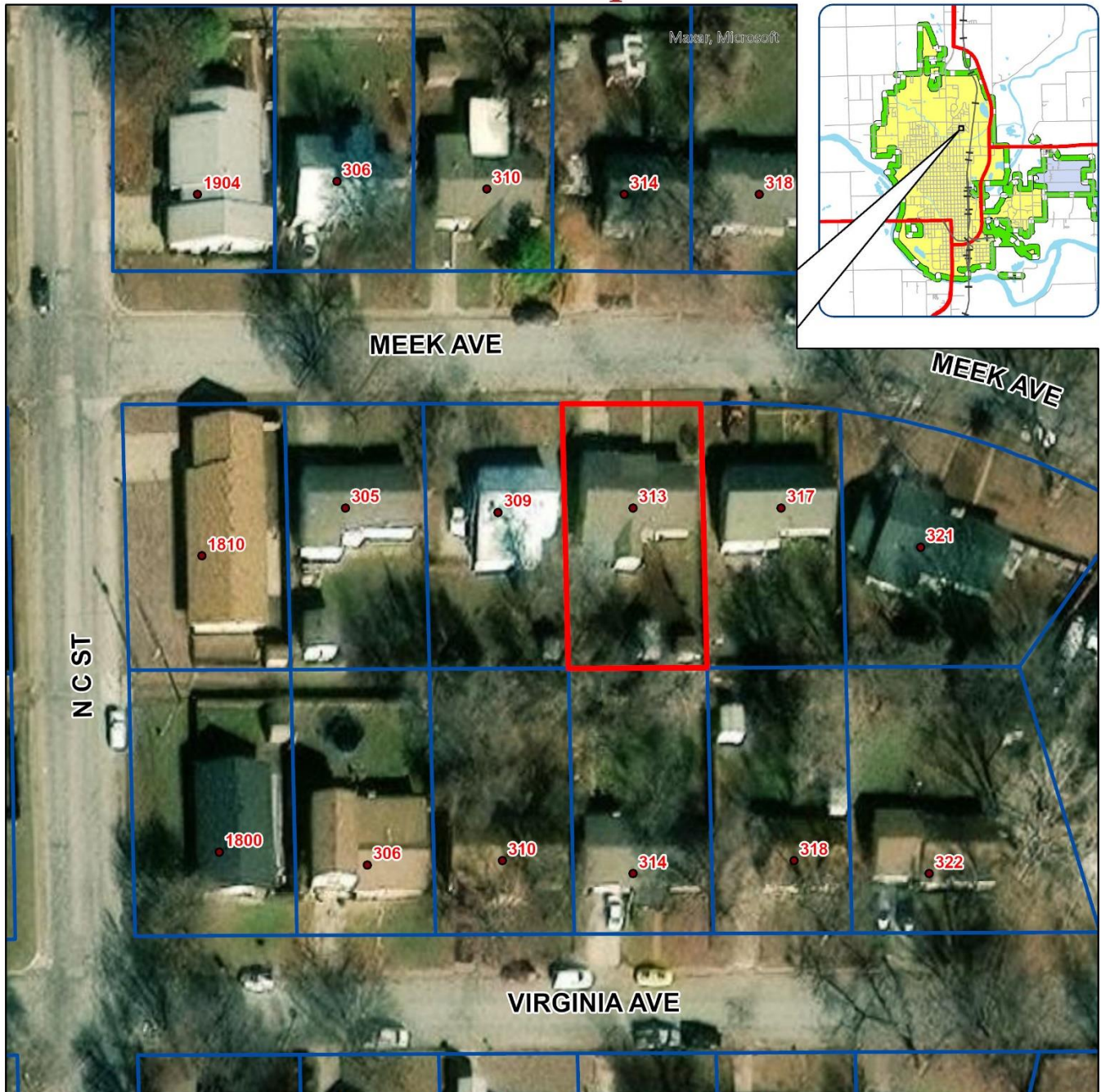
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And based on the following:

- The lots in the neighborhood are narrow and there is no alley access
  - The project will not adversely affect neighboring properties
  - The project will not create any visual obstruction from the street or for the neighbors.
  - The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations or Comprehensive Plan objectives.
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## Area map

### Variance Request



A request for a variance to the front yard setback from 25 feet to 5 feet for the placement of a carport.

-  BZA-Variance
-  Property Lines

Produced by the  
City of Arkansas City GIS  
using the best available  
data to date.  
Created: September 16, 2025

Arkansas City  
KANSAS



## Neighborhood Photos



The subject property-Google Streetview October 2024



Looking east along Meek Avenue-Google Streetview October 2024



Looking west along Meek Avenue-Google Streetview October 2024