CITY OF MOUNDRIDGE, KANSAS
BOARD OF ZONING APPEALS

RESOLUTION NO. BZA-2026-01

A RESOLUTION APPROVING A VARIANCE TO PERMIT THE CONSTRUCTION OF A FENCE EXCEEDING THE MAXIMUM HEIGHT ALLOWED BY THE CITY OF MOUNDRIDGE ZONING REGULATIONS FOR PROPERTY LOCATED AT 311 W. GALLE STREET, MOUNDRIDGE, KANSAS.

WHEREAS, an application for a variance was filed by Berry & Cara Craig("Applicant") requesting approval to construct a fence exceeding the maximum height permitted by the City of Moundridge Zoning Regulations on property located at 311 W. Galle Street, Moundridge, Kansas, legally described as:

Block 50, Lots 5 and 6, Section 27, Township 21 South, Range 2 West, McPherson County, Kansas; and

WHEREAS, the Board of Zoning Appeals conducted a duly noticed public hearing on August 12, 2026, at which all interested persons were given an opportunity to be heard; and

WHEREAS, after considering the application, testimony, evidence, and applicable provisions of the City of Moundridge Zoning Regulations, the Board of Zoning Appeals finds:

1. Special conditions exist that are unique to the subject property and are not generally applicable to other properties in the same zoning district.
2. Strict application of the zoning regulations would create an unnecessary hardship due to the unique characteristics of the property.
3. The hardship is not the result of actions taken by the Applicant.
4. Granting the variance will not adversely affect the public health, safety, or welfare, nor will it substantially injure the rights of adjoining property owners.
5. The requested variance is the minimum necessary to provide reasonable use of the property while preserving the intent and purpose of the City of Moundridge Zoning Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF THE CITY OF MOUNDRIDGE, KANSAS:

Section 1. The variance requested in Case No. BZA-V-2026-01 is hereby APPROVED, permitting the construction of a fence exceeding the maximum height permitted by the City of Moundridge Zoning Regulations at 311 W. Galle Street, Moundridge, Kansas, subject to the following conditions, if any:

1. The fence shall be constructed substantially in accordance with the site plan and application submitted to the Board.
2. All required building permits and inspections shall be obtained prior to construction.

3. The variance applies only to the property described herein and shall not authorize any other deviation from the City Zoning Regulations.

Section 2. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the Board of Zoning Appeals of the City of Moundridge, Kansas, this 12th day of August, 2026.

BOARD OF ZONING APPEALS
CITY OF MOUNDRIDGE, KANSAS

Chairperson

ATTEST:

City Administrator/ Zoning Administrator