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**Notice of a  
Public Hearing  
Rio Board of Appeals  
Rio Village Hall – 205 Lincoln Avenue  
Monday, July 21, 2025 – 5:30**

The Board of Appeals will consider the variance application of Kay Jenkins, parcel number 11177195 on Monday, July 21, 2025 at approximately 5:30 pm.

Ms. Jenkins is requesting a variance to replace and expand an existing front porch that will not meet set back requirements. The application is available at the Village Office for review.

The hearing will begin at 5:30 pm in the Village Hall at 205 Lincoln Avenue. The Board of Appeals will hear all interested persons, or their agents, who have comments on this application.

Village of Rio  
June 30, 2025

**VILLAGE OF RIO**  
**ZONING BOARD OF APPEALS & PUBLIC HEARING**

Rio Village Hall – 205 Lincoln Avenue

Monday, July 21, 2025 – 5:30 pm

1. Call to Order
2. Certify Open Meeting and Public Notice Requirements
3. Approval of Agenda
4. Approval of Previous Meeting Minutes
5. Announce Public Hearing:
6. Public Hearing: Variance Section 13-1-43(d)(3): Requesting a variance to replace an existing porch that will be located approximately 17 feet from the sidewalk with the steps extending out closer to the sidewalk. The hearing will be conducted pursuant to a petition from Kay Jenkins, owner; interested in replacing the front porch with a larger porch Parcel 11177195).
7. Describe Board Authority and Rules of Hearing: The zoning board of appeals is an agent of and acts in the interests of the citizens of the Village of Rio. We have the authority to grant permission to build or develop property in ways inconsistent with the standards set forth in the Village's ordinances. It is in all cases the Board's duty to preserve the zoning ordinances, without modification, to the greatest extent possible. By statute, to grant a variance, the Board must find that all three of the following standards are met:
  - a. The ordinance creates an unnecessary hardship to the extent that in the absence of a variance the owner can make no use whatsoever of the property. Neither self-imposed hardships nor prospects of monetary gains or losses have any bearing on our decisions.
  - b. There exists a physical limitation unique to the property such that the difficulty is not one which affects all parcels in the village similarly.
  - c. The interests and safety of the public will not be compromised under any circumstances.

New Business

1. Variance application for Kay Jenkins.

2. Adjourn

Amy Stone, Administrator Clerk-Treasurer

Posted: 06-30-2025