

# BOARD OF ZONING APPEALS

## AGENDA

APRIL 11, 2022

6:00 PM

### A. Zoning Appeal Petitions

#### 1. BOZA2022-001

Filed: 12/13/2021      Petitioner: **LEE WALKER**  
Address: 4800 WASHINGTON AVE, KANSAS CITY, KS 66102

**SYNOPSIS:** This appeal has been filed to grant a variance from the maximum projection into a required yard. Section 27-639(c) states that open porches may not project more than three and one-half (3.5) feet into the minimum yard. The appellant is requesting an open porch projecting 25 feet into the required front yard, a violation of 21.5 feet.

#### 2. BOZA2022-016

Filed: 02/28/2022      Petitioner: **MARK MOBERLY/SUNFLOWER DEVELOPMENT GROUP**  
Address: 10 S HALLOCK ST, KANSAS CITY, KS 66101  
525 central, KANSAS CITY, KS  
529 Central, KANSAS CITY, KS

**SYNOPSIS:** This appeal has been filed to build 142-unit, eight (8) story apartment complex (six (6) level apartment over two (2) levels of structured parking). Sec. 27-461(d) states one parking space shall be provided for each dwelling unit that has one (1) bedroom or less. One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. Appellant is requesting 136 spaces, a violation of fifteen (15) spaces.

#### 3. BOZA2022-018

Filed: 02/15/2022      Petitioner: **JAY HEALY / GBA**  
Address: 2600 S 88TH ST, KANSAS CITY, KS 66111

**SYNOPSIS:** This appeal has been filed in conjunction with PR2022-003, a Final Plan Review for an expansion of a production facility for precast concrete pipe. This appeal has been filed to grant a variance from the parking minimum requirement for the MP-3 District. Section 27-470(f) requires paved off-street parking at a ratio no less than one (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. The total area of the existing building and the proposed building expansion measures 42,384 square feet, requiring a total of 63 parking spaces. The appellant is requesting 10 parking spaces, a violation of 53 parking spaces.

**Total number of agenda items: 3**