

# Board of Zoning Appeals AGENDA

August 14, 2023  
6:00 PM

## A. Zoning Appeal Application(s)

1. **BOZA2023-016**

Filed:  
03/24/2023

Petitioner: **OLGA DELIA PINO REYES**

Address: **329 N 13TH ST, KANSAS CITY, KS 66102**

**SYNOPSIS:** This appeal requests two (2) variances.

**Variance 1:** This appeal has been filed to grant a variance from the interior side yard setback in the R-1(B) District. Section 27-455(c)(2)b requires an interior side yard setback of no less than ten percent of the lot width. The subject property has a lot width of 35 feet, which requires an interior side yard setback of three and one-half (3.5) feet. The appellant is requesting a front yard setback of zero (0) feet, a violation of three and one-half (3.5) feet.

**Variance 2:** This appeal has been filed to grant a variance from the maximum extension of a building projection into the required yard. Section 27-639(a) states that projections such as eaves shall not project into a minimum yard more than 30 inches. Due to the overall design and placement of the existing building on the subject property, the appellant is requesting a projection of 42 inches into the required interior side yard, a violation of 12 inches.

2. **BOZA2023-017**

Filed:  
06/12/2023

Petitioner: **MATTHEW C. POWELL**

Address: **6030 EDITH AVE, KANSAS CITY, KS 66104**

**SYNOPSIS:** This appeal has been filed to grant a variance from the maximum number of accessory buildings allowed in the R-1 District. Section 27-609(2) allows for one (1) detached accessory building. The appellant is requesting to keep a total of two (2) accessory buildings, a violation of one (1) accessory building.

3. **BOZA2023-023**

Filed:  
05/26/2023

Petitioner: **ANDREA RAND / ISG**

Address: **5200 STATE AVE, KANSAS CITY, KS 66102**

**SYNOPSIS:** This appeal is requesting two (2) variances. The appeal is being requested in conjunction with PR2023-019, a Preliminary and Final Plan Review for a self-storage facility.

Variance 1: This appeal has been filed to grant a variance from the parking minimum required in the CP-3 District. Section 27-467(e) requires paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. The total floor area for all existing and proposed buildings on the subject property is 71,233 square feet, which requires 285 parking spaces. The appellant is requesting 61 parking spaces, a violation of 224 parking spaces.

Variance 2: This appeal has been filed to grant a variance from the minimum number of trees to be planted on site. Section 27-467(g) states that trees are required to be provided at not less than one (1) per 7,000 square feet of site area. The area of the subject property is 327,408 square feet, requiring a minimum of 47 trees. The appellant is requesting zero (0) trees, a violation of 47 trees.

**4. BOZA2023-024**

Filed: 05/26/2023                      Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTANTS

Address: 4111 N 97TH ST, KANSAS CITY, KS 66109

**SYNOPSIS:** This appeal is requesting two (2) variances. The appeal is being requested in conjunction with PLAT2023-020, a Preliminary and Final Plat for two (2) residential parcels (thereafter "Lot 1" and "Lot 2").

Variance 1: This appeal has been filed to grant a variance from the maximum depth-to-width ratio. Section 27-280(b) states that the depth of a lot shall not exceed three (3) times the width. Lot 1 has a depth of 827 feet and a width of 263 feet; Lot 2 has a depth of 1,408 feet and a width of 197 feet. The appellant is requesting a depth-to-width ratio of 3:15:1 for Lot 1 and a depth-to-width ratio of 7:15:1 for Lot 2, a violation of five (5) percent and 138 percent, respectively.

Variance 2: This appeal has been filed to grant a variance from the minimum frontage of a residential lot that abuts a major street. Section 27-280(f) states that a residential lot facing or receiving access onto a street designated as a major street must have a minimum frontage of 300 feet. Both Lot 1 and Lot 2 face and receive access from North 97th Street, which is designated as a Class C Thoroughfare per Section 27-763(e)(64). The appellant is requesting Lot 1 with a frontage of 263 feet and Lot 2 with a frontage of 197 feet, a violation of 37 feet and 103 feet, respectively.

**5. BOZA2023-032**

Filed: 06/30/2023                      Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTING

Address: 8505 KANSAS AVE, KANSAS CITY, KS 66111

**SYNOPSIS:** This appeal has been filed to subdivide one parcel into two residential parcels to separate two (2) single family residences. Sec. 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street.

**Lot 1 (8501 Kansas Avenue):**

Appellant is requesting a lot area of 0.27 acres and a parcel width of 110.00 feet; a violation of 4.73 acres and 290 feet.

**6. BOZA2023-033**

Filed:  
**06/30/2023**

Petitioner: **AUSTIN THOMPSON / ATLAS LAND CONSULTANTS**

Address: **12520 DONAHOO RD, KANSAS CITY, KS 66109**

**SYNOPSIS:** This appeal has been filed to make a property line adjustment. Sec. 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street.

**Tract 1 (12520 Donahoo Road):**

Appellant is requesting a lot area of 2.82 acres; a violation of 2.18 acres.

**Tract 2 (12510 Donahoo Road):**

Appellant is requesting a lot area of 1.88 acres and a parcel width of 200 feet; a violation of 3.12 acres and 100 feet.

**Total Number of Agenda Items: 6**