

Board of Zoning Appeals
AGENDA
December 12, 2022
6:00 PM

A. Zoning Appeal Application(s)

1. BOZA2022-059

Filed: 10/25/2022 Petitioner: ATLAS LAND CONSULTING

Address: 705 S 55TH ST, KANSAS CITY, KS 66106

SYNOPSIS:

This appeal is requesting seven (7) variances. The appeal has been filed in conjunction with PLAT2022-037, a Preliminary and Final Plat for one (1) single-family residentially zoned lots, one (1) lot (thereafter “Lot 1”) which contains a place of worship, and one (1) lot (thereafter “Lot 2”) which contains an existing single-family residence.

Variance 1: This appeal has been filed to grant a variance from the minimum size 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 lot size of five (5) acres. Lot 1 and Lot 2, created by PLAT2022-037, receive access from South 55th Street, which is designated as a Class C Thoroughfare per Section 27-763(e)(55). The appellant is requesting that Lot 1 be 0.84 acre and Lot 2 be 0.15 acre, a violation of 4.16 acres and 4.85 acres, 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. Lot 1 and Lot 2, created by PLAT2022-037, receives access from South 55th Street, which is designated as a Class C Thoroughfare per Section 27-763(e)(55). The appellant is requesting that Lot 1 have a frontage of 87.5 feet and Lot 2 have a frontage of 56 feet, a violation of 212.5 feet and 244 feet, respectively.

Variance 3: This appeal has been filed to grant a variance from the front yard setback in the R-1 District. Per Section 27-454(d)(2)a, the front yard setback shall be no less than 25 feet. The appellant is requesting Lot 1 with a front yard setback of 10 feet and Lot 2 with a front yard setback of 10 feet, a violation of 15 feet and 15 feet, respectively.

Variance 4: This appeal has been filed to grant a variance from the corner side yard setback in the R-1 District. Per Section 27-454(d)(2)c, the corner side yard setback shall be no less than 25 feet. The appellant is requesting Lot 1 with a corner side yard setback of zero (0) feet, a violation of 25 feet.

Variance 5: This appeal has been filed to grant a variance from the minimum lot width in the R-1 District. Per Section 27-454(d)(3)a, the lot width shall be no less than 65 feet at the building line. The appellant is requesting that Lot 2 have a width of 56 feet, a violation of nine (9) feet.

Variance 6: This appeal has been filed to grant a variance from the minimum lot area in the R-1 District. Per Section 27-454(d)(3)b, the lot area shall be no less than 7,150 square feet. The appellant is requesting that Lot 2 have an area of 6,720 square feet, a violation of 430 square feet.

Variance 7: This appeal has been filed to grant a variance from the minimum parking

requirement for a single-family residence in the R-1 District. Per Section 27-454(e), two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. Lot 2 will feature a driveway capable of accommodating two (2) vehicles. The appellant is requesting zero (0) parking spaces in a garage, a violation of one (1) covered parking space.

2. BOZA2022-060

Filed: 10/25/2022 Petitioner: SK DESGIN GROUP

Address: 810 N 6TH ST, KANSAS CITY, KS 66101

SYNOPSIS: This appeal has been filed to build a 60-unit, six (6) story apartment building with ground floor retail. Sec. 27-465(f)(1) states uses in this district need not provide off-street parking, except that residential occupancies shall provide not less than one (1) off-street parking space for each dwelling unit, and hotels shall provide one (1) off-street parking space for each room. Such parking spaces shall be paved and shall be on the premises or off the premises within 200 feet on the main entrance to the building served. Appellant is requesting 14 parking spaces, a violation of 46 spaces.

3. BOZA2022-062

Filed: 10/28/2022 Petitioner: CASEY NOVAK

Address: 10344 HOLLINGSWORTH RD, KANSAS CITY, KS 66109

SYNOPSIS: This appeal has been filed to grant a variance from the interior side yard setback in the A-G District. Per Section 27-452(d)(2)b, the interior side yard setback shall be no less than 20 feet. The appellant is requesting an interior side yard setback of 10 feet, a violation of 10 feet.

4. BOZA2022-063

Filed: 11/02/2022 Petitioner: JULES BOREL

Address: 1223 MEADOWLARK LN, KANSAS CITY, KS 66102

SYNOPSIS: This appeal is requesting two (2) variances. The appeal has been filed in conjunction with: COZ2022-043, a Change of Zone from CP-0 Planned Non-Retail Business District to B-P Planned Business Park District; and MPL2022-027, a Master Plan Amendment from Mixed-Use (City-Wide) to Business Park (City-Wide).

Variance 1: This appeal has been filed to grant a variance from the minimum lot size in the B-P Planned Business Park District. Section 27-472(a) requires that all new lots must be a minimum of 10. The appellant is requesting a lot size of 2.1 acres, a violation of 7.9 acres.

Variance 2: This appeal has been filed to grant a variance from the minimum building setback in the B-P Planned Business Park District. Section 27-472(d)(2)b states that from the perimeter of the business park the minimum building setback is 40 feet. The appellant is requesting a building that, from the business park perimeter, is setback of 10 feet on the side yard and setback 30 feet on the rear yard, a violation of 30 feet and 10 feet, respectively.