

**Board of Zoning Appeals**  
**AGENDA**  
**January 9, 2023**  
**6:00 PM**

**A. Zoning Appeal Application(s)**

**1. BOZA2022-046**

Filed: Petitioner: **BOB JOHNSON/POLSINELLI**  
**08/28/2022**

Address: **4601 RAINBOW BLVD, KANSAS CITY, KS 66103**

**SYNOPSIS: This appeal has been filed to build a seven (7) story, 149-unit apartment building. Sec. 27-461(c)(2)d. states the rear yard setback shall not be less than the height of the building. The building height is fifty-seven (57) feet at the five (5) story portion and seventy-eight (78) feet, eight (8) inches at the seven (7) story portion at the rear property line. Appellant is requesting sixteen (16) feet, two and one-half (2-½) inches at the five (5) story portion and zero (0) feet at the seven (7) story portion, a violation of forty (40) feet, one and one-half (1-½) inches at the five (5) story portion and seventy-eight (78) feet, eight (8) inches at the seven (7) story portion.**

**2. BOZA2022-060**

Filed: Petitioner: **ROGER BARRETT/SK DESGIN GROUP**  
**10/25/2022**

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. BOZA2022-061**

Filed: Petitioner: **ANTHONY FICARA,**  
**10/27/2022**

Address: **6814 AND 6822 BERRY RD, KANSAS CITY, KS 66106**

**SYNOPSIS: This appeal has been filed to allow for two (2) variances in conjunction with Change of Zone COZ2022-044 for a Change of Zone from R-1 Single Family Residential to AG Agricultural District. Variance 1: Section 27-452(3)(b) states that lot area shall not be less than five (5) acres per dwelling unit. The subject property has one (1) dwelling unit and 4.87 acres, a deviation of 0.13 acres. Variance 2: This appeal has been filed to grant a variance from the minimum setback requirements in an AG Agricultural District. Section 27-452(d)2(a) states that the front yard setback from property line be not less than 50 feet. The subject property has a single-family home built at 30 feet from the property line, a deviation of 20 feet.**

