

Board of Zoning Appeals AGENDA

July 11, 2022
6:00 PM

CALL TO ORDER

BOARD OF ZONING APPEALS STATEMENT

APPEALS

1. **BOZA2021-041**

Filed: Petitioner: **DANA BLAY/DBL ARCHITECTURE**
10/29/2021

Address: **146 S 18TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: The appeal has been filed in conjunction with SP2021-090, a Special Use Permit for a liquor store.

Variance 1: This appeal has been filed to grant a variance from the parking minimum requirement. Section 27-467(e) states that paved off-street parking spaces are required at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. The proposed building on the subject property measures 4,200 square feet, which requires 17 parking spaces. The appellant is requesting 10 parking spaces, a violation of seven (7) parking spaces.

Variance 2: This appeal has been filed to grant a variance from the minimum allowed distance between a new liquor store and any existing or proposed liquor store location, church, school, or public park. Section 27-593(b)(18) states that there must be a minimum separation distance of 1,300 feet between any new liquor store location and any existing or proposed liquor store location, church, school, or public park. Nearest distance between the parcel with the new liquor store and closest parcel containing another liquor store, church, school, or public park is 1,034 feet, a violation of 266 feet.

Variance 3: This appeal has been filed to grant a variance from the front yard setback. Section 27-467(d)(2)a states that the front yard setback shall be no less than 25 feet. The appellant is requesting a front yard setback of zero (0) feet, a violation of 25 feet.

Variance 4: This appeal has been filed to grant a variance from the corner side yard setback. Section 27-467(d)(2)c states that the corner side yard setback shall be no less than 25 feet. The appellant is requesting 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 paved area setback. Section 27-467(d)(2)e states that parking and other paved areas shall be not less than six (6) feet from any property line and not less than 10 feet from any street right-of-way. The appellant is requesting a paved area/parking space setback of no more than zero (0) feet from the property line and no more than zero (0) feet from the street right-of-way, a violation of six (6) feet and 10 feet, respectively.

2. BOZA2022-017

Filed: Petitioner: **MIKE PORTSCHE/COMMERCIAL MULTI-FAMILY DEVELOPMENT LLC**
02/28/2022

Address: **748 SEMINARY ST, KANSAS CITY, KS 66103**

SYNOPSIS: Variance 1: This appeal has been filed to grant a variance from the rear yard setback. Section 27-455(c)(2)d requires a rear yard setback of no less than 25 feet. The appellant is requesting a rear yard setback of zero (0) feet, a violation of 25 feet.

Variance 2: This appeal has been filed to grant a variance from the minimum lot size. Section 27-455(c)(3)b requires a lot to be no less than 5,000 square feet. The appellant is requesting a lot size of 3,095 square feet, a violation of 1,905 square feet.

3. BOZA2022-021

Filed: Petitioner: **JOHN EMANUELS**
03/25/2022

Address: **4411 N 67TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: The appeal has been filed in conjunction with COZ2022-015, a Change of Zone from A-G Agriculture District and C-1 Limited Business District to A-G Agriculture District, R-1 Single Family District, and C-1 Limited Business District. This appeal has been filed to grant a variance from the maximum length of a cul-de-sac street. Section 27-281(b) states that a cul-de-sac shall normally be no longer than 500 feet. The appellant is requesting a cul-de-sac street of 1,580 feet, a violation of 1,080 feet.

4. BOZA2022-031

Filed: Petitioner: **ANDREA WEISHAUBT/ATLAS SURVEYORS**
05/27/2022

Address: **12750 HUBBARD RD, KANSAS CITY, KS 66109**

SYNOPSIS: This appeal has been filed in conjunction with VAC2022-005, a vacation of a utility easement. This appeal has been filed to grant a variance from the maximum accessory building floor area in the R-1 District. Section 27-609(2) requires that the total area of a detached accessory building not exceed 1,000 square feet. The appellant is requesting a total floor area of all accessory buildings of 2,100 square feet, a violation of 1,100 square feet.

5. BOZA2022-032

Filed: Petitioner: **MILDRED F & DAVID E. GRIGGS**
05/27/2022

Address: **5636 N 107TH ST, KANSAS CITY, KS 66109**

SYNOPSIS: This appeal has been filed in conjunction with PLAT2022-014, a Preliminary and Final Plat for two (2) residential parcels. This appeal has been filed to grant a variance from the maximum depth-to-width ratio for a lot. Section 27-280(b) states that the depth of a lot shall not exceed three (3) times the width. The appellant is requesting that the two (2) parcels created by PLAT2022-014 will both have a depth-to-width ratio of 6:1, a violation of 100% and 100%, respectively.

6. BOZA2022-033

Filed: Petitioner: **ALEJANDRO DIAZ**
05/27/2022

Address: **5744 TAUROMEE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: This appeal has been filed to grant a variance from the maximum accessory building floor area in the R-1 District. Section 27-609(2) requires that the total area of a detached accessory building not exceed 1,000 square feet. The appellant is requesting a total floor area of all accessory buildings of 2,400 square feet, a violation of 1,400 square feet.