

Board of Zoning Appeals AGENDA

July 10, 2023
6:00 PM

A. Zoning Appeal Application(s)

1. **BOZA2023-012**

Filed: 03/10/2023 Petitioner: MAURICE N GRAY, JR

Address: 8303 NEW JERSEY AVE, KANSAS CITY, KS 66112

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 an accessory building with a total floor area of 1,248 square feet, a violation of 248 square feet.

2. **BOZA2023-020**

Filed: 06/12/2023 Petitioner: AUSTIN THOMPSON/ATLAS LAND CONSULTING

Address: 10551 HOLLINGSWORTH RD, KANSAS CITY, KS 66109

SYNOPSIS: This appeal is requesting two (2) variances. The appeal is being requested in conjunction with PLAT2023-018, a Preliminary and Final Plat of Hollingsworth's Hutton Estates for five (5) residential parcels (thereafter "Lots 1-5").

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 5 has a width of 261 feet and a depth of 1,184 feet. The appellant is requesting a depth-to-width ratio of 4.54:1 for Lot 5, a violation of 51 percent.

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 4, created by PLAT2023-018, receives access from Hollingsworth Road, which is designated as a Collector Street, per Section 27-763(f)(16). Lot 5, created by PLAT2023-018, receives access from Hutton Road, which is designated as a Class B Thoroughfare, per Section 27-763(d)(29). The appellant is requesting that Lot 4 have a frontage of 297 feet and Lot 5 have a frontage of 261 feet, a violation of three (3) feet and 39 feet, respectively.

3. 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.

4. BOZA2023-025

Filed:
05/26/2023

Petitioner: **ROGER BARRETT/SK DESIGN 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 of the main entrance to the building served. Appellant is requesting 14 parking spaces, a violation of 46 spaces.

Sec. 27-465(f)(1) Such spaces shall be paved and shall be on the premises or off the premises within 200 feet of the main entrance to the building served. City Hall Lofts garage is 250 feet from the main entrance of the building served and the Unified Government Parking Lot #6 is 465 feet from the main entrance of the building served violations of 50 feet and 265 feet, respectively.

5. BOZA2023-029

Filed:
05/26/2023

Petitioner: **JOSE YEPAZ / WTF LLC**

Address: **825 PARALLEL AVE, KANSAS CITY, KS 66101**

SYNOPSIS: This appeal is requesting three (3) variances. The appeal is being requested in conjunction with: **MPL2023-009**, a Comprehensive Plan Amendment from Parks and Open Space (Northeast Area Plan) to Lower-Medium Density Residential (Northeast Area Plan); **PLAT2023-021**, a Preliminary Plat for 21 multi-family residential parcels (hereafter “subject property” when referred to collectively and “Block 1, Lots 1-6”, “Block 2, Lots 1-8”, and “Block 3, Lots 1-5” when referred to individually); and **PR2023-020**, a Preliminary Plan Review for 21 townhomes.

Variance 1: This appeal has been filed to grant a variance from the front yard setback in the RP-5 District. Section 27-460(c)(2)a requires a front yard setback of no less than 25 feet. The appellant is requesting front yard setbacks for 15 feet of Block 1, Lots 1-6, a violation of 10 feet each for six (6) lots.

Variance 2: This appeal has been filed to grant a variance from the interior side yard setback in the RP-5 District. Section 27-460(c)(2)b requires an interior yard setback of no less than 10 feet. The appellant is requesting interior yard setbacks for zero (0) feet for Block 1, Lots 1-6; Block 2, Lots 1-8; and Block 3, Lots 1-5, a violation of 10 feet each for 21 lots.

Variance 3: This appeal has been filed to grant a variance from the corner side yard setback in the RP-5 District. Section 27-460(c)(2)c requires a corner yard setback of no less than 25 feet. The appellant is requesting corner yard setbacks of 20 feet for Block 2, Lot 1, and Block 3, Lot 1, a violation of five (5) feet, respectively.