

Board of Zoning Appeals AGENDA

**June 12, 2023
6:00 PM**

A. Zoning Appeal Application(s)

1. BOZA2023-013

Filed: Petitioner: **BRANDON BLATTNER**
03/24/2023

Address: **2336 S BOEKE ST, KANSAS CITY, KS 66103**

SYNOPSIS: This appeal has been filed to grant a variance from the front yard setback in the R-1(B) District, via the R-2(B) District. Section 27-457(b)(1) allows any use permitted in the R-1(B) District, under the standards of that district; Section 27-455(c)(2)a requires a front yard setback of 25 feet. The appellant is requesting a front yard setback of 23 feet, a violation of two (2) feet.

2. BOZA2023-018

Filed: Petitioner: **AARON MOORE/KAW VALLELY ENGINEERING**
06/12/2023

Address: **2508 N 12TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: This appeal is requesting four (4) variances. The appeal is being requested in conjunction with COZ2023-011, a Change of Zone from R-2 Two-Family District to RP-5 Planned Apartment District; MPL2023-006, a Master Plan Amendment from Low-Density Residential (Northeast Area Plan) to Medium-Density Residential (Northeast); and PLAT2023-016, a Preliminary Plat of KCK Church Apartments for one (1) residential parcel.

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 setback of not less than 25 feet from the street line. The appellant is requesting a front yard setback of five and one-half (5.5) feet, a violation of 19.5 feet.

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 a setback of not less than 10 feet from the interior side yard property line. The appellant is requesting an interior side yard setback of three and one-half (3.5) feet, a violation of six and one-half (6.5) feet.

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 setback of not less than 25 feet from the public street. The appellant is requesting a corner side yard setback of zero (0) feet, a violation of 25 feet.

Variance 4: This appeal has been filed to grant a variance from the required minimum number of parking spaces in the RP-5 District. Section 27-460(d) requires that one and one-half (1.5) parking spaces be provided for each dwelling unit that has one (1) bedroom or less, and that two (2) parking spaces be provided for each dwelling unit that has two (2) bedrooms or more. The proposed apartment building will have eight (8) units with one (1) bedroom, and four (4) units with two (2) bedrooms, requiring a total of 20 parking spaces. The appellant is requesting 17 parking spaces, a violation of three (3) parking spaces.

3. BOZA2023-021

Filed: 06/12/2023 Petitioner: **DERRICK T. BURKS/MAYBABY'S WATER ICE, LLC**

Address: **1125 QUINDARO BLVD, KANSAS CITY, KS 66104**

SYNOPSIS: This appeal has been filed to grant a variance from the required minimum number of parking spaces for a restaurant in the C-3 District. 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. Section 27-668 states that for restaurants, one (1) space for each 50 square feet of seating area plus one (1) space for each remaining 300 square feet of total floor area is required; but for such establishments with less than 500 square feet of seating area, at least 10 off-street parking spaces are required. The building measures a total of 303 square feet, zero (0) square feet of which will be used for seating and 303 square feet of which will be remaining floor area, resulting in the minimum 10 required parking spaces. The appellant is requesting zero (0) parking spaces, a violation of 10 parking spaces.

Total Number of Agenda Items: 3