

Board of Zoning Appeals AGENDA

November 13, 2023
6:00 PM

A. Zoning Appeal Application(s)

1. **BOZA2023-038**

Filed: Petitioner: PAUL MCFADDEN
10/09/2023

Address: 1614 STINSON AVE, KANSAS CITY, KS 66103

SYNOPSIS: Variance 1: This appeal has been filed to grant a variance from the maximum number of accessory buildings allowed in the R-1(B) District, via the R-2(B) District. Section 27-609(2) allows for one (1) detached accessory building. The appellant is requesting two (2) accessory buildings, a violation of one (1) accessory building.

2. **BOZA2023-040**

Filed: Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTANTS
08/25/2023

Address: 2321 S 63RD ST, KANSAS CITY, KS 66106

SYNOPSIS: This appeal is a request of three (3) variances. The appeal is being requested in conjunction with PLAT2023-028, a Preliminary and Final Plat for two (2) agriculturally zoned 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 148 feet and a width of 1,311 feet. The appellant is requesting a depth-to-width ratio of 8:58:1 for Lot 1, a violation of 195 percent.

Variance 2: This appeal has been filed to grant a variance from the interior side yard setback in the A-G District. Section 27-452(d)(2)b requires an interior side yard setback of 20 feet. The appellant is requesting an interior side yard setback of zero (0) feet, a violation of 20 feet.

Variance 3: This appeal has been filed to grant a variance from the corner side yard setback in the A-G District. Section 27-452(d)(2)c requires a corner side yard setback of 50 feet. The appellant is requesting a corner side yard setback of zero (0) feet, a violation of 50 feet.

3. BOZA2023-046

Filed:
09/29/2023

Petitioner: **KATHLEEN WARMAN / K WARMAN ARCHTIECTURE**

Address: **838 S 7TH ST TRFY, KANSAS CITY, KS 66105**

SYNOPSIS: This appeal has been filed in conjunction with PR2023-031, a Preliminary Plan Review for a new liquor store, and SP2023-091, a Special Use Permit for operating a liquor store.

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, place of worship, 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. The applicant is requesting to operate a liquor store that is 465 feet from a park, a violation of 835 feet.

Total Number of Agenda Items: 3