

BOARD OF ZONING APPEALS Agenda

10/10/2022

6:00 PM

A. Zoning Appeal Application(s)

1. **BOZA2022-039**

Filed: Petitioner: **GERARDO VELASQUEZ**
07/25/2022

Address: **2901 N 60TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: This appeal is requesting two (2) variances.

Variance 1: This appeal has been filed to grant a variance from the interior side yard setback in the R-1 District. Section 27-454(d)(2)b requires an interior side yard setback of seven (7) feet. The appellant is requesting an interior side yard setback of four (4) feet, a violation of three (3) feet.

Variance 2: 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 1,152 square feet, a violation of 152 square feet.

2. **BOZA2022-041**

Filed: Petitioner: **TIM GATES / AGNES GATES REALTY**
07/29/2022

Address: **1005 OSAGE AVE, KANSAS CITY, KS 66105**

SYNOPSIS: This appeal has been filed to allow for one (1) variance in conjunction with Special Use Permit SUP2022-050. Variance 1: Section 27-668(5) states that for eating places, 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. Section 27-668(a)(12) states that dance halls must provide one (1) parking space for every 50 square feet of seating or assembly area plus one (1) space for each remaining 200 square feet of total floor area. Ordinance requirements require 63 parking spaces aggregate between the proposed uses. The subject property currently has 27 parking spaces, a violation of 36 parking spaces.

3. **BOZA2022-042**

Filed: Petitioner: **LIDIA VILLAR / LIDIA & COMPANY, LLC**
07/29/2022

Address: **1218 KANSAS AVE, KANSAS CITY, KS 66105**

SYNOPSIS: This appeal has been filed to allow for two (2) variances in conjunction with Change of Zone COZ2022-027 for a Change of Zone from R-2(B) to CP-1 and Master Plan Amendment MPL2022-015 from Residential to Commercial.

Variance 1: Section 27-464(d)(2) states that the front yard setback shall not be less than 15 feet. The applicant is proposing a setback of five (5) feet, a violation of 10 feet.

Variance 2: Section 27-464(e) requires off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of building floor area. Section 27-668(a)(5) requires a ratio of one (1) space for every 50 square feet of seating area. The applicant is proposing a building with 5,847 square feet of total building area with 197 square feet being dedicated to a snack bar area, requiring a total of 27 parking spaces. The subject plan has 17 parking spaces, a deviation of ten (10) spaces.

4. BOZA2022-043

Filed: 07/29/2022 Petitioner: **ANDREA WEISHAUBT / ATLAS LAND CONSULTING**

Address: **13205 PARALLEL PKWY, KANSAS CITY, KS 66109**

SYNOPSIS: This appeal has been filed in conjunction with COZ2022-029, a Change of Zone from R Rural Residential District (WyCo) to AG Agriculture District and PLAT2022-032, a Preliminary and Final Plat (Stimac Addition) to create four (4) agricultural lots (designated as Lots 1, 2, 3, and 4). This appeal has been filed for to grant 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 new lot 4 created by PLAT2022-032 has a depth to width ratio of 3.61:1 a violation of 17%.

5. BOZA2022-046

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

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 (2-¹/₂) 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 (1-¹/₂) inches at the five (5) story portion and seventy-eight (78) feet, eight (8) inches at the seven (7) story portion.

Total Number of Agenda Items: 5