

Board of Zoning Appeals AGENDA

October 9, 2023
6:00 PM

A. Zoning Appeal Applications

1. BOZA2022-057

Filed: Petitioner: CESAR ACOSTA
10/03/2022

Address: 5472 MUNCIE DR, KANSAS CITY, KS 66102

SYNOPSIS: This appeal has been filed to grant a variance from the maximum percentage of the front yard paved. Section 27-673(b) states that paved parking areas or customary driveways in the required yards abutting streets shall not exceed 40 percent of the area of those yards for one- and two-family dwellings. The applicant is requesting a paved area that covers 100% of the front yard, a violation of 150% of the allowed paved coverage.

2. BOZA2023-028

Filed: Petitioner: VICTOR FRANK MARTINY II
05/26/2023

Address: 6019 WOODEND AVE, KANSAS CITY, KS 66106

SYNOPSIS: This appeal is requesting in conjunction with COZ2023-017, a Change of Zone from R-1 Single-Family District to A-G Agriculture District.

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. The subject property has a depth of 1,288 feet and a width of 346 feet. The appellant is requesting a depth-to-width ratio of 3:72:1, a violation of 24 percent.

Variance 2: This appeal has been filed to grant a variance from the minimum front-yard setback. Section 27-452(d)(2)(a) states that the front yard setback should not be less than 50 feet from the property line. The appellant is requesting a setback of 30 feet, a violation of 20 feet.

3. BOZA2023-031

Filed: Petitioner: NICHOLAS ZINN
08/14/2023

Address: 3914 N 67TH ST, KANSAS CITY, KS 66104

SYNOPSIS: This appeal has been filed to build a detached accessory structure greater than 1,000 square feet. Sec 27-609(2) states the total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard. Appellant requests a 2,400 square foot detached accessory building, a violation of 1,400 square feet.

4. BOZA2023-039

Filed: Petitioner: **MATT THOMAS/FIRM FOUNDATION MINISTRIES, INC**
08/14/2023

Address: **2204 N 5TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: This appeal is requesting in conjunction with SP2023-041, a Special Use Permit to operate a group dwelling unit for rehabilitation of previously incarcerated individuals. This appeal has been filed to grant a variance from the minimum parking requirement for a group dwelling unit. Section 27-668(a)(6) states that “One parking space for each guest room and one parking space for each employee during the peak shifts or make specific legally binding commitments that assure that normal daily parking needs are met on site and/or on the adjacent streets directly abutting the property”. There are five (5) guest rooms and two (2) staff members on-site at peak hours, requiring seven (7) parking spaces. The property only provides two (2) spaces, a violation of five (5) spaces.

5. 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.

Total Number of Agenda Items: 5