

BOARD OF ZONING APPEALS Agenda

9/12/2022

6:00 PM

A. Zoning Appeal Application(s)

1. BOZA2022-034

Filed: Petitioner: **MATT WATKINS/REECE COMMERCIAL**
06/01/2022

Address: **2908 N 103RD TER, KANSAS CITY, KS 66109**

SYNOPSIS: This appeal has been filed to allow for four (4) variances.

Variance 1: This appeal has been filed to grant a variance from the minimum setback for temporary signs. Per Section 27-729(b)(3), the height of a temporary sign shall not exceed three (3) feet at the minimum setback line and may increase one (1) foot for every additional 10 feet that the sign is set back up to the maximum height permitted in Table VIII-11-12; the total minimum setback required for the sign as proposed is 35 feet. The appellant is requesting a setback of five (5) feet, a violation of 30 feet.

Variance 2: This appeal has been filed to grant a variance from the maximum continuous display time period for a wood-framed temporary sign. Section 27-729(b)(4)c.2, states that the maximum continuous time period is 90 days. The appellant is requesting to erect a temporary sign for 180 days, a violation of 90 days.

Variance 3: This appeal has been filed to grant a variance from the maximum sign face area for a temporary sign. Section 27-729(b), Table VIII-11-12.5 states that the maximum area cumulative sign area of a temporary sign in the C-2/CP-2 District is 300 square feet. The appellant is requesting a temporary sign with a cumulative sign area of 640 square feet, a violation of 340 square feet.

Variance 4: This appeal has been filed to grant a variance from the maximum height of a temporary sign. Section 27-729(b), Table VIII-11-12.6 states that the maximum height of a temporary sign in the C-2/CP-2 District is six (6) feet. The appellant is requesting a temporary sign with a height of 16 feet, a violation of 10 feet.

2. BOZA2022-036

Filed: Petitioner: **ALONZO BURTON/THE BURTON GROUP**
06/24/2022

Address: **3430 N 32ND TER, KANSAS CITY, KS 66104**

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 2,000 square feet, a violation of 1,000 square feet.

3. BOZA2022-038

Filed: Petitioner: **GLENN BENNETT**
06/24/2022

Address: **2615 ESPENLAUB LN, KANSAS CITY, KS 66106**

SYNOPSIS: This appeal has been filed to allow for four (4) variances. The appeal has been filed in conjunction with COZ2022-025, a Change of Zone from R-1 Single Family District to A-G Agriculture District, and PLAT2021-029, a Preliminary and Final Plat for two (2) single-family residential lots (designated as Lot 1A & 1B).

Variance 1: This appeal has been filed to grant a variance from the minimum size 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 lot size of five (5) acres. The new lots created by PLAT2022-022 receive access from Espenlaub Lane, which is designated as a Collector Street per Section 27-763(f)(8). The appellant is requesting lots of 0.28 acre (Lot 1A) and 4.22 acres (Lot 1B), a violation of 4.72 acres and 0.78 acre, 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. The new lots created by PLAT2022-022 receive access from Espenlaub Lane, which is designated as a Collector Street per Section 27-763(f)(8). The appellant is requesting frontages of 61.8 feet (Lot 1A) and 50 feet (Lot 1B), a violation of 238.2 feet and 250 feet, respectively.

Variance 3: This appeal has been filed to grant a 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 appellant is requesting lots with depth-to-width ratios of 3.24:1 (Lot 1A) and 13.21:1 (Lot 1B), a violation of eight percent (8%) and 340%, respectively.

Variance 4: This appeal has been filed to grant a variance from the minimum lot size in the A-G District. Section 27-452(a) requires that all new lots must be five (5) acres or greater. The appellant is requesting a lot size of 4.22 acres, a violation of 0.78 acre.

4. BOZA2022-040

Filed: 07/28/2022 Petitioner: STANLEY S AND LAURA A GEORGE

Address: 5933 OAK GROVE RD, KANSAS CITY, KS 66106

SYNOPSIS: This appeal has been filed to allow for two (2) variances.

Variance 1: 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 2,080 square feet, a violation of 1,080 square feet.

Variance 2: This appeal has been filed to grant a variance from the minimum lot size required for an accessory building to refrain from meeting the color- and material-matching standards. Section 27-609(2)a states that in any residential district on a parcel less than three (3) acres, preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels are specifically excluded, except that metal can be used for the walls of the unit provided they have a factory applied and painted finish closely matching the color of the primary structure. The appellant is requesting a metal accessory building with colors that do not match the primary structure on a parcel of 1.10 acres, a violation of 1.9 acres.

5. BOZA2022-044

Filed: 07/29/2022 Petitioner: WIL ANDERSON / BHC

Address: 1050 ARMSTRONG AVE, KANSAS CITY, KS 66102

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

Variance 1: This appeal has been filed to grant a variance from the minimum lot width. Section 27-455(c)(3)a requires a lot to be no less than 50 feet. The appellant is requesting a lot width of 33 feet, a violation of 17 feet.

Variance 2: This appeal has been filed to grant a variance from the minimum lot size. Section 27-455(c)(3)b requires a lot to be no less than 5,000 square feet. The appellant is requesting a lot size of 4,224 square feet, a violation of 776 square feet.

6. BOZA2022-045

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

Address: 3222 N 38TH ST, KANSAS CITY, KS 66104

SYNOPSIS: This appeal is requesting two (2) variances. The appeal has been filed in conjunction with PLAT2022-019, a Preliminary and Final Plat for two (2) single-family residential lots.

Variance 1: This appeal has been filed to grant a variance from the minimum size 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 lot size of five (5) acres. Lot 2, created by PLAT2022-019, receives access from North 38th Street, which is designated as a Collector Street per Section 27-763(f)(61). The appellant is requesting a lot of 0.70 acre, a violation of 4.30 acres.

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 2, created by PLAT2022-019, receives access from North 38th Street, which is designated as a Collector Street per Section 27-763(f)(61). The appellant is requesting a frontage of 175 feet, a violation of 125 feet.

Total Number of Agenda Items: 6