

Board of Zoning Appeals AGENDA

September 11, 2023
6:00 PM

A. Zoning Appeal Application(s)

1. BOZA2023-019

Filed:
06/12/2023

Petitioner: TOMAS DE LA PAZ/WHITTIER SCHOOL LOFTS LP

Address: 290 S 10TH ST, KANSAS CITY, KS 66102

SYNOPSIS: This appeal is requesting three (3) variances. The appeal is being requested in conjunction with COZ2023-012, a Change of Zone from CP-0 Planned Non-Retail Business District to RP-5 Planned Apartment District; MPL2023-007, a Master Plan Amendment from Low-Density Residential (City-Wide Comprehensive Plan) to High-Density Residential (City-Wide); and PLAT2023-017, a Preliminary Plat of Whittier Heights for two (2) residential parcels (hereafter "Lot 1" and "Lot 2").

Variance 1: This appeal has been filed to grant a variance from the rear yard setback in the RP-5 District. Section 27-460(c)(2)d requires a setback of not less than 25 feet from the rear property line. The appellant is requesting that Lot 2 have a rear yard setback of five (5) feet, a violation of 20 feet.

Variance 2: This appeal has been filed to grant a variance from the parking lot and paved area setback in the RP-5 District. Section 27-460(c)(2)e requires a setback of not less than 25 feet from any street line and not less than six (6) feet from any other property line. The appellant is requesting a parking lot with a setback of five (5) and nine (9) inches from the front property line and 20 feet and nine (9) inches from the street line, a violation of three (3) inches and four (4) feet and three (3) inches, respectively.

Variance 3: This appeal has been filed to grant a variance from the minimum non-vehicular open space required in the RP-5 District. Section 27-460(c)(3) states that at least 40 percent of the site area is maintained as nonvehicular open space. The appellant is requesting that Lot 2 have an open area representing 33 percent of the site area, a violation of seven (7) percentage points and 17 percent of the minimum open area, respectively.

2. BOZA2023-026

Filed:
05/26/2023

Petitioner: BRIAN LOCKETT

Address: 614 ORVILLE AVE, KANSAS CITY, KS 66101

SYNOPSIS: This appeal is requesting three (3) variances.

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. Section 27-609(2) allows for one (1) detached accessory building. The appellant is requesting to keep a total of two (2) accessory buildings, a violation of one (1) accessory building.

5. BOZA2023-036

Filed:
07/28/2023

Petitioner: ALEX ELLIOTT / ATLAS LAND CONSULTING

Address: 2324 GRANDVIEW BLVD, KANSAS CITY, KS 66102

SYNOPSIS: This appeal has been filed in conjunction with COZ2023-022 a Change of Zone from CP-0 Planned Non-Retail Business District to CP-1 Planned Limited Business District and MPL2023-011, a Master Plan Amendment from Urban Density (Central Area Plan) to Neighborhood Commercial (Central Area Plan) to operate a retail shop at 2324 Grandview Boulevard.

This appeal has been filed to grant a variance from the minimum required parking in the CP-1 Planned Limited Business District. Section 27-464(e) states that any business shall provide paved off-street parking at a ratio of no less than four (4) spaces per 1,000 square feet of floor area. The property provides 1,015 square feet of floor area, requiring five (5) parking spaces. The property currently provides one (1) space, a violation of four (4) spaces.

Total Number of Agenda Items: 5