AGENDA
City of Roeland Park, Kansas
Board of Zoning Appeals
7:00 PM
May 10, 2016

I. Call the meeting to order

II. Approve Minutes from 04/12/16 Meeting

III. BZA 2016-01 – 5207 Birch St
   A. Board Deliberation - Continued
   B. Vote of the Board

IV. BZA 2016-02 – 4819 Canterbury St
   A. Open Hearing – Staff Report, Applicant Presentation, Open Public Comments
   B. Close Public Hearing
   C. Board Deliberation
   D. Vote of the Board

V. Adjourn Meeting
The City of Roeland Park, Kansas  
4600 West Fifty-First Street  
Roeland Park, Kansas 66205  
City Hall (913) 722-2600 – Fax (913) 722-3713

DETERMINATION OF THE BOARD OF ZONING APPEALS

BZA Members:  
John Christensen  
Tim Churchman  
Paula Gleason  
Doug Long  
Tom Madigan

Absent/Present

Variance No.: BZA 2016-02  
Date of Action: May 10, 2016

- On May 10, 2016, the City of Roeland Park Board of Zoning Appeals (Action Approved, Conditionally approved, Denied) the variance requested from Section 16-407(b) Sideyard Setbacks and 16-809 – Setbacks of the Zoning Ordinance for the property at 4819 Canterbury St. (Address or Location) as requested by Sara J. Staggs (Applicants). In (Action) this request, the Board of Zoning Appeals found that the variance (did/did not fulfill all five of the necessary conditions for approval. Specifically, the Board of Appeals found:


Findings of the Board of Zoning Appeals on each of the following conditions:

<table>
<thead>
<tr>
<th>BZA Members Name</th>
<th>Christensen</th>
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a. Uniqueness
b. Adjacent Property
c. Hardship
d. Public Interest
e. Spirit and intent

Conditions (if any):

_____________________________________

_____________________________________

Chairman, Board of Zoning Appeals
The City of Roeland Park, Kansas
4600 West Fifty-First Street
Roeland Park, Kansas 66205
City Hall (913) 722-2680 – Fax (913) 722-3713

To be filled in by City:
Date filed: 3-17-16
Case no.: 2016-02

Application for Variance, Section 16-335.

Fee: $100. (Free for residents/home owners in April and August) Proof of residency required.

Applicant: Sara J. Staggs Phone: 913-384-0403

Address: 4819 Canterbury
Roeland Park, KS

If different from above:
Property Owner ____________________________ Phone ____________________
Address ____________________________

Location of Property: Subdivision: __________ Lot: __________ Block: __________
Section of the zoning regulations for which variance is sought: 16-407(b) & 16-808

See-American eagle

Present use of property: Private residence

Description of requested variance(s): Carport on North side of residence 8' x 20'.

(The application shall be accompanied by a sketch map showing proposed and existing structures and uses of the property and of immediately adjacent properties.)

Reasons for requested variance(s): Carport

Utility lines or easements that would restrict proposed development

Adjacent zoning and land use:

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<tr>
<th>Land Use</th>
<th>north</th>
<th>south</th>
<th>east</th>
<th>west</th>
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<tr>
<td>Zoning</td>
<td>Commercial/Residential</td>
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I acknowledge receipt of the variance criteria and that the above information is true and accurate.

Applicant signature: Sara J. Staggs Date: 3/17/2016

Fee Paid $ __ Date: __/__/16 Received by: __/__/16
Date of Publication: __/__/16 Date of Public Hearing: __/__/16
Date Proof of Ownership and/or Authorization of Agent affidavit(s) submitted
Written comments from City Engineer submitted:
Surrounding Property Owners Notified: __ Planning Commission/BZA Notified: __
Sec. 16-407. - Single-Family Residence District; Dimensions.

The minimum dimensions of yards and setbacks, and the minimum lot frontage, area and distance between adjacent buildings and appurtenances thereto for each building, and the maximum height of structures, shall be as follows:

(b) Sideyard setbacks: No residence (including attached or semi-attached garages and porches, enclosed or unenclosed) shall be located within five feet of either side of the lot, tract or parcel of land upon which it is erected; nor shall any residence, including the above enumerated appurtenances, occupy more than 80 percent of the width of the lot, tract, or parcel of land upon which it is erected, measured along the front set-back line. In addition, if the sideyard abuts on a street or highway, no residence (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line. A minimum distance of ten feet shall be provided and maintained between the residence and any building located upon adjacent premises.

Sec. 16-809. - Setbacks.

(2) For one-family dwellings and two-family dwellings in any district, no parking area shall be located within two feet of a lot line.
Roof plate anchored to masonry

asphalt shingle roof

Property line

10.3'

20' Existing drive

Drive way masonry walls

Existing masonry walls

North Neighbor

20'

4819 Canterbury

4817 Canterbury

Sara J. Staggs

913-384-0403

KS.
MEMORANDUM

to: The Board of Zoning Appeals
from: Michael E. Flickinger, Building Inspector/Code Enforcement Officer
subject: BZA 2016-02 - 4819 Canterbury St.
date: May 3, 2016

The property owner of 4819 Canterbury Street would like to build a carport on the north side of the existing house and include a new driveway to access the carport. There is 10'-3" between the house and the side property line and about 20' between this house and the existing house on the adjacent property.

The current codes do restrict the main structure and its attached structures to be at least 5' in from the property line. Likewise, a driveway is not to be within 2' of an adjacent property line. A 10" separation between the structures of the adjoining properties is required for fire separation.

The owner has cancer and a volunteer group has raised the funds and will be providing the labor and materials to do these projects for her. The purpose of this move is to ultimately build a covered front porch on the house for the owner to be able to use. I do not have any issues with the proposed placement of the carport and driveway and though they are indicating an 8' wide carport, I believe 9' would be more user friendly. I do encourage you to drive by the property for your own review and I am also enclosing some pictures to give you a vision of the property as it is today.

Thank You.

Michael E. Flickinger
Building Inspector/Code Enforcement Officer
The City of Roeland Park, Kansas
4600 West Fifty-First Street
Roeland Park, Kansas 66205
City Hall (913) 722-2600 – Fax (913) 722-3713

DETERMINATION OF THE BOARD OF ZONING APPEALS

BZA Members:  
John Christensen  Absent/Present  
Tim Churchman  
Paula Gleason  
Doug Long  
Tom Madigan  

Variance No.: BZA 2016-01
Date of Action: May 10, 2016

- On May 10, 2016, the City of Roeland Park Board of Zoning Appeals (Action Approved, Conditionally approved, Denied) the variance requested from Section 16-613(b)(2) and 16-613(b)(3) – Accessory Uses and Structures; Development and Performance Standards of the Zoning Ordinance for the property at 5207 Birch St. (Address or Location) as requested by Thomas & Kelley Van Towle (Applicants). In (Action) this request, the Board of Zoning Appeals found that the variance (did/did not fulfill all five of the necessary conditions for approval. Specifically, the Board of Appeals found:

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Chairman, Board of Zoning Appeals