

June 7th, 2024

Dear neighbor:

As a property owner within 200 feet of the property located at 2524 W. 51st Terrace in Westwood, you are being notified of an application by Joanne Scaruto, for a waiver or exception for a proposed new single-family residence on property located at **2524 W. 51st Terrace, Westwood, Kansas 66205**. The waiver or exception requested is from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow the primary structure to have less than 60% of its front façade on the front build-to line and 4.3.2(G) to allow an encroachment of a porch greater than 4' into the front yard setback. This letter is to inform you that the Westwood Planning Commission will hold a public hearing for consideration of this application where the general public may provide comments on **Monday, July 1st, 2024 at 7:00 PM** at Westwood City Hall, 4700 Rainbow Blvd., Westwood, KS 66205. The meeting will also be accessible virtually on Zoom. In addition to live oral comments, written comments may be submitted ahead of the public hearing to info@westwoodks.org and will be included in the public meeting record.

The meeting may be attended either in person at Westwood City Hall or virtually, by using the following instructions:

Online

<https://us02web.zoom.us/j/89009964959>

or

by Phone

(312) 626-6799

Webinar ID: 890 0996 4959

Additional information on this application is available at Westwood City Hall, 4700 Rainbow Boulevard or by contacting me, Nick Finck by using the contact information below.

Kind regards,

Nick Finck

City of Westwood, Kansas

4700 Rainbow Boulevard

913-942-2130

Nick.finck@westwoodks.org