

Waivers & Exceptions Application



City of Westwood
4700 Rainbow Blvd
Westwood, Kansas 66205
913-362-1550
www.westwoodks.org

Requested Waiver For: Front Setback Encroachment

General Location / Address of Subject Property: 2524 W. 51st Terrace

Legal Description: Klassan Place E 50' LT 4 and
W 30' LT 5 BLK 1 WWC 284 A

Current Land Use: _____

Zoning District: _____

Property Owner's Name(s): Wulff Building Phone: 816-695-9493

Mailing Address: 8016 Manor, Leawood, KS 66206

E-mail Address: admin@wulffbuilding.com

Applicant / Agent's Name: Joanne Scyrato

Company: SAME Phone: SAME

Mailing Address: _____

E-mail Address: _____

A waiver or exception for the building design or site development standards is allowed from only the following Westwood Zoning Ordinance sections:

- 4.3.2 Single-Family Primary Structure Requirements;
- 4.3.6 Garages;
- 4.3.7 Building Standards;
- 4.3.8 Building Additions – Special Conditions; and
- 4.4 New Infill Houses – Special Considerations.

Fee: \$90.00

List the specific Zoning Ordinance provisions that a waiver or exception is being requested from:

4.3.2.G and 4.3.2.D

A waiver or exception shall not be approved if it is contrary to the public interest or unnecessarily burdens the City of Westwood. The following provisions are evaluated before a waiver or exception can be granted.

Respond to each of the criteria as it pertains to the request.

- A. An alternative higher quality development design in being proposed with no negative impacts to either near-by residential or nonresidential properties.

It will improve the front elevation. A larger front porch will provide increase appeal w/ no negative impacts to either near by residential or nonresidential properties

- B. Relief of the development restrictions imposed on the property will ensure low impact land uses, and quality building and site design arrangements in which adjoining residential properties will not be negatively impacted by any deviations from the applicable regulations.

Extending the front porch an additional 4' will have low impact by any deviations from the applicable regulations

- C. The granting of the waiver or exception will not be opposed the general spirit and intent of the adopted Comprehensive Plan.

An additional 4' of front porch will only increase appeal and will not be opposed the general spirit & intent of the adopted Comprehensive Plan

Signature of Owner or Agent: Jaune R Sufo Date: 5/23/24

Note: Authorization of Agent must accompany any requests made by anyone other than the property owner(s).