

# WESTWOOD BOARD OF ZONING APPEALS

Staff Report

Meeting Date: June 1, 2026

Staff Contact: Katherine Carttar, City Administrator

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**BZA-2026-02:** Consider application of Matthew Rich, for a variance from Westwood Zoning Ordinance Article 4.3.10 (B) to allow the driveway of a house with a single car garage to exceed the prescribed maximum width of 18 feet on property located at 2509 West 47th Street, Westwood, Kansas 66205.

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## Background/Description of Item

On April 23<sup>rd</sup>, 2026, City staff received a request for a Driveway variance. Homeowner Matthew Rich is proposing to add 10' to an existing 16' driveway.

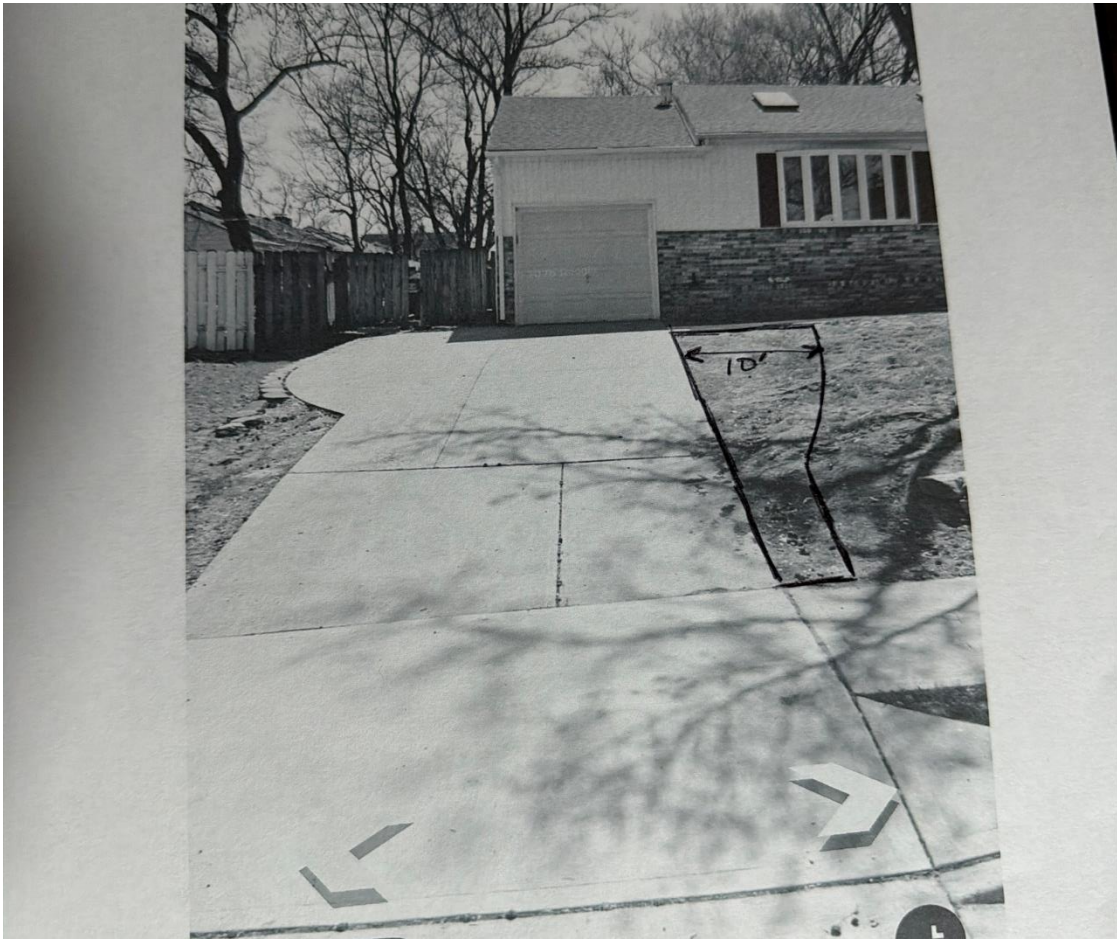
This application requires a variance for:

Westwood Zoning Ordinance 4.3.10 B requires: Any house with a single-car garage may have a driveway that widens to a maximum of 18 feet. This widening is allowed only for the final 18 feet of the driveway closest to the garage. Any such driveway may widen gradually for an additional nine feet of transitional length in which the driveway widens from one lane to the prescribed maximum width.

## Proposed Driveway

The applicant desires to add 10' to the existing 16' driveway making it 26' wide. The current driveway is 16' wide and 26' deep at the garage door and drops down to 12' where he would like to 2' additional for the remainder 16' making it 14' wide. A strict application of the zoning regulations would require that the driveways not exceed 18' for single car garages.

The new driveway addition would add 10' to the existing driveway. Images of current conditions are included below.



*Southern View*



*Western View*



*Eastern view*



**Staff Comments/Recommendation**

Pursuant to previous City Council direction, City staff evaluated the following factors:

- a. ROW impediment - No.
- b. Established tree impact/removal - No.
- c. Resulting sight lines issues - No.

Staff does not have objections to the requested variance.

*Suggested Motion*

*I move to approve the requested driveway variance at 2509 W 47<sup>th</sup> Ave.*