

WESTWOOD BOARD OF ZONING APPEALS

Staff Report

Meeting Date: June 1, 2026

Staff Contact: Katherine Carttar, City Administrator

BZA-2026-01: Consider application of Kim O'Brien for a variance from Westwood Zoning Ordinance Article 4.3.10 (A) to allow the curb cut or entrance with a corresponding one-lane driveway to exceed the maximum width of 12 feet, and 4.3.10(B) to allow any such driveway not widen gradually for an additional nine feet of transitional length in which the driveway widens from one lane to the prescribed maximum width of 18 feet on property located at 4953 Norwood, Westwood, Kansas 66205.

Background/Description of Item

On February 3, 2026, City staff received a request for a driveway variance for 4953 Norwood. Contractor Tommy's Concrete is proposing to replace an existing 11'x38' driveway with 18' approach with an 18'x38' driveway with a 25' approach.

This application requires a variance for:

Westwood Zoning Ordinance 4.3.10 A: Each single-family dwelling is limited to one curb cut or entrance with a corresponding one-lane driveway having a maximum width of 12 feet.

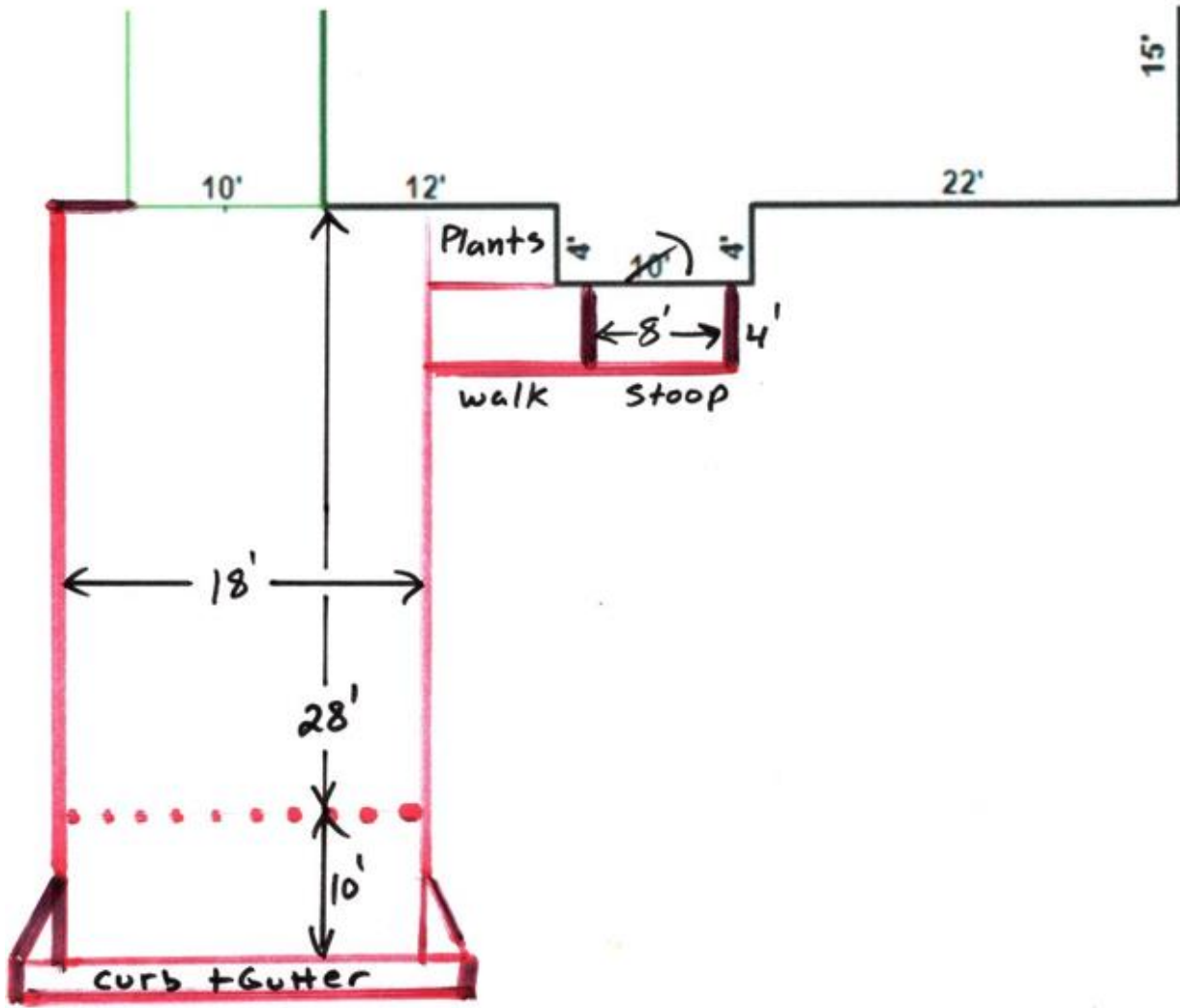
Westwood Zoning Ordinance 4.3.10 B: Any house with a single-car garage may have a driveway that widens to a maximum of 18 feet. This widening is allowed only for the final 18 feet of the driveway closest to the garage. Any such driveway may widen gradually for an additional nine feet of transitional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

Proposed Driveway

The applicant desires to replace the existing single lane driveway. The width would increase from 11' to 18', which is permitted near the garage. However, the applicant would like to keep the 18' width through to the curb cut. The code permits a 12' curb cut and a gradual increase to 18'

The new driveway would replace the existing driveway. Images of current conditions are included below.

A design of the proposed driveway is provided.



Northern border looking Southeast



Western border looking East



Staff Comments/Recommendation

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

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

Staff does not have any objections to the requested variance.

Suggested Motion

I move to approve the requested driveway variance at 4953 Norwood.