

# Waivers & Exceptions Application



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

Requested Waiver For: \_\_\_\_\_

An exception to 4.3.2D since we are changing the address home address from 4732 State Line to 1903 W 47th Terrace we no longer comply with this section.

General Location / Address of Subject Property: 4732 State Line Westwood KS 66205

Legal Description: SURVEY: Lot 62 & 63, WESTPORT ANNEX, A subdivision in the City of Westwood, Johnson County, Kansas  
JOCO AIMS: WESTPORT ANNEX LT 62 & LT 63 WWC - 12287

Current Land Use: Single Family Residence

Zoning District: R-1

Property Owner's Name(s): Westwood Rentals, Inc / Brad Baker Phone: 816.392.4366

Mailing Address: 1902 W 48th Street, Westwood, KS 66205

E-mail Address: brad@bradbakerinc.com

Applicant / Agent's Name: David Herron

Company: David Herron and Partners, LLC Phone: 816.832.4647

Mailing Address: 3111 W 79th Street, Prairie Village, KS 66208

E-mail Address: dherron@herronandpartners.com

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:

Westwood Zoning Ordinance Section 4.3.2D - Primary Structures shall have at least 60% of their front facade on the front yard build-to-line.

The proposed change of address and front door location is more congruent with the other homes on 47th Terrace. Because the current address is on State Line the elevation ratio does not meet the 60% frontage ordinance for the north elevation off 47th Terrace. Therefore, we have taken great care to make the east (state line) elevation one with architectural relief and transparency.

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 is being proposed with no negative impacts to either near-by residential or nonresidential properties. \_\_\_\_\_

A new single family home is being proposed for this site. The design meets all of the applicable codes except Section 4.3.2D due to the proposed address change which will have the front door on 47th terrace which matches all of the other homes on the street.

- 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. \_\_\_\_\_

There should be no negative impact to any neighboring properties with the address change and exception to the elevation requirements.

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

The proposed change of having 47th Terrace as the main entrance and site address is congruent with the orientation of the other homes on the street.

  
Signature of Owner or Agent: \_\_\_\_\_ Date: July 1 2024

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