

## WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: August 5, 2024

Staff Contact: Nick Finck, Building Official/Codes Administrator

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**WE-2024-01** – Application of David Herron for a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow a primary structure to have less than 60% of its front façade on the front build-to line for a proposed new single-family residence on property located at 4732 State Line Road, Westwood, Kansas 66205. If approved, the address will be changed to 1903 W 47<sup>th</sup> Terrace.

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**OWNER OF RECORD:** Westwood Rentals Inc/Brad Baker

**APPLICANT:** David Herron

**LOCATION:** The property is deeded as WESTPORT ANNEX LT 62 & LT 63 WWC-12287

**ZONING:** The property is zoned R-1 subcategory is undefined

**PROPOSED PROJECT:** Construct a new single-family dwelling

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**REQUESTED ACTION:** A waiver/exception from Article No. 4.3.2(D) of the Westwood Zoning Ordinance requiring primary structures to have at least 60% of the front façade on the front build-to line.

**ZONING ORDINANCE PROVISIONS:** The following zoning ordinance provisions are applicable to this variance request:

### **4.3.2 Single-Family Primary Structure Requirements**

D. Primary structures shall have at least 60% of their front facade on the front yard build-to line.

**ZONING ORDINANCE WAIVER & EXCEPTION:** Pursuant to Ordinance No. 1000 passed by the Westwood Governing Body on March 14, 2019, the Westwood Zoning Code was amended to create a new Section 4.5 - Waivers & Exceptions to establish a new review and approval process as an alternative to consideration of a variance request by the Board of Zoning Appeals.

As provided for by Ordinance No. 1000, and in conformance with the Planning Commission's and Governing Body's intent to provide a process to consider waivers and exceptions from certain sections of Chapter 4 of the Westwood Zoning Ordinance, a waiver from Section 4.3.2(I) would need to be granted to allow the property owner to construct the home as proposed.

**APPROVAL CRITERIA:** Pursuant to Ordinance No. 1000, a waiver or exception shall not be approved if it is contrary to the public interest or unnecessarily burdens the City. The Approving Authority may approve the waiver or exception if the applicant demonstrates one (1) or more of the following:

1. An alternative higher quality development design is being proposed with no negative impacts to either nearby residential or nonresidential properties.

2. 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.
3. The granting of the wavier or exception will not be opposed to the general spirit and intent of the adopted Comprehensive Plan.

The waiver/exception is a condition of the underlying application for approval and has the same effect as any approval of that application. In such instances, findings shall be prepared that:

1. No private rights will be injured or endangered by granting of the waiver or exception.
2. The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

**STAFF ANALYSIS:** Staff review of the application submittal concludes that once the address is changed to 1903 W 47<sup>th</sup> Terrace, all elements of the proposed single-family dwelling conform to the Westwood Zoning Ordinance except for the proposed 18.27% of the front façade of the primary structure being on the front build-to line. Effectively, only the front west side wall and the roof facia is in alignment with the build-to line.

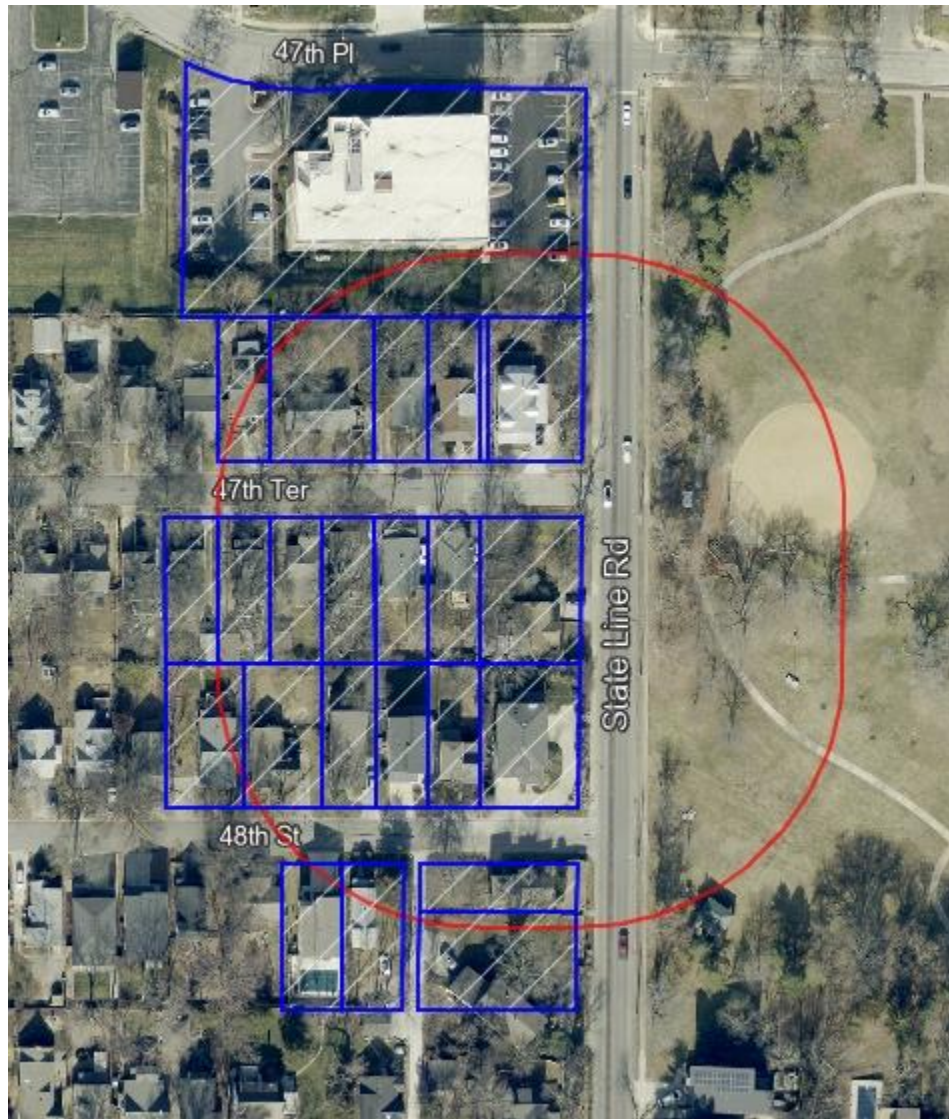
**STAFF RECOMMENDATION:** The Planning Commission should review the application materials included in the meeting packet, should consider any public comment received<sup>1</sup>, and should consider the applicant's presentation at the meeting to determine whether this application should be approved.

### *Suggested Motion*

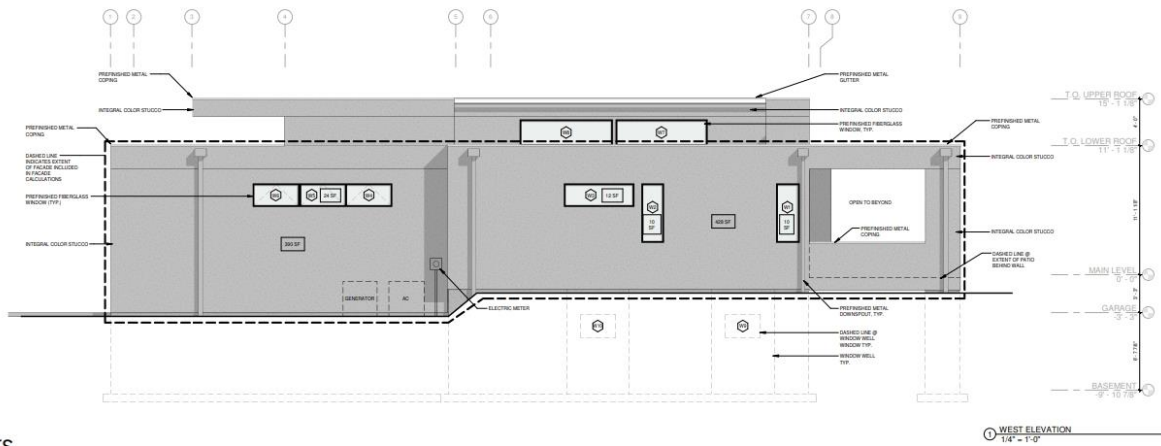
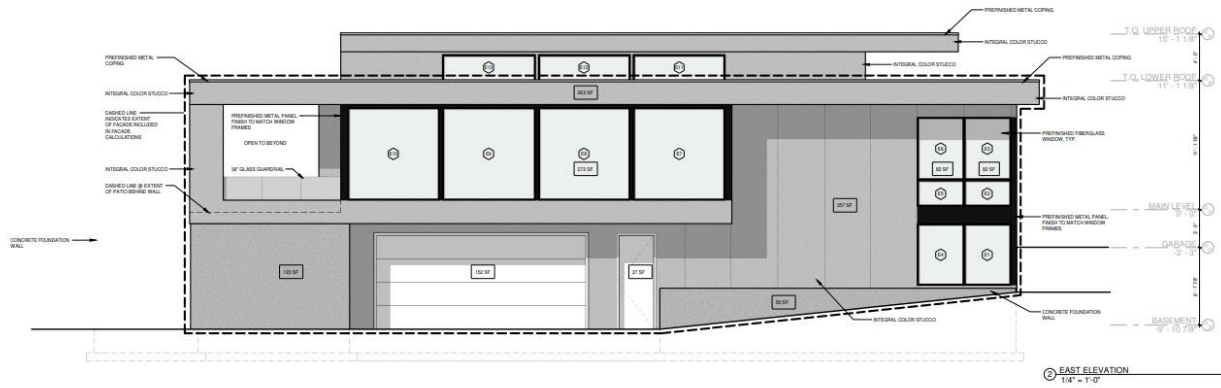
*I move to approve/deny/conditionally approve a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to reduce the required minimum 60% of the front facade to be on the front yard build-to line for a single-family residence on a property located at 4732 State Line Road, Westwood, KS 66205.*

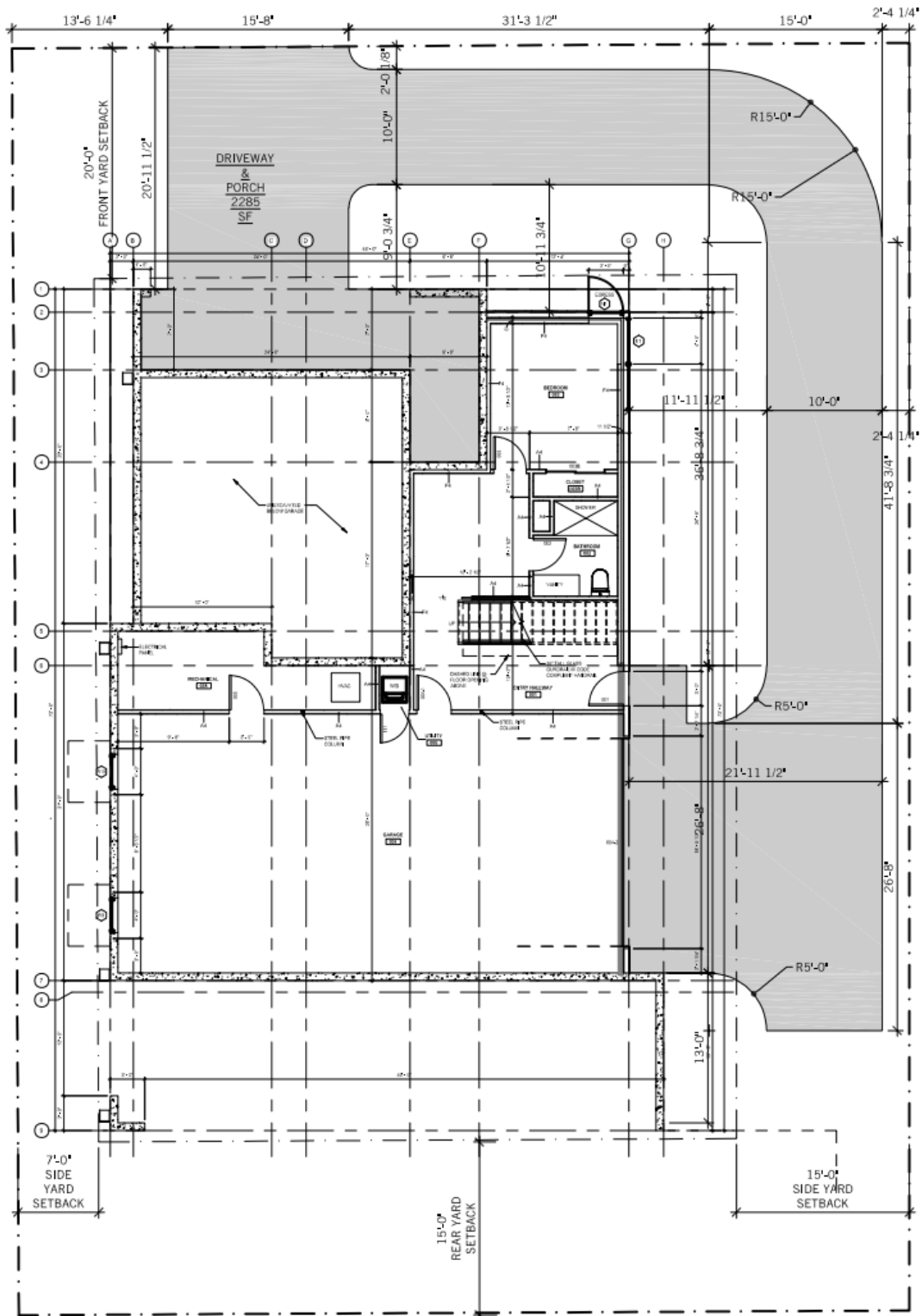
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<sup>1</sup> Per Westwood zoning regulations, this public hearing was published at least 20 days prior and notice of the hearing was mailed to all property owners within 200' of the subject property, as shown in the map on the next page.









LOT SIZE:	8526 SF
BUILDING COVERAGE:	2358 SF
OVERHANGS/CANILEVERS	498 SF (50% of 996sf)
TOTAL BUILDING COVERAGE	2855 (34%)
DRIVEWAY:	1981 SF
TOTAL LOT COVERAGE:	4836 SF (57%)
LOWER LEVEL FINISHED	572 SF
UPPER LEVEL FINISHED	1859 SF
TOTAL FINISHED SPACE	2431 SF
LOWER LEVEL GROSS	2358 SF
UPPER LEVEL GROSS	1859 SF
UPPER GARAGE	556 SF
TOTAL GROSS	4773 SF