

Waivers & Exceptions Application



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

Requested Waiver For: Request for Waiver from the 60% of building width at front building set back line.

General Location / Address of Subject Property: 2917 W. 47th Ter.

Legal Description: Mission Circle Lot 14 WWC-0392

Current Land Use: Residential

Zoning District: R-1(B)

Property Owner's Name(s): Vaughn Ericson Phone: 913-575-3495

Mailing Address: 2917 W 47th Ter Westwood KS, 66205

E-mail Address: ericsonv@bv.com

Applicant / Agent's Name: Dan Quigley

Company: Quigley Custom Homes, LLC Phone: 913-707-5789

Mailing Address: 9109 Fontana St. Prairie Village KS 66207

E-mail Address: dj.quigley@yahoo.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

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City of Westwood KS

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

SECTION 4.3.2.D:

PRIMARY STRUCTURES SHALL HAVE AT LEAST 60% OF
THEIR FRONT FACADE ON THE FRONT YARD BUILD-TO
LINE.

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.

The high quality single family residence design includes a side facing garage (approx 40%) and front entry that is 8' back from garage would meet the requirements.

- 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.

The adjoining properties will not be negatively impacted by the subject property design with highly desirable lap siding and Architectural highlights like covered front porch and Gable Roof accents.

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

Granting the proposed waiver will not be opposed to the general spirit and intent of the adopted Comprehensive Plan as this Plan meets all other existing design guidelines and required set backs.

Signature of Owner or Agent:

David J. Dingley Date: 5-16-23

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