

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: March 3, 2025

Staff Contact: Leslie Herring, City Administrator

WE 2025-01 - Consider application of Wulff Building & Additions on behalf of property owner Kei Kamara for a waiver from Westwood Zoning Ordinance Article No. 4.3.2.G for a front setback encroachment greater than that allowed for a proposed new single-family residence on property located at 4810 Belinder Ct., Westwood, KS 66205

OWNER OF RECORD: Kei Kamara

APPLICANT: Wulff Building & Additions on behalf of property owner Kei Kamara

LOCATION: The property is located at 4810 Belinder Ct. and is deeded as YATES SUBDIVISION LT 6 & BG 1080.57' S & 260' E NW CR OF 3-12-25 NE1/4 NE1/4 N 27.02' X W 30.08' .018 AC M/L

ZONING: The property is zoned R-1D

PROPOSED PROJECT: Construct a new single-family dwelling

REQUESTED ACTION: A waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2.G for a front setback encroachment greater than that allowed for a proposed new single-family residence.

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.

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

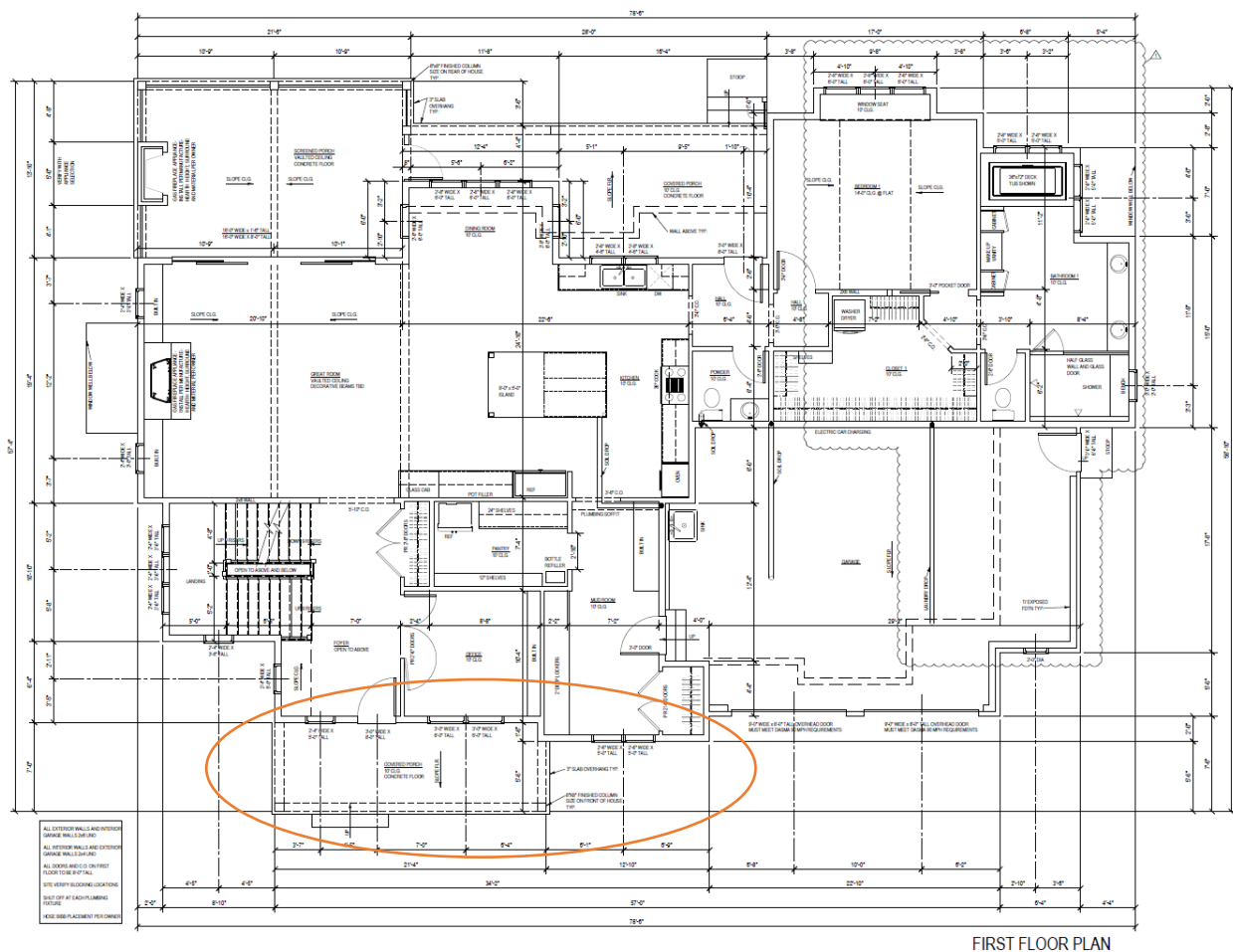
The waiver/exception is a condition of the underlying application for approval and has the same effect as any approval of that application. In such instances, findings shall be prepared that:

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 all elements of the proposed single-family dwelling conform to the Westwood Zoning Ordinance with the following exception:

- a. WZO 4.3.2.G – The front porch encroaches 7’2” into the front yard setback and is permitted to encroach a maximum of 4’. The front mudroom encroaches 1’6” into the front yard setback and is not a permitted exception (WZO 4.3.3).

This violation of the zoning ordinance is identified in the image below.



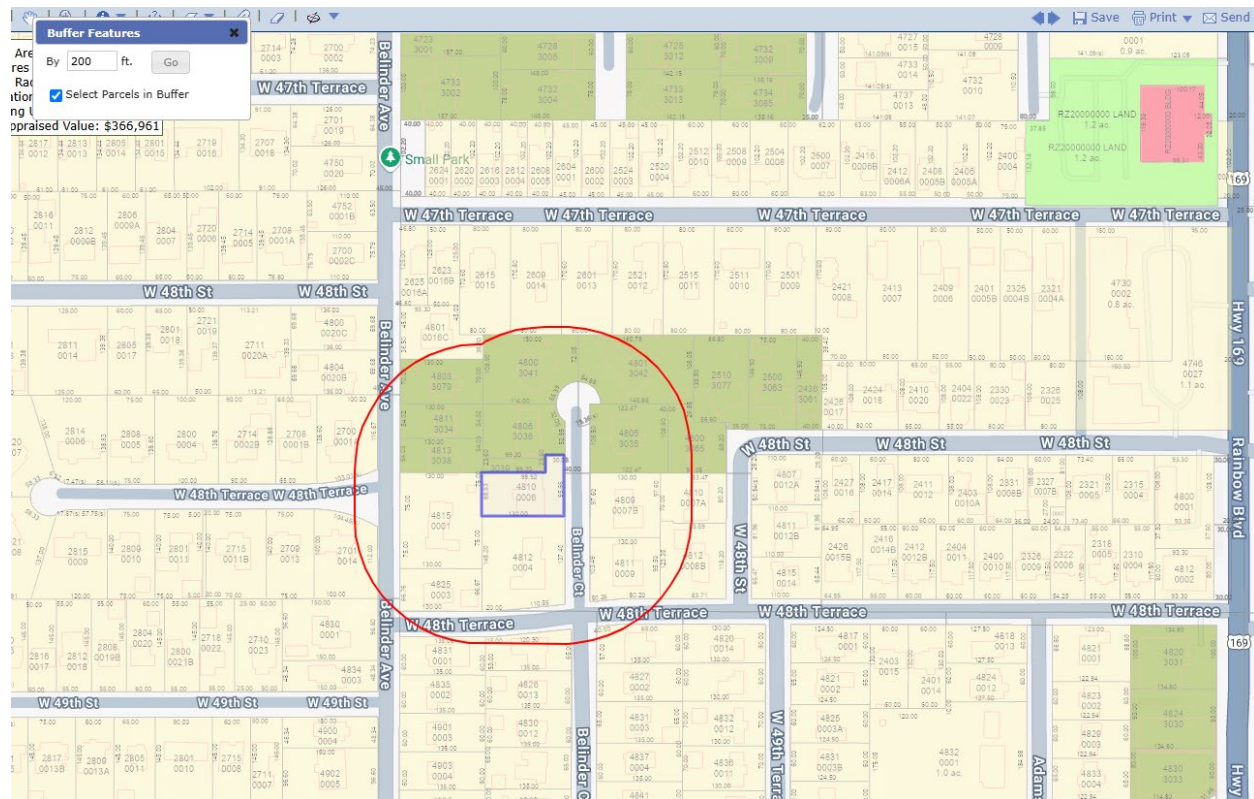
FIRST FLOOR PLAN

STAFF RECOMMENDATION: The Planning Commission should review the application materials included in the meeting packet, should consider any public comment received¹, and should consider the applicant's presentation at the meeting to determine whether this application should be approved. Staff does not object to approval of the application.

Suggested Motion

I move to approve/deny/conditionally approve the following waiver(s)/exception(s) for the proposed new single-family residence on property located at 4810 Belinder Ct., Westwood, KS 66205:

- a. 4.3.2.G for a front setback encroachment greater than that allowed for a proposed new single-family residence.*



¹ 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.

