

WESTWOOD BOARD OF ZONING APPEALS

Staff Report

Meeting Date: November 2, 2026

Staff Contact: Katherine Carttar, City Administrator

BZA-2026-04: Consider application of Mary Hanna & Kyle Cotton 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 to widen gradually for an additional nine feet of transitional length in which the driveway widens from one lane to the prescribed maximum width of 18th feet on property located at 2411 W 48th Street.

Background/Description of Item

On September 9, 2026, City staff received a request for a Driveway variance. Homeowner Mary Hanna and Resident Kyle Cotton are proposing to add 7' 6" to their single car driveway to be 18' wide from the garage to the street, exceeding the width per City Code 4.3.10 A & B.

This application requires a variance for:

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 to widen gradually for an additional nine feet of transitional length in which the driveway widens from one lane to the prescribed maximum width of 18th feet

Proposed Driveway

The applicant desires to widen the 10'6' driveway by 7'6" making it 18' wide from the garage down to the street.

Applicant Request

"To allow three vehicles to be parked in the driveway and garage. Currently would have to park one vehicle in the street, which is not allowed where we are located. Want to adhere to city rules and avoid parking tickets."

STANDARDS FOR VARIANCE

Pursuant to the requirements of KSA 12-759 as amended, the Board of Zoning Appeals (BZA) may grant a variance from the Zoning Ordinance, provided that the Board finds that all the following conditions have been met. *(Note: If more space is needed, use additional sheets and reference item numbers.)*

1. Does the variance requested arise from such condition which is unique to the property in question and which is NOT ordinarily found in the same zone or district; and is NOT created by an action(s) of the property owner or the applicant? YES ☒ NO ☐

Explain: The residence currently has a driveway that is too narrow and would force us
to park one vehicle in the street, which is not allowed according to posted signs.

2. Will the granting of the permit for the variance NOT adversely affect the rights or adjacent property owners or residents? YES ☒ NO ☐

Explain: No sidewalk present & we will be expanding the driveway into our own
front yard. Should be no disturbance to any neighboring properties.

3. Will the strict application of the provisions of the Zoning Ordinance of which variance is requested constitute unnecessary hardship upon the property owner represented in the application? YES ☒ NO ☐

Explain: If we are not allowed to complete this project, a vehicle will have to be parked
in the Conroy's parking lot. Or in the street, which will lead to countless tickets.

4. Will the variance desired adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare? YES ☐ NO ☒

Explain: No disturbance to neighboring properties required to complete this project.

5. Will the granting of the variance desired be opposed to the general spirit and intent of the Zoning Ordinance? YES ☐ NO ☒

Explain: _____



Staff Comments/Recommendation

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

- a. Neighbor adverse impact –No .
- b. ROW impediment – No.
- c. Established tree impact/removal –No.
- d. Resulting sight lines issues - No.

Motions

I move to approve the requested driveway variance at 2411 W 48th Street.

I move to deny the requested driveway variance at 2411 W 48th Street.