

BOARD OF ZONING APPEALS

OCTOBER 14, 2019

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:00 P.M.

- I. CALL TO ORDER**
- II. BOARD OF ZONING APPEALS STATEMENT**
- III. CONSIDERATION OF AGENDA**
- IV. ADJOURN**

BOARD OF ZONING APPEALS

AGENDA

OCTOBER 14, 2019

6:00 PM

A. Zoning Appeal Petitions

1. #ZA-19410-00012 Reference: 2324

Filed: 03/29/2019 Petitioner: SUMEY MOHAMMADRABIE`
Address: 935 H KANSAS AVE

SYNOPSIS:

This appeal has been filed to continue to operate an automotive repair business.

Sec. 27-469(e) states that commercial uses shall provide parking as would be required in the C-3 District.

Sec. 27-467(e) states that uses in this district require paved off-street parking at a ratio of no less than four spaces per 1,000 square feet of floor area in the building. Appellant is requesting 12 parking stalls for the building; a violation of 15 parking stalls.

Sec. 27-469(d)(2) Setbacks from property lines shall be ten feet for buildings and structures, six feet for al parking, loading, display and storage areas, except that along side and rear property lines adjacent to residentially zoned property, a 15-foot setback is required. Appellant is requesting 2.7 feet from the front yard property line, 4.4 feet from the side yard, corner property line and 7.5 feet from the rear yard property line; a violation of 3.3 feet, 1.6 feet, and 7.5 feet, respectively.

2. #ZA-19410-00033 Reference: 2345

Filed: 07/17/2019 Petitioner: LEIGH L. KELLER
Address: 4315 LEAVENWORTH RD

SYNOPSIS: This appeal has been filed to allow a six-foot fence in the front of the house. Sec. 8-223(a) states that an open fence no more than four feet in height is permitted anywhere on the owner's property except within the sight distance triangle. The appellant is requesting a fence six feet in height, a violation of two feet.

A. Zoning Appeal Petitions

3. #ZA-19410-00035 Reference: 2347

Filed: 08/12/2019 Petitioner: MARTIN GALANDO
Address: 1128 S 36TH ST

SYNOPSIS: This appeal has been filed to build a detached carport in the rear yard of the property. Sec. 27-609(2) states that for any dwelling unit there may be permitted a detached accessory building. Appellant is requesting a second detached accessory building; a violation of one building.

4. #ZA-19410-00036 Reference: 2348

Filed: 08/30/2019 Petitioner: JOHN BREITENSTEIN
Address: 96 S 20TH ST

SYNOPSIS: This appeal has been filed to operate a duplex on the property. Sec. 27-456(d) states that two off-street parking spaces shall be provided on the premises for each dwelling unit, at least one of which shall be in a garage or carport. The applicant has requested to provide zero off-street parking spaces; a violation of four off-street parking spaces, two of which must be in a garage or carport.

5. #ZA-19410-00037 Reference: 2349

Filed: 08/30/2019 Petitioner: CHRISTOPHER F. EKER
Address: 7601 KANSAS AVE

SYNOPSIS: This appeal has been filed to construct an accessory building that exceeds 1,000 square feet. Sec. 27-609(2) states that the total area of a detached accessory building shall not exceed 1,000 square feet. The applicant is requesting to build an accessory building that is 1,725 square feet in area; a violation of 725 square feet.

Total number of agenda items: 5

CITY PLANNING COMMISSION

OCTOBER 14, 2019

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:30 P.M.

- I. CALL TO ORDER**
- II. PLANNING COMMISSION STATEMENT**
- III. CONSIDERATION OF CONSENT AGENDA**
- IV. CONSIDERATION OF NON-CONSENT
AGENDA**
- V. ADJOURN**

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

1. **#CZ-19401-00014** Reference: **3192**
Filed: **03/29/2019** Petitioner: **BRYAN RUOFF/3F30 ARCHITECTS, INC**
Address: **10702 DONAHOO RD**

SYNOPSIS: Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for construction of convenience store and retail liquor store in conjunction with Special Use Permit #SP-2019-58

2. **#CZ-19401-00027** Reference: **3205**
Filed: **08/30/2019** Petitioner: **JOE MCLAUGHLIN/BHC RHODES**
Address: **13841 MARXEN RD**

SYNOPSIS: Change of Zone from A-G Agriculture (WYCO) District to A-G Agriculture (City) District to subdivide the property into four (4) lots in conjunction with The Acres Preliminary and Final Plat

3. **#CZ-19401-00028** Reference: **3206**
Filed: **08/30/2019** Petitioner: **TRAVIS WILSON/VERITAS ARCHITECTURE + DESIGN**
Address: **1847 S 14TH ST**

SYNOPSIS: Change of Zone from C-1 Limited Business District to C-3 Commercial District for a mixed use, single-family residential with leasable commercial space

B. Special Use Permit Petitions

1. **#SP-19402-00049** Reference: **SP-2019-58**
Filed: **03/29/2019** Petitioner: **BRYAN RUOFF/3F30 ARCHITECTS**
Address: **10702 DONAHOO RD**

SYNOPSIS: Special Use Permit for packaged liquor sales in conjunction with Change of Zone Application #3192

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

2. **#SP-19402-00069** Reference: **SP-2019-77**
Filed: **05/24/2019** Petitioner: **AURANGZEB KHAN/JAHAN ENTERPRISES LLC**
Address: **1215 MERRIAM LN**

SYNOPSIS: Special Use Permit for a dirt fill

3. **#SP-19402-00072** Reference: **SP-2019-80**
Filed: **05/24/2019** Petitioner: **ALEXANDER REPSHOLDT/AREP AND ANDERSON LLC**
Address: **338 N 14TH ST**

SYNOPSIS: Home Occupation Special Use Permit for a short-term rental/AIRBNB

4. **#SP-19402-00073** Reference: **SP-2019-81**
Filed: **05/24/2019** Petitioner: **ERIK FRANK ANDERSON/KC VIKING REALTY, LLC**
Address: **334 N 14TH ST**

SYNOPSIS: Home Occupation Special Use Permit for a short-term rental/AIRBNB

5. **#SP-19402-00088** Reference: **SP-2019-96**
Filed: **07/26/2019** Petitioner: **JOE HEIDRICK/CACTUS BED PROPERTIES, LLC**
Address: **3147 W 45TH AVE**

SYNOPSIS: Special Use Permit for a short-term rental/AIRBNB

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

6. #SP-19402-00092 Reference: **SP-2019-100**
Filed: 08/30/2019 Petitioner: **DESIREE MONIZE/AVENUE OF LIFE, INC**
Address: **3535 WOOD AVE**

SYNOPSIS: Special Use Permit for a transitional group home for teenagers

7. #SP-19402-00093 Reference: **SP-2019-101**
Filed: 08/30/2019 Petitioner: **JASON NEWMAN/EXZANCE PROPERTIES, LLC**
Address: **4112 BOOTH ST**

SYNOPSIS: Special Use Permit for a short-term rental/AIRBNB

C. Vacation Petitions

1. #VC-19403-00004 Reference: **A-2019.5**
Filed: 08/06/2019 Petitioner: **DANNY BOYLE/BOYLE MIDWEST, LLC**
Address: **4141 FAIRBANKS AVE**

SYNOPSIS: Vacation of an alley at 4141 and 4151 Fairbanks Avenue

D. Subdivision Petitions

1. #SB-19404-00016 Reference: **THE ACRES**
Filed: 08/30/2019 Petitioner: **JOE MCLAUGHLIN/BHC RHODES**
Address: **13841 MARXEN RD**

SYNOPSIS: Preliminary and Final Plat for four (4) lots in conjunction with Change of Zone Application #3205 from A-G Agriculture (WYCO) District to A-G Agriculture (City) District

V. NON-CONSENT AGENDA

D. Subdivision Petitions

2. **#SB-19404-00015** Reference: **UNIVERSITY ROSEDALE ADDITON**
Filed: **08/30/2019** Petitioner: **BRENT THOMPSON/RENAISSANCE INFRASTRUCTURE
CONSULTING**
Address: **111 SOUTHWEST BLVD**

**SYNOPSIS: Preliminary and Final Plat in conjunction with Plan Review Application
#PR-2019-22 for continuation of a manufacturing of food products, office and warehouse**

E. Plan Review Petitions

1. **#PR-19405-00020** Reference: **PR-2019-22**
Filed: **08/30/2019** Petitioner: **BRENT THOMPSON/RENAISSANCE INFRASTRUCTURE
CONSULTING**
Address: **111 SOUTHWEST BLVD**

**SYNOPSIS: Preliminary and Final Plan Review for the continuation of manufacturing food
products, office and warehouse in conjunction with Preliminary and Final Plat for University
Rosedale Addition**

2. **#PR-19405-00021** Reference: **PR-2019-23**
Filed: **08/30/2019** Petitioner: **CHRIS HERRE/ROSE DESIGN GROUP, INC**
Address: **1901 S 45TH ST**

**SYNOPSIS: Preliminary and Final Plan Review for an ice manufacturing and distribution
facility**

Total number of agenda items: 17

VI. ADJOURN