



AGENDA
City of Roeland Park, Kansas
Board of Zoning Appeals
6:00 PM
December 5, 2024

Brandon Gillette

Chris Thowe

Darren Nielsen (Chair)

Erik Hage

Jeff Meador

- I. Call the meeting to order.
- II. Approval of the meeting minutes from April 18, 2024.
- III. Variance Request BZA 2024-002: Request relief from Sec.16-421(b) - Corner Lot Exceptions for Single-Family and Two-Family Dwellings and 16-410 Residential Bulk Regulations, Single Family Dwelling in the R-1 Zoning District, Rear Yard Setback.
- IV. Other matters before the BZA.
- V. Adjourn

The City of Roeland Park, Kansas



APPLICATION FOR VARIANCE

Ordinance and Application Form



The City of Roeland Park, Kansas

4600 West Fifty-First Street
Roeland Park, Kansas 66205
City Hall (913) 722-2600 – Fax (913) 722-3713

To be filled in by City:

Date filed: _____

Case no.: _____

Application for Variance, Section 16-335.

Applicant Wineteer Construction

Phone 816-363-0600

Address 8414 E 73rd Ter

Kansas City, MO 64133

If different from above:

Property Owner Glenn & Julie Haney

Phone 913-221-7715

Address 4519 W 52nd. Ter

Roeland Park, KS 66205

Location of Property : Subdivision Southridge Lot 15 & 16 Block 21

Section of the zoning regulations for which variance is sought: Property Setbacks

Present use of property: Single Family Residential

Description of requested variance(s) Variance to the West Base Setback Line to allow a structure to be constructed to connect the existing house with the existing garage on the legal non-conforming lots 15 & 16.

_____ (The application shall be accompanied by a sketch map showing proposed and existing structures and uses of the property and of immediately adjacent properties.)

Reasons for requested variance(s) See attached WTC Variance Letter.

Utility lines or easements that would restrict proposed development No

Adjacent zoning and land use:

	Land Use	Zoning
North	<u>Single Fam Res</u>	<u>Single Fam Res</u>
South	<u>Single Fam Res</u>	<u>Single Fam Res</u>
East	<u>Single Fam Res</u>	<u>Single Fam Res</u>
West	<u>Single Fam Res</u>	<u>Single Fam Res</u>

I acknowledge receipt of the variance criteria and that the above information is true and accurate.

Applicant signature: [Signature] President of Allen Reed Enterprise LLC
DBA Wineteer Construction Date: 10/09/2024

Fee Paid \$ _____	Date _____	Received by: _____
Date of Publication: _____	Date of Public Hearing _____	
Date Proof of Ownership and/or Authorization of Agent affidavit(s) submitted _____		
Written comments from City Engineer submitted: _____		
Surrounding Property Owners Notified _____	Planning Commission/BZA Notified _____	

Section 16-335. **VARIANCES. (CRITERIA)**

(a) When an applicant feels that the strict application of the requirements of the zoning regulations have created an undue hardship, such applicant may request a variance from the Board of Zoning Appeals.

(b) A variance should be issued only to the specific restrictions on physical construction; not to permissible land uses within a given district, and only if it reasonably constitutes the minimum variance necessary and the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

(c) To initiate a request for a variance the applicant or his authorized agent shall submit a completed application on the form provided by the City to the City Engineer and pay the appropriate fee as set forth in Section 16-333. The application shall be accompanied by a sketch map showing proposed and existing structures and uses of the property for which the variance is being requested and of immediately adjacent properties. The City Engineer may require applicant to submit photos of the subject property. No application shall be processed until it has been deemed completed by the City Engineer, the fee paid and all additional information submitted.

(d) When all requirements established in Subsections B and C have been complied with, the City Engineer shall notify the Chairman, and the Chairman shall schedule a regular meeting of the Board and send to the Board members copies of the application and all additional information submitted. At least 20 days prior to the Board meeting, an official notice to the public shall be published in the official City newspaper explaining the variance request and the time and place of the scheduled hearing, and a copy of the notice shall be mailed to the applicant, the Planning Commission, and to all owners of record of lands located within 100 feet of the property which is the subject of the application for variance. The form of the notice and the procedure for providing such notice shall be in accordance with Subsection 16-250(A).

(e) At the scheduled meeting of the Board, it shall hear all facts and testimony from all parties wishing to be heard concerning the requested variance. In each case, the Board shall not grant a variance unless it finds, based upon the evidence presented, facts which conclusively support all the following findings.

(1) Uniqueness. The variance requested arises from conditions which are unique to the property in question, which are not ordinarily found in the same zoning district, and which are not caused by the action of the property owners or applicant. Such conditions include the particular physical surroundings, shape, or topographical condition of the specific property involved which would result in a practical difficulty or unnecessary hardship for the applicant, as distinguished from a mere inconvenience, if the requested variance was not granted.

(2) Adjacent Property. The granting of the variance will not be materially detrimental or adversely affect the rights of adjacent property owners or residents

(3) Hardship. The strict application of the provisions of the zoning regulations from which a variance is requested will constitute unnecessary hardship upon the applicant. Although the desire to increase the profitability of the property may be an indication of hardship, it shall not be a sufficient reason by itself to justify the variance.

(4) Public Interest. The variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare of the community. The proposed variance shall not impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

(5) Spirit and Intent. Granting the request for variance should not be opposed to the general spirit and intent of the zoning regulations.

(f) The Board shall keep minutes of its proceedings, showing evidence presented, findings of fact by the Board, decisions of the Board and the vote upon each question. Records of all official actions of the Board shall be filed in City Hall and shall be public record.

(g) The Board may either grant, grant conditionally, or deny the application for a variance. If the decision of the Board is not made at the meeting at which the hearing was held, a written decision shall be sent to affected parties and the Planning Commission.

16-334. APPEALS TO THE BOARD OF ZONING APPEALS.

(a) Appeals may be taken by any person aggrieved, or by any officer of the city or any government body or agency affected by any order, requirement, decision, or determination made by any administrative official of the City in the enforcement of Chapter 16, or of any ordinance adopted pursuant thereto.

(b) No appeal, pursuant to this Section, shall be heard by the Board until the individual appealing the order, requirement, decision or determination has met with the administrative official who made such determination to receive a full explanation of the zoning requirements in question as currently interpreted. No notice of appeal shall be processed until it has been deemed complete by the City Engineer, the fee paid, and all required additional information submitted.

(c) The appeal shall be taken within a reasonable time as provided by the rules of the Board. An appeal shall be initiated by filing with the person whose decision is being appealed and with the Board a notice of appeal specifying the decision being appealed from and a statement as to the reason of the appeal. The notice must be accompanied by the fee set by the Governing Body, pursuant to Section 16-333. City Engineer or the Board may require that drawings or photos of the property in question and a list if all surrounding property owners be submitted to the Board prior to consideration of the appeal by the Board.

(d) When all requirements established in Subsections b and c have been complied with, the City Engineer shall notify the Chairman and the Chairman shall schedule a meeting of the Board and shall send copies of the notice to the Board members. At least twenty days prior to the Board meeting, an official notice to the public shall be published in the official city newspaper explaining the appeal and the time and place of the scheduled hearing. A copy of the notice shall be mailed to each party to the appeal and to the Planning Commission. At the hearing, any party may appear in person or by an agent or by an attorney.

(e) An appeal stays all proceedings and furtherance of action appealed from unless the City Engineer certifies to the Board, after the notice of appeal has been filed, that, by reason of facts stated in the notice, a stay would cause imminent peril to life or property.

(f) At its next meeting, the Board shall hear all facts and testimony from all parties wishing to be heard concerning the appeal. The appeal shall be heard by the Board at the next meeting following compliance with the requirements established in Subsections b, c and d.

(g) In its deliberations, the Board must only consider whether or not the interpretation in question conformed to the specific language of the ordinance being enforced. The Board may not declare the zoning regulations unfair or attempt to act contrary to their purpose. The Board may clarify ambiguities or resolve conflicts between opposing sections. Since the Board's decisions will affect future application of the regulation in question, the specific hardship of the applicant should not be considered when reaching a determination on an appeal filed pursuant to this Section.

(h) The Board may either affirm, reverse, or modify the order, requirement or interpretation at issue. If the decision of the Board is not made at the meeting where the hearing was held, a written decision shall be mailed to affected parties.

16-336. APPEALS FROM BOARD OF ZONING APPEALS. Any person or an official of a government agency dissatisfied with any order or determination of the Board may bring an action to determine the reasonableness of any such order or determination within thirty days after the making of such order or determination, in the District Court of Johnson County, Kansas



December 3, 2024

STAFF REPORT

Completed By: Wade Holtkamp, Building Inspector

REQUEST: Variance (BZA 2024-02) requested by the applicant as the authorized agent of the property owner(s) at 4519 W 52nd Ter, Roeland Park, KS 66205 from City Code; Chapter XVI; Article 4; Section 16-421(b), Corner Lot Exceptions for Single-Family and Two-Family Dwellings and 16-410 Residential Bulk Regulations, Single Family Dwelling in the R-1 Zoning District, Rear Yard Setback. The variance request is to allow a home addition to connect the existing dwelling and garage, creating a new setback for the side yard and rear yard that does not conform to code standards.

Details: The property owners are requesting a variance to construct a building addition to connect their dwelling to their detached garage to the south. The lot size is .14 acres, 6,250.37 ft². The lot will need to maintain 55% green space after construction to meet code requirements.

The detached garage is estimated to be built around 2004. According to a submitted site plan from an architect (not a surveyor) the side yard has a legal non-conforming setback distance to the west property line along Granda St at approx. 10 foot 6 inches. The current code side yard requirement here is 20 feet. The detached garage setback to the south property line is code complaint for a detached garage not a dwelling at approx. at 6 foot 8 inches. The current rear yard setback is for a dwelling 15 feet.

By allowing this variance request and connecting the dwelling and garage it will create a new rear yard setback to the south as well as the new setback to the west along Granada Street.

The surrounding neighborhood is mostly residential in nature with a business district to the northwest. A public hearing neighbor notice was mailed along with a posting in a newspaper.

BACKGROUND:

Sec. 16-421. - Lot and Yard Regulations.

(b) *Corner Lot Exception for Single-Family and Two-Family Dwellings.* For corner lots for single-family and two-family dwellings, the Zoning Administrator shall designate the primary front yard, which shall generally be the side with the least dimension. The front yard building setback requirement shall apply to this yard. The second yard adjacent to the street shall be considered a secondary front yard and a 20-foot building setback requirements shall apply to this yard.

Sec. 16-410. - Residential Bulk Regulations.

The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum green space, and maximum density requirements for each building type constructed within the residential zoning districts established herein.

TABLE 16-410.1: RESIDENTIAL BULK REGULATIONS

BULK AND DENSITY REGULATION BY BUILDING TYPE	BUILDING TYPE
	Single Family Dwelling in the R-1 Zoning District
Min. Lot Size	7,500 sq. ft.
Min. Lot Width ¹	60 ft.
Min. Lot Street Frontage ²	35 ft.
Front Yard Setback ³	30 ft.
Side Yard Setback ⁴	5 ft. (max 80%
Max. Dwelling Units Per Acre	n/a

Rear Yard Setback ⁵	15 ft.
Min. Separation Between Principal Buildings	n/a
Min. Setback from Private Street or Common Private Roadway	n/a
Min. Setback from the Perimeter of the Development	n/a
Max. Building Height	35 ft. (2½ stories)
Min. Green Space ⁸	55—65%

1 Measured at the front yard building setback line.

2 Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be five feet, excluding shared walls located along a common lot line.

3 Front stoops, stairs, open decks and unenclosed porches may encroach up to eight feet into the required front yard setback.

4 Horizontally projecting roof overhangs and other similar building projections may extend up to 30 inches into a required side yard setback provided no part of a building is closer than five feet to a property line.

5 Decks, pools, and similar at or below grade structures may be located within a rear or side yard provided they are no closer than five feet to a property line.

6 Zero feet from common lot lines of attached structures.

7 May be increased by one foot for each additional foot that yards are increased on all sides above minimum requirements, up to a maximum height of 75 feet.

8 Residential lots less than 15,000 square feet in size shall maintain a minimum of 55 percent of the lot area as green space. Residential lots 15,000 square feet to 18,999 square feet in size shall maintain a minimum of 55 percent of the lot area as green space plus an additional one percent of green space area for each 400 square feet of lot size over 15,000 square feet. Residential lots 19,000 square feet in size and larger shall maintain a minimum of 65 percent of the lot area as green space.

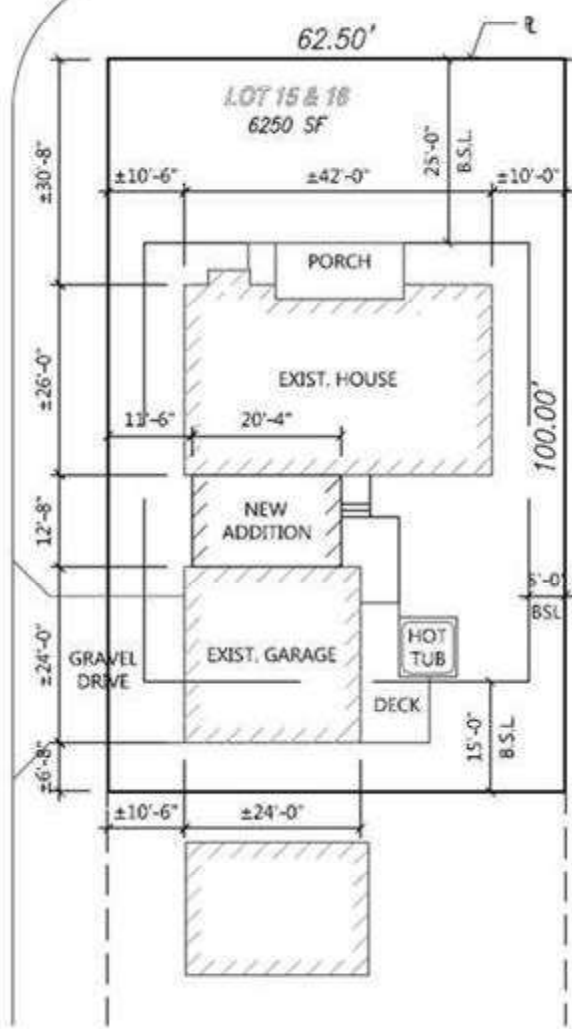
ANALYSIS: By allowing this variance request it will create a new south rear yard setback (6 foot 8 inches) and (10 foot 6 inches) setback west along Granada Street.

IMPACTS: Connecting the dwelling to the garage, the outer footprint will not change, meaning the setback distances will remain the same, lessening the impact to the neighborhood.

POLICY ISSUES: Current policy restricts dwelling building construction on this residential corner lot to 20 feet to the west property line along Granda St. Policy restricts dwelling building constitution to 15 feet to the south property line.

W 52ND TERR.

GRANADA ST.









Property:

4519 W 52nd Terrace
Roeland Park, Kansas
66205

Date: October 9, 2024

Subject:

Variance Application Letter

Property Owner:

Glenn and Julie Haney

To whom it may concern,

Glenn and Julie Haney contacted me in May of 2024 expressing a desire to renovate much of their home and make a connection between the existing garage and home. Glenn has been a resident of Roeland Park for 25 years. He had a detached garage constructed in 2004 that met the current codes of that day. At the time he had no intention of making any kind of connection between the house and garage. In 2023 Glenn married Julie. Both Glenn and Julie love Roeland Park and would like to continue their future at this residence.

The current lot that the Haney's reside on is a legal non-conforming lot. It is one of the smallest lots in Roeland Park. The house and the garage do not meet today's setbacks. The Haney's would like to improve the current property by connecting the house to the garage. This will not take away any of the current green space on the lot. It will allow updates to the following systems of the home: electrical panel, HVAC, plumbing, and the waste lines leading to the home.

The goal for this renovation/addition is to make a safe connection between the house and the garage. Currently the patio is secluded, but also creates a feeling of being unsafe at night when going from the house to the garage. The space between the house and the garage tends to build ice and snow in the winter that never seems to melt. By enveloping the current patio and making a connection from the house to the garage, safety and weather will no longer be an issue. Furthermore, with the strategic location of a privacy fence the back yard will be safer too.

The new space will have a larger bathroom and laundry room that will be aging in place friendly. This will give them space for walkers, wheelchairs and caregivers in the event they need such assistance. The kitchen will be repositioned to create larger passageways and get rid of steps on the main floor. A dining space will be created to give the house a more traditional feel. Currently, there is no room for a dining space.

We believe that the proposed plan qualifies for a variance due to the following factors:

1. Uniqueness:
 - a. The current lot is one of the smallest legal non-conforming lots in Roeland Park.
 - b. The current garage does not meet any of the current setbacks. This is no fault of the owner. They obtained the required permits when the garage was constructed in 2004 with no plans to connect the house and garage.
 - c. There is no legal way to improve this property or the connection by adding on or connecting.
2. Adjacent Property:
 - a. We are not building outside of the current footprint of the existing structures and patio.
 - b. We have letters from nearby neighbors that say they are okay with the project.
 - c. We do not believe the overall house will look much different than it does today.

8414 East 73rd Terrace, Kansas City, MO 64133 816-363-0600

3. Hardship:
 - a. The current patio and back entrance is not safe (icy patio) or secure (exposed patio).
 - b. The current layout of the home does not allow for a person to age in place.
 - c. If the owner is not allowed to make this improvement, they will need to look for a new home.
4. Public Interest:
 - a. We believe that the current proposed plans will not adversely affect public, health, safety, morals, order, convenience, or general welfare of the community.
 - b. We believe the proposed plans will benefit the community with an improved property, community, and a safe aging in place plan.
5. Spirit and Intent:
 - a. We feel like the proposed plan does not oppose the general spirit and intent of the zoning regulations, rather uses the legal means of a variance to improve the property for all parties.

Overall, we believe the new design is good for Glenn and Julie as they grow older, but it is also good for Roeland Park. It maximizes an already legally non-conforming lot without losing any green space, adding safety and overall value to the neighborhood with solid attractive updates.

Thank you for your consideration in this matter.

Thanks,



Nick McIntyre
President

Allen Reed Enterprise LLC DBA Wineteer Construction

To whom it may concern,

We are writing to apply for a variance for our property at 4519 W. 52nd Terrace. We would like to attach our two car detached garage to the house and have been told the garage is too close to the street (Granada) on the West side of the property.

Here are the reasons we feel this addition is warranted and are asking to approval of remodeling plans:

1. Uniqueness:

My husband moved to this house over 20 years ago as a single young man. The original garage, which was in the same place and set back as the new garage, was in horrible shape. He applied for and was approved a permit to tear the old garage down and have a new one erected in it's place. He didn't need extra space and wasn't concerned about mobility, so didn't have any interest in attaching the garage to the house.

He learned that the patch of concrete between the garage and the house is prone to ice in the winter and he has fallen and hurt his back more than once, even fracturing it on one occasion due to the slippery conditions in that space. He is a 20+ year resident of Roeland Park. I have lived in Roeland Park for 10 years. We actually met in Roeland Park in 2021 and got married in 2023! We would like to stay in Roeland Park, in this house and age in place. To do that, we will need to make adjustments to the house and make it more functional. We would like to have a setup where we are protected from the weather once we pull up into our garage.

There is also a concern about safety, since we are so close to the road. I especially don't like traversing between the house and the garage when it is dark. I would feel much safer if I could get from one to the other inside.

2. Adjacent Property

We do not feel that this variance will be materially detrimental or adversely affect the rights of adjacent property owners or residents. We have supplied letters from our adjacent neighbors confirming this (TBD)

3. Hardship

As I mentioned above, my husband has been a resident of Roeland Park for many years and loves this location. While I've only lived in Roeland Park for a decade, I too love this small town within the city and location. I very much enjoy the quiet streets and the convenience to everything. I'm often out running, walking, or riding my bike in Roeland Park.

We very much would like to stay in this house that my husband has worked on for many years and I'm enjoying putting my stamp on it as well. We want to age in place and remain here as long as we can, but we have to be practical and some changes will need to be made to allow that to happen. Dealing with icy steps and icy surfaces and exposure to the elements moving between the house and the garage won't be good as we get older and we would love it if we could make it more safe for us and continue to live here.

4. Public Interest

We do not feel that this variance will adversely affect public health, safety, morals, order, convenience or general welfare of the community. We do not feel it will impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger public safety, or substantially diminish or impair property values within the neighborhood. If anything, we feel it will improve our property value, which should increase the property values for others in the neighborhood.

Spirit and Intent

When my husband had his new garage built 20 years ago, he never imagined he would get married, share his house with anyone else or get to an age where he would appreciate less stairs and better climate control between house and garage. It was never his intent to build the garage in the hopes of grandfathering in an attachment to the house several years later.

When I look down adjoining streets in Roeland Park, I can see other houses with attached garages that have shorter driveways and are closer to their streets than some of their neighbors. We very much hope we will be allowed the variance so that we can enjoy such an arrangement for years to come, feeling safer and more secure and continuing to enjoy our cozy house in Roeland Park.

Sincerely,
Julie Haney

To whom it may concern,

I have been a resident of Roeland Park for 25 years. I was excited to find this house and 20 years ago, I decided to build a new garage with no intentions of adding it to the house. Then and now it had a 10' set back.

My wife also a Roeland park resident and I got married in 2023 and would like to remain in Roeland Park. My wife works from home and her safety and security is important to me. We feel that having the garage attached would provide safety and quality of life.

We have noticed houses in Roeland Park with less than 20 feet set back and with exactly what we would like to do to our property.

We would greatly appreciate considering our variance approval.

Glenn Haney



Setback Variance Request

4519 W 52nd Terrace

Setback Variance:

Property & Owner History



- Homeowner has resided in Roeland Park for 25 years
- The detached garage was built in 2004 and met the codes of that day.
- There was no intention of ever connecting the garage to the house.
- Glenn and Julie got married in 2023 and they would like to continue living in Roeland Park.
- The lot at 4919 W 52nd Terrace is a legal non-conforming lot, and one of the smallest lots in Roeland Park
- Neither the house nor the garage meet today's setbacks

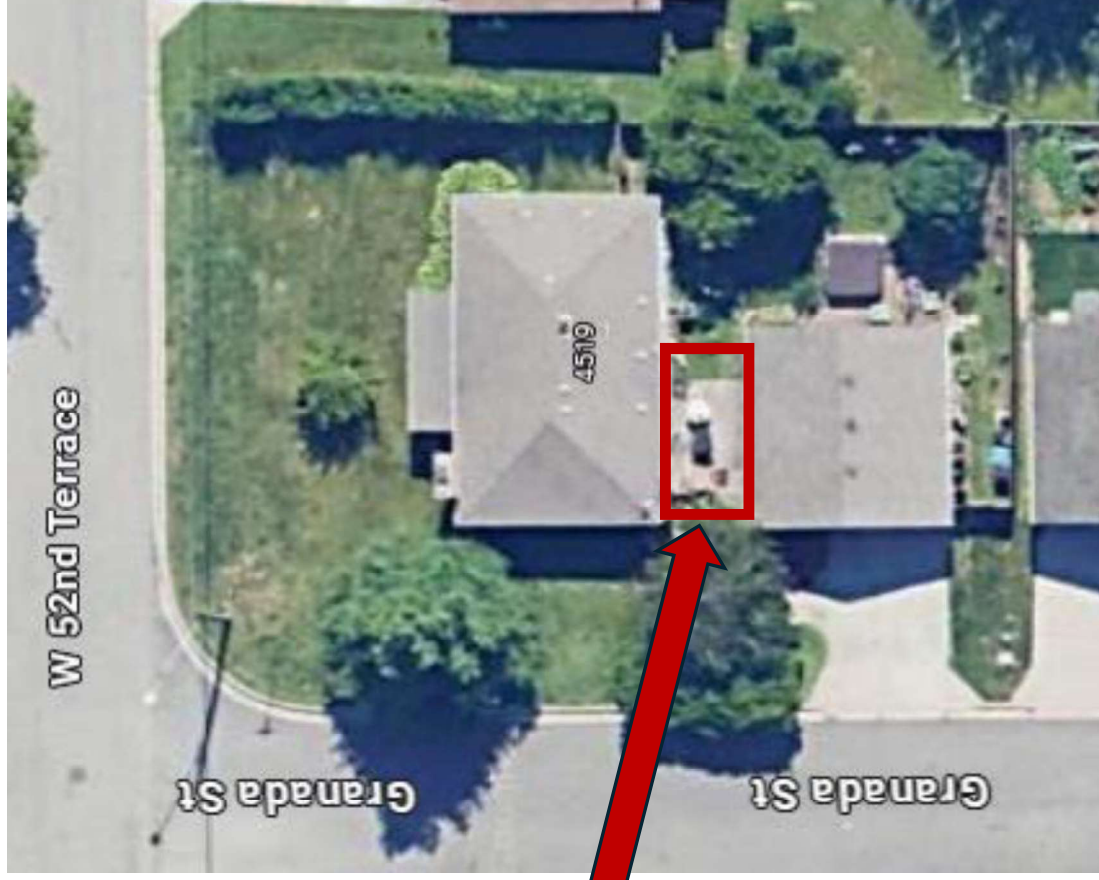
Setback Variance:

Desired Improvements/ Reason for Variance Request

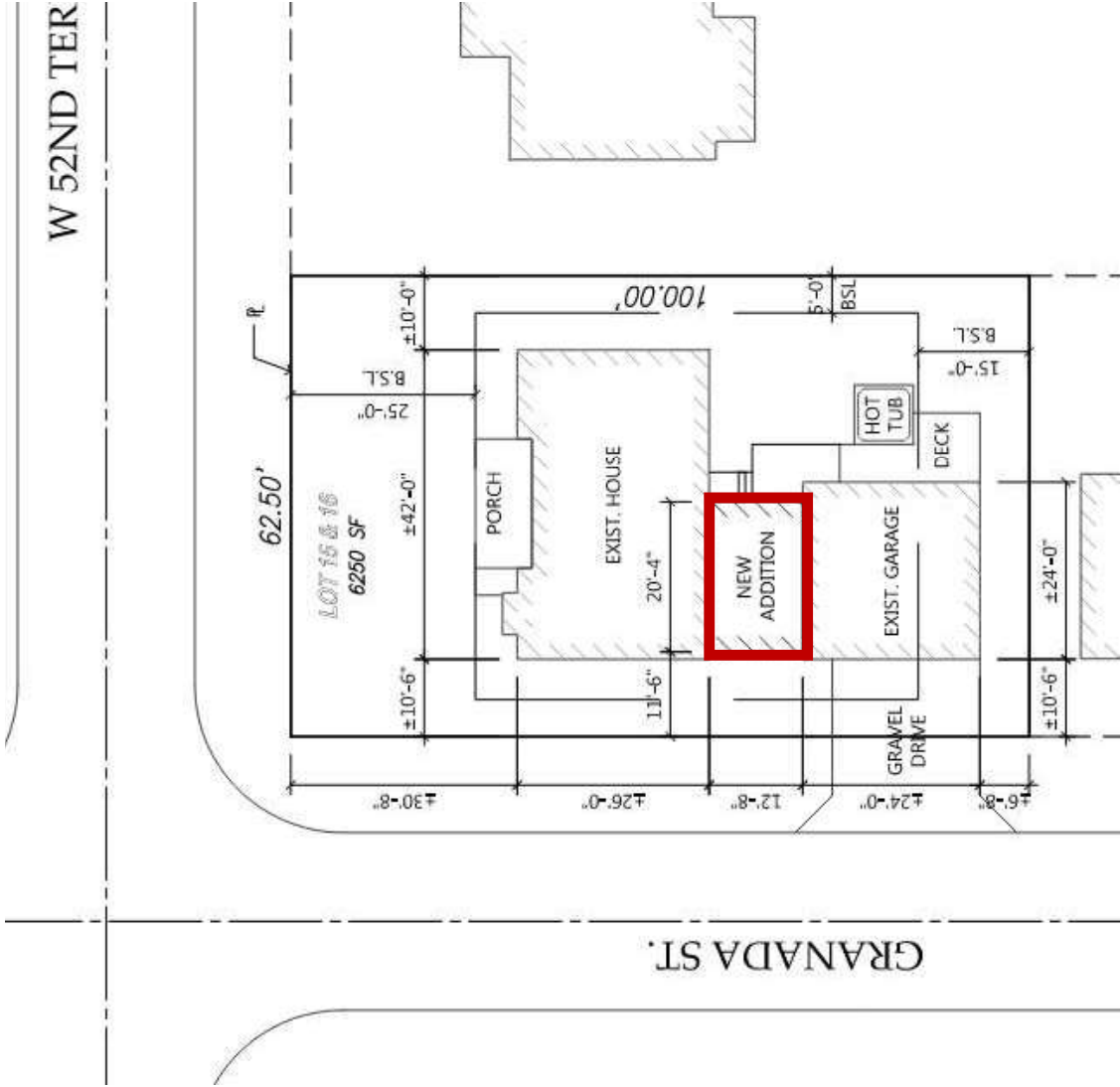
- The desired improvement is to connect the house and garage.
- **Uniqueness** - There is no legal way for this addition to be constructed due to the changes in setback since the existing buildings were built.
- **Adjacent Properties** - There is little to no impact on adjacent properties as the connection will be within the footprint of the existing structures.
 - Signed letters from nearby neighbors state that they are okay with this project moving forward.
- **Hardship** - The creation of a safe and secured connection to the garage is needed due to icy conditions in Winter and unsafe exposure at night when coming in from the garage.
 - It will allow the owners to age in place.
 - Without this improvement the homeowners will need to relocate to a place they can safely age in place.
- **Public Interest** – We believe this will not adversely affect the community.
 - We believe it will benefit the community by improving the property.
- **Spirit & Intent** – The proposed plan does not oppose the general spirit and intent of the setback, instead using the legal means of a variance, it will improve the property for all parties.

Aerial View

New Addition
location

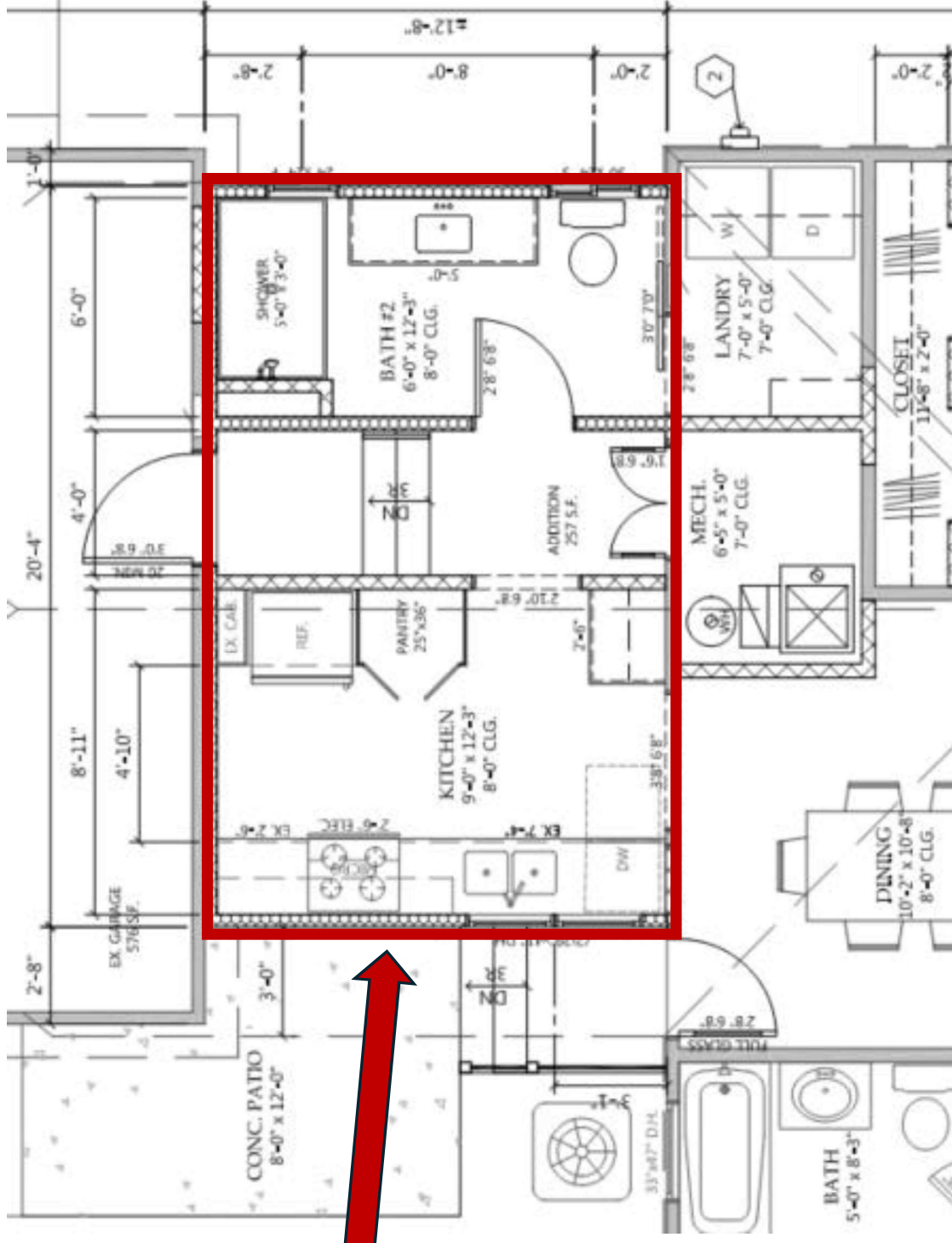


Site Plan



Interior

New
Addition



Wineteer Construction
Nick McIntyre
8414 E 73rd Ter
Kansas City, Missouri 64133

NOTICE OF PUBLIC HEARNIG

The Board of Zoning Appeals of the City of Roeland Park, Kansas will hold a meeting on **Thursday, December 5th, at 6:00 P.M. at the Roeland Park, City Hall, 4600 W. 51st Street, Roeland Park, Kansas.** The public hearing is for a variance (BZA 2024-02) requested by the applicant as the authorized agent of the property owner(s) at 4519 W 52nd Ter, Roeland Park, KS 66205 from City Code; Chapter XVI; Article 4; Section 16-421(b), Corner Lot Exceptions for Single-Family and Two-Family Dwellings and 16-410 Residential Bulk Regulations, Single Family Dwelling in the R-1 Zoning District, Rear Yard Setback. The variance request is to allow a home addition to connect the existing dwelling and garage, creating a new setback for the side yard and rear yard that does not conform to code standards.

If you have any questions, please contact Roeland Park City Hall, 913-722-2600.

Sincerely,

Nick McIntyre

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*, attach PS Form 3811 to your mailpiece;

IMPORTANT: Save this receipt for your records.

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.73
Total Postage and Fees \$9.68
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City, State, ZIP+4[®]
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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USPS 64133

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- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
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- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

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MISSION # 66205

504

☐ Return Receipt (hardcopy) \$ 

☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery☐ Adult Signature Required

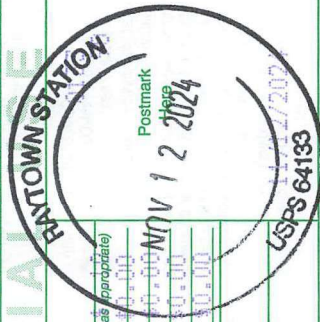
Postage	1.00	1.00	1.00
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Fees

Sent To

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label), for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Electronic verification of delivery or attempted delivery.

- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.

- Certified Mail service is *not* available for international mail.

- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

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- Return receipt service, which provides a record of delivery (including the recipient's signature).

You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

IMPORTANT: Save this receipt for your records.

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

MI 5017 KE 64133	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$3.00
☐ Return Receipt (electronic)	\$4.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	
Postage	\$0.73
Total Postage and Fees	
	\$9.58
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0720 5570 8202 8886 24

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U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

115107 K9 46205

06 4886 8202 0270 5270 0225 0710 0720 6956

0033 00390

RATONN STATION

NOV 12 2024

Here

USPS 64133-0024

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$7.08
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

MI 50115 46205	
Certified Mail Fee	\$4.05
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$4.78
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0120 6856
32 4886 8202 0278 9884

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
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 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
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 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

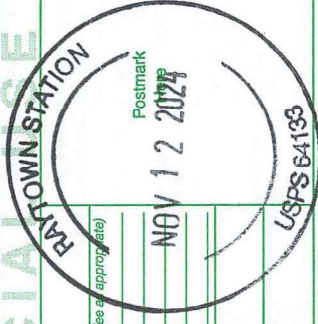
- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL RECEIPT	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee at appropriate rate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



9589 0710 5220 0202 8886 416

Certified Mail service provides the following benefits:

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 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
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- Receipt: attach PS Form 3811 to your mailpiece.*

IMPORTANT: Save this receipt for your records.

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

MI 50017 MS 66205 RAYTOWN STATION 73

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$3.10
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.68
Sent To	USPS 64133 11/12/2024
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0720 6856
5270 0225 0720 2078 8844 09

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label), for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Adult signature service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

Important Reminders:

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Receipt: attach PS Form 3811 to your mailpiece;

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

Official Use	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	
	\$9.68
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	
USPS 64133	

Postmark Here
NOV 12 2024
RAYTOWN STATION
11/12/2024

Certified Mail service provides the following benefits:

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- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
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U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

MI 48067 KS 66205 RAYTOWN STATION

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	
☐ Return Receipt (hardcopy)	\$3.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$3.00
☐ Adult Signature Required	\$3.00
☐ Adult Signature Restricted Delivery	\$6.00
Postage	\$0.73
Total Postage and Fees	
	\$9.68

Sent To _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4[®] _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0202 0225 0720 1885 46

Certified Mail service provides the following benefits:

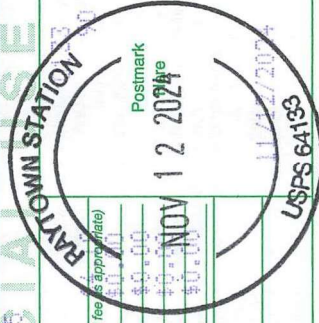
- A receipt (this portion of the Certified Mail label), for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
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IMPORTANT: Save this receipt for your records.

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

N150017 K5-64205 1A115E	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



9589 0710 5270 2078 9885 39

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U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

MI 5017 15 46705	
TOWN STATION 033 90	
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add as appropriate)	
☐ Return Receipt (hardcopy)	\$4.00
☐ Return Receipt (electronic)	\$4.00
☐ Certified Mail Restricted Delivery	\$4.00
☐ Adult Signature Required	\$4.00
☐ Adult Signature Restricted Delivery	\$4.00
Postage	\$0.73
Total Postage and Fees	
	\$9.68
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	
USPS 64133	
NOV 12 2024	
Postmark Here	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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The City of Roeland Park

4600 West Fifty-First Street
Roeland Park, Kansas 66205
City Hall (913) 722-2600 – Fax (913) 722-3713

DETERMINATION OF THE BOARD OF ZONING APPEALS

Variance #: 2024-002
Date of Action: 12/5/2024

BZA Members:

Brandon Gillette
Darren Nielsen
Chris Thowe
Jeff Meador
Erik Hage

Absent/Present

On December 5, 2024, the City of Roeland Park Board of Zoning Appeals (Action Approved, conditionally approved, Denied) the variance requested from Section 16-421(b) and Section 16-410 of the Zoning Ordinance for the property at 4519 W 52nd Ter (Address or Location) as requested by Nick McIntyre (Applicant).

In hearing and considering (Action) this request, the Board of Zoning Appeals found that the variance (did/did not fulfill all five of the necessary conditions for approval. Specifically, the Board of Appeals found: _____

Findings of the Board of Zoning Appeals on each of the following conditions:

<i>BZA Members Name</i>	Gillette	Nielsen	Thowe	Meador	Hage
<i>Uniqueness</i>					
<i>Effect adjacent property</i>					
<i>Would it create a hardship to applicant</i>					
<i>Public Interest</i>					
<i>Spirit and intent of the law</i>					

- a. Uniqueness _____
b. Adjacent Property _____
c. Hardship _____
d. Public Interest _____
e. Spirit and intent _____

Conditions (if any): _____

Chair, Board of Zoning Appeals