
CALL TO ORDER

Chairman Poss called the regular meeting of the Board of Zoning Appeals meeting to order at 7:00 p.m. on Monday, May 1, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Commissioner Ben Harber
Commissioner Don Horine
Commissioner Curt Katterhenry
Commissioner Brenda Macke
Vice-Chairman Mike Burson
Commissioner David Woolf
Commissioner John Handley
Chairman Chris Poss

COMMISSIONERS ABSENT

Commissioner Jason Leib

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Kisler, Planning Manager
Tim Collins, Engineering Construction Services Administrator
Andrew Diekemper, Assistant Chief – Fire Prevention
Steven Shroul, Assistant City Attorney
Dave Dalecky, Planner II
Kim Portillo, Planner III
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the December 5, 2022 meeting were presented for approval.

Chairman Poss entertained a motion to **APPROVE** the minutes as amended. Moved by Commissioner Woolf, seconded by Commissioner Katterhenry, and **APPROVED** by a majority voice vote.

REGULAR AGENDA

1. Knipp Garage - Consideration of a variance from the side yard setback requirement to construct a detached garage on property located at 21112 W. 90th Street within the RP-E, Planned Residential Estate District. BZ23-01

APPLICANT PRESENTATION:

Stacy Knipp, property owner, is requesting a variance from the code to build a detached garage in the direction of her property line. She showed an aerial and street view of her property and explained where she wanted to construct the garage.

STAFF PRESENTATION:

David Dalecky presented the Staff Report and showed an aerial of the homeowner's property and surrounding area in the Whispering Hills subdivision within the RP-E, Planned Residential Estate District. Many of the lots are not compliant with the city code. He showed an image of the area on the property where the homeowner would like to construct the garage and pointed out the proposed setbacks. He showed other properties near the applicant's property, explaining several properties have different types of existing encroachments into setback requirements. The applicant proposes to locate the new garage on the side of the property that is accessible from the existing driveway.

PUBLIC HEARING:

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Handley, seconded by Commissioner Burson, and carried by a unanimous voice vote.

BOARD OF ZONING APPEALS DISCUSSION:

Several board members concluded the setback reduction was reasonable considering the context of the area and the applicant is locating the building on the side of the property that connects to the existing driveway and designed the building with an offset to reduce the encroachment.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of a for a 5-foot variance from the 25-foot side yard setback requirement to allow a detached garage to be constructed at a 20-foot setback from the east property line at 21112 W. 90th Street, in the RP-E, Planned Residential Estate District.

Moved by Commissioner Macke, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Board of Zoning Appeals at 7:13 p.m. on Monday, May 1, 2023.