

## Legislation Details (With Text)

<b>File #:</b>	2023-5646	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	5/12/2023	<b>In control:</b>	Board of Zoning Adjustments
<b>On agenda:</b>	5/18/2023	<b>Final action:</b>	
<b>Title:</b>	Application #PL2023-092 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, and Section 6.1350B.5, Rear Yard Setback - 4525 NE Sherwood Dr; Royal Enterprises of KC, applicant		
<b>Sponsors:</b>	Development Services		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Staff Report, 2. Application and Supporting Drawings, 3. Location Map		

Date	Ver.	Action By	Action	Result
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**Application #PL2023-092 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, and Section 6.1350B.5, Rear Yard Setback - 4525 NE Sherwood Dr; Royal Enterprises of KC, applicant**

Issue/Request:

The applicant proposes to construct a 12'x12' second-story uncovered deck that will be connected to an existing second-story covered deck at the rear of the residence. The proposed uncovered deck results in an 18' rear yard setback, which equates to a 7' encroachment into the 25' rear yard setback for an uncovered deck.

Proposed BZA Motion:

I move to approve a variance to the minimum 25' rear setback requirement for an uncovered deck in the R-1 zoning district, to allow an uncovered deck addition to maintain an 18' setback from the rear property line.

Andy Wright, Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner

Recommendation: The Development Services Department recommends **APPROVAL** of a variance to the minimum 25' rear setback requirement for an uncovered deck in the R-1 zoning district, to allow an uncovered deck addition to maintain an 18' setback from the rear property line.