

## Legislation Text

---

**File #:** 2023-5646, **Version:** 1

---

**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.