



# City of Bonner Springs

KANSAS

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**Tuesday, January 21, 2025**  
200 East Third Street, Bonner Springs, KS 66012

**The meeting is open to the public.**

## BOARD OF ZONING APPEALS MEETING -6:00 P.M.

### CALL TO ORDER - ROLL CALL

### CONSENT AGENDA

#### 1. Approval of the November 19, 2024 meeting minutes.

Action Make a motion to Approve, Amend or Deny the minutes as written.

Recommendation Staff recommends that the Board of Zoning Appeals approve the minutes as written.

Documents:

1. 11.19.24 BZA Meeting Minutes

### UNFINISHED BUSINESS

### NEW BUSINESS

#### 1. Consider adoption of the Board of Zoning Appeals By-Laws.

Action Make a motion to Approve, Amend or Deny the By-laws as written and provided.

Recommendation Staff recommends that the Board of Zoning Appeals approve the By-laws as written.

Documents:

1. Complete Agenda Item - BZA ByLaws Draft 1.14.25

#### 2. PUBLIC HEARING - Variance Request – BZA-08-24; 705 W. Morse Avenue - Setback encroachment

Action Make a motion to Approve, Amend or Deny the requested variance with staff's stipulations.

Recommendation Staff recommends the requested variance be approved with the stated staff stipulations.

1. The required setbacks shall be as stated below –

North – remains twenty-five feet (25')

South – remains twenty-five feet (25')

East – reduced to ten feet (10')

West – reduced to five feet (5')

This would provide for seventy-five feet north to south of buildable space and thirty-five feet of buildable space east to west.

2. Any and all driveways extended to said structure shall gain access from South 137<sup>th</sup> Street, shall be approved by staff and shall meet the requirements of a hard surface drive.
3. A building permit shall be required
4. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

Documents:

1. Complete Agenda Item - BZA-08-24 - 705 W. Morse - Setback

## ADJOURNMENT



# City of Bonner Springs

## KANSAS

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### Board of Zoning Appeals Minutes - Regular Meeting - November 19, 2024

**BOARD OF ZONING APPEALS MEETING -7:00 P.M.** The BZA meeting will follow the regularly scheduled Planning Commission meeting this evening due to meeting agenda items and the process of events that must occur. - The Board of Zoning Appeals meeting was called to order at 7:28 p.m.

**CALL TO ORDER - ROLL CALL** - All members were present.

**CONSENT AGENDA** - None

**OLD BUSINESS** - None

**NEW BUSINESS** -

**PUBLIC HEARING - VARIANCE REQUEST - BZA-07-24 - Consider a request for variances from the requirements of the Unified Development Ordinance of Bonner Springs. The requested variance is allow for the construction of a monopole communication tower in excess of the allowed height of 120 feet, the request is for an antenna to extend to 137 +/- feet.** - Larry Clark motioned Paul Zeps seconded to open the Public Hearing for the Variance Request BZA-07-24 at 7:32 p.m.

The mono pole itself is 115' the antenna is another 21' which makes the total height of the tower 136'. It's just a single pole and antenna.

Larry Louk 26625 W 103rd St Olathe, KS. The antenna is 2" in diameter and is a stealth installation. We believe we have met the requirements and agree to the stipulations.

Larry Clark asked if they would ever construct a tower without an antenna. Larry Louk stated that only an AM Tower is an antenna itself.

Larry Clark also asked if there is a standard for where on the tower the antenna is situated. Larry Louk said that generally most omni antennas have to go above the tower because it radiates and receives frequencies.

Call for anyone to speak against

Rod Phillips 1134 S 130th St. Wanted pictures of what it would look like because he wasn't provided any. Staff showed pictures of the tower.

Guy Tiner 924 S 142nd St He thought the tower could be moved back but understands that it has to be moved closer to the road. Wanted consideration about the appearance of the tower.

Larry Clark motioned Paul Zeps seconded to close the Public Hearing at 7:42 p.m.

Paul Zeps motioned to approve the variance as written with staff stipulations. Larry Clark seconded the motion.

**ADJOURNMENT** - 7:44 p.m.

## Memorandum

Date: January 21, 2025  
To: Mayor and City Council  
From: Mark Lee

**Subject: Consider adoption of the Board of Zoning Appeals By-Laws.**

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**Recommendation:** Staff recommends that the Board of Zoning Appeals approve the By-laws as written.

**Action:** Make a motion to Approve, Amend or Deny the By-laws as written and provided.

**Background:** Through discussions with the BZA and Planning Commission members, it was determined by Staff that no By-laws existed for the Board of Zoning Appeals.

Taking the by-laws from the Planning Commission; new By-laws were created for the Board.

**Discussion:** The proposed By-laws are attached.

**Financial Impact:** NA

# City of Bonner Springs

## Agenda Item Cover Sheet

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### Agenda Item No. 4

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**Topic:** Consider adoption of the Board of Zoning Appeals By-Laws.

**Narrative:** Through discussions with the BZA and Planning Commission members, it was determined by Staff that no by-laws existed for the Board of Zoning Appeals.

Taking the by-laws from the Planning Commission; new by-laws were created for the Board.

Those by-laws are attached

**Presented by:** Mark Lee – Community Development Director

**Staff Recommendation:** Staff recommends that the Board of Zoning Appeals approve the By-Laws as written.

**Attachments:**

Draft version of By-Laws showing amendments (4pgs)



**BYLAWS  
CITY OF BONNER SPRINGS  
BOARD OF ZONING APPEALS**

**ARTICLE I - MEMBERSHIP:**

1. The membership of the City of Bonner Springs Board of Zoning Appeals shall be constituted in accordance with the Laws of the State of Kansas and the Ordinances of the City of Bonner Springs.
2. The membership of the Bonner Springs Board of Zoning Appeals shall be appointed by the Mayor by and with consent of the City Council.
3. In the event of a vacancy in the membership of the City of Bonner Springs Board of Zoning Appeals, the Mayor, with the approval of the City Council shall fill the vacancy by appointment.
4. The membership of the Bonner Springs Board of Zoning Appeals will serve without compensation.
5. Members who have a conflict of interest with respect to any action or business before the Board of Zoning Appeals should disqualify themselves from all participation, discussion and voting on such actions or business. The minutes of the meeting and reports to the Governing Body shall reflect all such disqualifications.

**ARTICLE II. OFFICERS:**

The Board shall annually elect a chairman, a vice- chairman and secretary. The secretary may be an officer or employee of the City. The chairman, or in his or her absence, the vice-chairman, shall preside at all meetings, and shall decide all points of order or procedure.

1. Chair – The members of the Bonner Springs Board of Zoning Appeals shall annually elect one of their members as Chair and one as Vice-Chair at their meeting in January, who shall serve one year and until their successor is selected.

The Chair selected shall preside at all meetings and hearings and shall supervise and direct the affairs of the Commission, the preparation, maintenance of the records, reports, agendas and minutes of the Board of Zoning Appeals, shall coordinate the work and responsibilities of the Board of Zoning Appeals and shall perform such other duties as directed by the Board of Zoning Appeals or as necessary to carry out the work and responsibilities of the Board of Zoning Appeals.

The Vice-Chair shall carry out the duties of the Chair in the event of his or her absence or inability to act, and shall act as liaison between the Board of Zoning Appeals and various planning organizations throughout the City.

2. Vice Chair - The members of the Bonner Springs Board of Zoning Appeals shall annually elect one of their members as Vice-Chair at their meeting in January, who shall serve one year and until their successor is selected.
3. Secretary – The Board of Zoning Appeals shall elect a Secretary who shall be responsible for the preparation and maintenance of all records, files and correspondence of the Board of Zoning Appeals to include, but not limited to the minutes of meetings, agendas, reports and budgets, shall review all expenditures and, in general, by and with the approval and at the direction of the Chair, coordinate the administrative work of the Board of Zoning Appeals. The Secretary shall be an employee of the City of Bonner Springs, Kansas.

4. Staff – The Board of Zoning Appeals may call upon any employee of the City of Bonner Springs, Kansas for such assistance as may be necessary to carry out its duties and responsibilities.
5. Independent Contractor or Consultant – By and with the consent and approval of the Governing Body of the City, the Board of Zoning Appeals may utilize Independent Contractor – Planning Consultants or others to assist in carrying out its duties and responsibilities.
6. Miscellaneous – The Board of Zoning Appeals, from time to time, may establish subcommittees, advisory committees or technical committees to advise or assist in the activities of the Board of Zoning Appeals.

**ARTICLE III. POWERS AND JURISDICTION:** The Board shall adopt rules of procedure as may be necessary and proper to govern its own proceedings; such rules shall not be in conflict with other laws, regulations or ordinances. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. The Board shall keep minutes of its proceedings, showing evidence presented, the findings of fact by the Board, the decision of the Board, and the vote upon each question. Records of all official actions of the Board shall be filed in the office of the Planning Department and shall be public record.

The Board shall have the following powers and jurisdictions:

1. **Appeals:** The Board of Zoning Appeals shall administer the details of appeals from or other matters referred to it regarding the application of these regulations as hereinafter provided. The Board shall have the power to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made by the Planning Department in the enforcement of these regulations. (Revised, Ordinance No. 1630)
  - (a) Appeals to the Board may be taken by any person aggrieved, or by any officer of the City of Bonner Springs, or by any governmental agency or body affected by any decision of the Planning Department administering the provisions of the zoning ordinance. Such appeal shall be filed with the Planning Department within a reasonable time, and the appeal shall be taken within a reasonable time as provided by the rules of the Board, by filing notice of appeal specifying the grounds thereof and payment of fee required therefore. The Planning Department Official from whom the appeal is taken, when notified by the Board or its agent, shall forthwith transmit to the Secretary of the Board all papers constituting the record upon which the action appealed from is taken. (Revised, Ordinance No. 1630)
  - (b) An appeal stays all proceedings in furtherance of the action appealed from, unless the Planning Department certifies to the Board, after the Notice of Appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property.
2. **Variances:** When deemed necessary by the Board of Zoning Appeals, the Board may authorize in specific cases a variance from the specific terms of these regulations which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of these regulations will, in an individual case, result in unnecessary hardship, and provided the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variances shall not permit any use not permitted by the zoning regulations in such district. (Revised, Ordinance No. 1630)
  - (a) The applicant must show that his or her property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of this specific piece of property at the time of the effective date of the district zoning regulations, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict

application of the terms of the zoning regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located.

- (b) A request for a variance may be granted, upon a finding by the Board that all of the following conditions have been met. The Board shall make a determination on each condition, and the finding shall be entered in the record.
- (1.)The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or applicant;
  - (2.)The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;
  - (3.)The strict application of the provisions of the zoning regulations of which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application;
  - (4.)The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
  - (5.)The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.
- (c) The Board may vary the height of outside storage screening or may waive the requirement for such screening where the Board finds the conditions described in Article XVIII, “I-1” Light Industrial District, Section 6, Paragraph 2(e). (Revised, Ordinance No. 1539)

3. **Condition of Determinations:** In exercising the foregoing powers, the Board, in conformity with the provisions of this act, may reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination, and to that end shall have all the powers of the officer from whom the appeal is taken, may attach appropriate conditions, and may issue or direct the issuance of a building permit.

A majority of the Board shall constitute a quorum for the transaction of business, and a concurring vote of a majority of the entire Board shall be necessary to reverse any order, requirements, decision or determination of the Planning Department or to decide in favor of the applicant upon any matter which it is required to pass under these regulations, or to affect any variation in such regulation.

#### **ARTICLE IV. MEETINGS:**

1. The Board of Zoning Appeals meets as requested on the third Tuesday of each month at six (6:00) p.m. in the City Council Chambers at the City Hall in Bonner Springs, Kansas. Meetings may be adjourned to another time, day and/or place that the Board of Zoning Appeals may deem proper. Staff may change the time, date or place of any regular or special meeting for good cause shown, or the Board of Zoning Appeals may do the same in any regular or special session. All interested parties shall be notified of such change.
2. **SPECIAL MEETINGS** – Special meetings of the Board may be called by the Chair or in the Chair’s absence by the Vice-Chair.
3. **QUORUM** – A majority of the membership of the Board of Zoning Appeals shall constitute a quorum for the transaction of business.
4. All meetings shall be open to the public.

5. **ORDER OF BUSINESS** – The usual order of business shall be as follows:
  - a. Call to order – Roll Call
  - b. Consent Agenda - Approval of minutes;
  - c. Unfinished business;
  - d. New business;
  - e. Adjournment
6. **CONTINUANCES** – Any item may be continued upon request of an applicant or recommendation of staff or a Board of Zoning Appeals member.
7. **ATTENDANCE** – Members of the Board of Zoning Appeals not in attendance of three consecutive meetings or four within a twelve (12) month period shall be asked to resign.
8. **LENGTH OF MEETINGS** – Meetings shall be adjourned no later than 10:00 p.m. Should there be further business to be conducted, the meeting shall be continued to a convenient time and date. Should the Board of Zoning Appeals wish to continue the meeting past 10:00 p.m. it shall be by a two-thirds vote of the members present.
9. **VOTING** – Voting requirements for requested variances shall be by a majority of the membership.

**ARTICLE V – RECORDS – REPORT**

1. **RECORDS** – All records of the Board of Zoning Appeals shall be open to the public.
2. **REPORT** – All reports to the Governing Body of the City shall include, or be accompanied by, a copy of the pertinent portion of the Board of Zoning Appeals minutes for all reports or actions; a copy of minority comments or reports, if any; all resolution; maps, reports, plans or other testimony or documents as directed by the Board of Zoning Appeals or Chair thereof; copies of all protests filed before the Board of Zoning Appeals; and any other information or documents which, in the opinion of the Board of Zoning Appeals or Chair may be informative or helpful to the Governing Body of the City to carry out its responsibility.

**ARTICLE VI – PARLIMENTARY PROCEDURE**

Questions of parliamentary procedure shall be determined by the Chair. Roberts Rules of Order may be used as a guide but shall not be binding upon the Board of Zoning Appeals or Chair.

**ARTICLE VI – BUDGET – EXPENDITURES – ACCOUNTING**

**ACCOUNTING** –The staff of the City of Bonner Springs, Kansas shall be responsible to account for and make payment of bills for the Board of Zoning Appeals.

**ARTICLE VII – AMENDMENTS**

After submission of an amendment or amendments to the Board of Zoning Appeals Secretary, the Secretary shall forward the same to the Board of Zoning Appeals. Amendments to these bylaws shall be by majority vote of the membership at the next regular business meeting.

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CHAIR

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BOARD OF ZONING APPEALS  
SECRETARY

Adopted by the Bonner Springs Board of Zoning Appeals this 21st day of January 2025.

# Memorandum

Date: January 21, 2025  
To: Mayor and City Council  
From: Mark Lee

**Subject: PUBLIC HEARING - Variance Request – BZA-08-24; 705 W. Morse Avenue - Setback encroachment**

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**Recommendation:**

Staff recommends the requested variance be approved with the stated staff stipulations.

1. The required setbacks shall be as stated below –

North –	remains	twenty-five feet (25')
South –	remains	twenty-five feet (25')
East –	reduced to	ten feet (10')
West –	reduced to	five feet (5')

This would provide for seventy-five feet north to south of buildable space and thirty-five feet of buildable space east to west.

2. Any and all driveways extended to said structure shall gain access from South 137<sup>th</sup> Street, shall be approved by staff and shall meet the requirements of a hard surface drive.
3. A building permit shall be required
4. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

**Action:** Make a motion to Approve, Amend or Deny the requested variance with staff's stipulations.

**Background:** The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance; that variance being, an encroachment into the required yard setback to allow for the construction of a new single-family dwelling.

The age of the development and the uniqueness of the lot sizes within the Grandview neighborhood and this particular lot being on a corner; makes meeting the current setbacks nearly impossible. While the lot is considered non-conforming, as it does not meet the current lot width minimum, it does though provide enough room for a new single-family dwelling with reduced setbacks.

**Discussion:** Staff's report is attached

**Financial Impact:**

City of  
Bonner Springs  
Board of Zoning Appeals  
Agenda Item Cover Sheet

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Agenda Item No. 5

BZA-08-24  
VARIANCE REQUEST

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**Topic:** Consider a request for variances from requirements of the Unified Development Ordinance of Bonner Springs. The requested variance is to allow for the construction of a single-family dwelling within the required yard setbacks.

**Narrative:** The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance; that variance being, an encroachment into the required yard setbacks to allow for the construction of a new single-family dwelling.

The age of the development and the uniqueness of the lot sizes within the Grandview neighborhood and this particular lot being on a corner; makes meeting the current setbacks nearly impossible. While the lot is considered non-conforming, as it does not meet the current lot width minimum, it does though provide enough room for a new single-family dwelling with reduced setbacks.

**Presented by:** Mark Lee – Community Development Director

**Staff Recommendation:** Staff recommends the variance be approved with the stated stipulations.

**Attachments:**

Staff Report (4pgs)

Aerial image (included in report)

Staff Rendering (3pgs)



**STAFF REPORT**

**Meeting Date:** January 21, 2025  
**Report Date:** January 2, 2025

**Subject:** The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance; that variance being, an encroachment into the required yard setback to allow for the construction of a new single-family dwelling.

The age of the development and the uniqueness of the lot sizes within the Grandview neighborhood and this particular lot being on a corner; makes meeting the current setbacks nearly impossible. While the lot is considered non-conforming, as it does not meet the current lot width minimum, it does though provide enough room for a new single-family dwelling with reduced setbacks.

**File Number: BZA-08-24**

**GENERAL INFORMATION**

**Applicant:** Matt Riddell  
**Address:** 15227 Linden Court  
Bonner Springs KS 66012

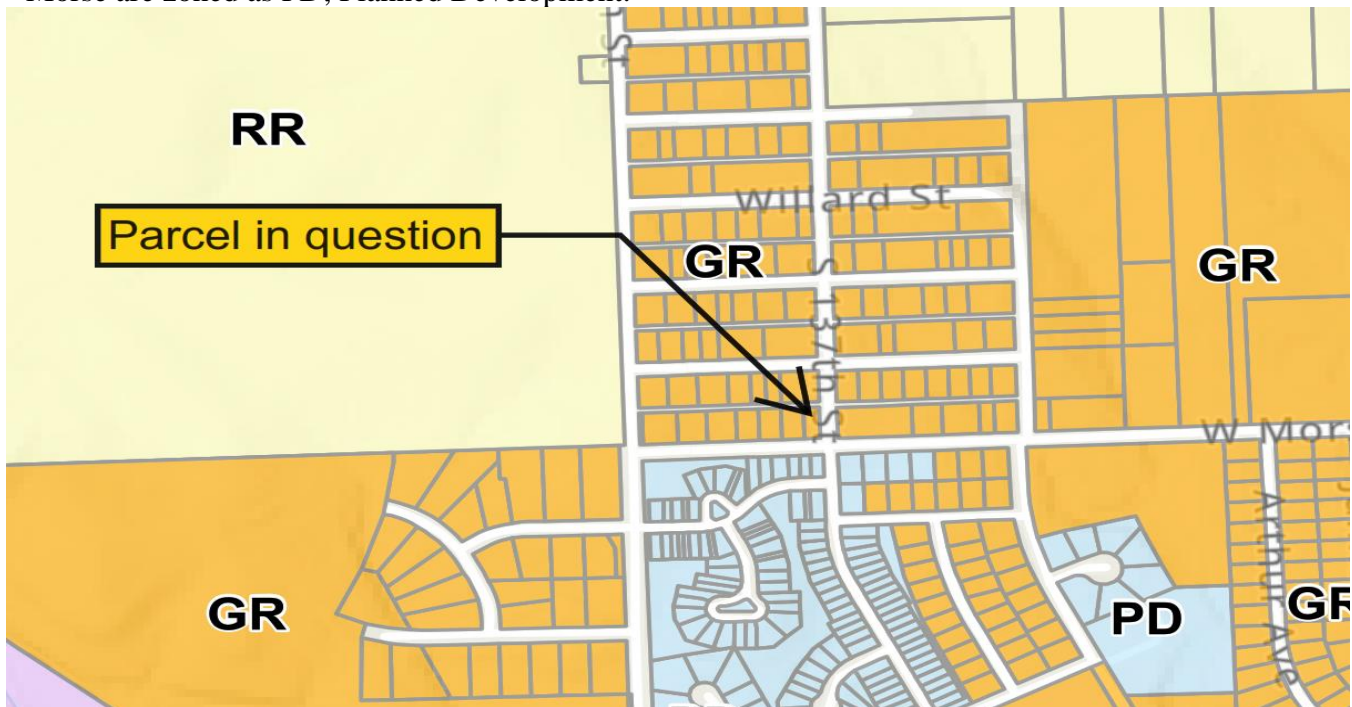
**STAFF ANALYSIS**

**Site Characteristics**

Location: 705 W. Morse Avenue  
Area of Property: 6,553sqft; 0.150 acres  
Zoning: GR; General Residential District  
Future Land Use Map: Low-Density Residential

**Adjacent Property:**

All zoning, north, east and west are zoned GR; General Residential, properties on the south side of Morse are zoned as PD; Planned Development.





**Narrative/Background**

The age of the development and the uniqueness of the lot sizes within the Grandview neighborhood and this particular lot being on a corner; makes meeting the current setbacks nearly impossible. While the lot is considered non-conforming, as it does not meet the current lot width minimum, it does though provide enough room for a new single-family dwelling with reduced setbacks.

**Conformance with the Zoning Ordinance**

Section 2.03.D.2.b states: *The purpose of this Section 2.03.D is to provide a process for reviewing and approving zoning relief applications from the requirements of this Chapter 2 Zoning Regulations.*

(2) *The purpose of a zoning relief application is to:*

- (a) *Provide a process for property owners to seek relief from the minimum Lot Area, setbacks, and other dimensional and Building requirements of this chapter;*
- (b) *Offer the City a method of considering alternative compliance metrics for unique or encumbered lots where strict compliance with this Chapter 2 Zoning Regulations would result in undue hardship to a property owner; and*
- (c) *Ensure the granting of relief from the zoning standards will not adversely affect surrounding property owners, and will not jeopardize further compliance with the subdivision and Development Standards outlined in these regulations.*

*The questions listed below are required by K.S.A. 12-759; this Statute goes on to state: A request for a variance may be granted in such case, upon a finding by the board that all of the following conditions have been met.*

The questions below, in bold type, are required by State Statute when hearing variance requests; the applicant’s responses are below them in italics, with any Staff comments following.

**1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district; and is not created by an action or actions of the property owner or the applicant.**

*Due to the lot being skinny and on a corner, it makes it difficult to build a desirable looking house. I would like to work to make the house not quite so skinny so that it would not look awkward and be more normal and pleasant looking for the area.*

This condition is unique to the property in question. All of the lots within this particular subdivision were platted in 1889 as being twenty-five (25') feet in width, while many have been absorbed into other parcels, this one remains. It does encompass two parcels, resulting in a fifty (50') foot wide lot. These, along with several other factors including age of the development create the necessity for this variance.

**2. The granting of the variance request will or will not adversely affect the rights of the adjacent property owners or residents.**

*In my opinion, granting the variance would actually help the neighbors. It would allow a house to be built on a vacant piece of ground. Vacant ground can easily turn into an eyesore so a new home is more beneficial.*

Staff agrees this will not adversely affect the rights of adjacent property owners; this is an established subdivision of single-family dwellings with several new ones being constructed currently. By allowing for the encroachment into the required setbacks, it allows for the construction of a new single-family dwelling that is being provided access onto S. 137<sup>th</sup> Street rather than Morse for traffic purposes. Staff feels as though no adverse impacts shall affect the adjacent property owners.

**3. That the strict application of the provisions of the Unified Development Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

*Lot is considered a non-conforming status due to width. A more desirable home can be built with a small variance. This lot would then be more desirable for the city and neighbors.*

The lot is considered non-conforming per today's minimum lot width (50ft vs 60ft), this does not preclude the lot from being constructed upon. The request to allow for encroachment into the required setback will allow for the construction of a home that would fit the newer additions to the neighborhood. Staff feels as though an unnecessary hardship will be placed upon the property if the variance is not granted. With the current lot size and the required setbacks, the buildable space upon the parcel in question is severely limited.

**4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, the general welfare or the harmonious development of the city.**

*In my opinion, a variance will help the public health, safety, and welfare. Vacant lots a lot of the times get dumped on and have other issues. By putting a new house there that is maintained, it will help keep the neighborhood looking beautiful and hopefully safe.*

The requested variance will have no adverse effect on the public health, safety, morals, order, etc.

**5. That granting of the variance desired will not be opposed to the general spirit and intent of the Unified Development Ordinance.**

*This property is zoned residential. The variance will allow a new house to better fit the neighborhood. I believe it will help neighbors, city and owners in a positive way. Thanks for consideration.*

The requested variance is not opposed to the general spirit and intent of the Unified Development Ordinance. The regulations in place, are there to ensure development is harmonious with its surroundings and throughout the subdivision. In this case they would lend themselves to the construction of new single-family dwelling within an established neighborhood.

**Conformance with the Future Land Use Plan:**

The Future Land Use Plan identifies this area as "low density residential". The Future Land Use Plan does not address accessory buildings but instead addresses the use of the property and those surrounding it. The majority of immediate area is indicated as developing in a residential manner.

**Traffic Impact:**

The proposed variance request, whether approved or denied, will have no impact on the current street network. In communications with the applicant, staff stated that any access to the parcel would need to be taken off of S. 137<sup>th</sup> Street and not Morse Avenue.

**Drainage Impact:**

The proposed variance request, whether approved or denied, will have little to no impact on drainage.

**STAFF RECOMMENDATION**

Staff recommends the requested variance be approved with the stated staff stipulations.

- 1. The required setbacks shall be as stated below –
 

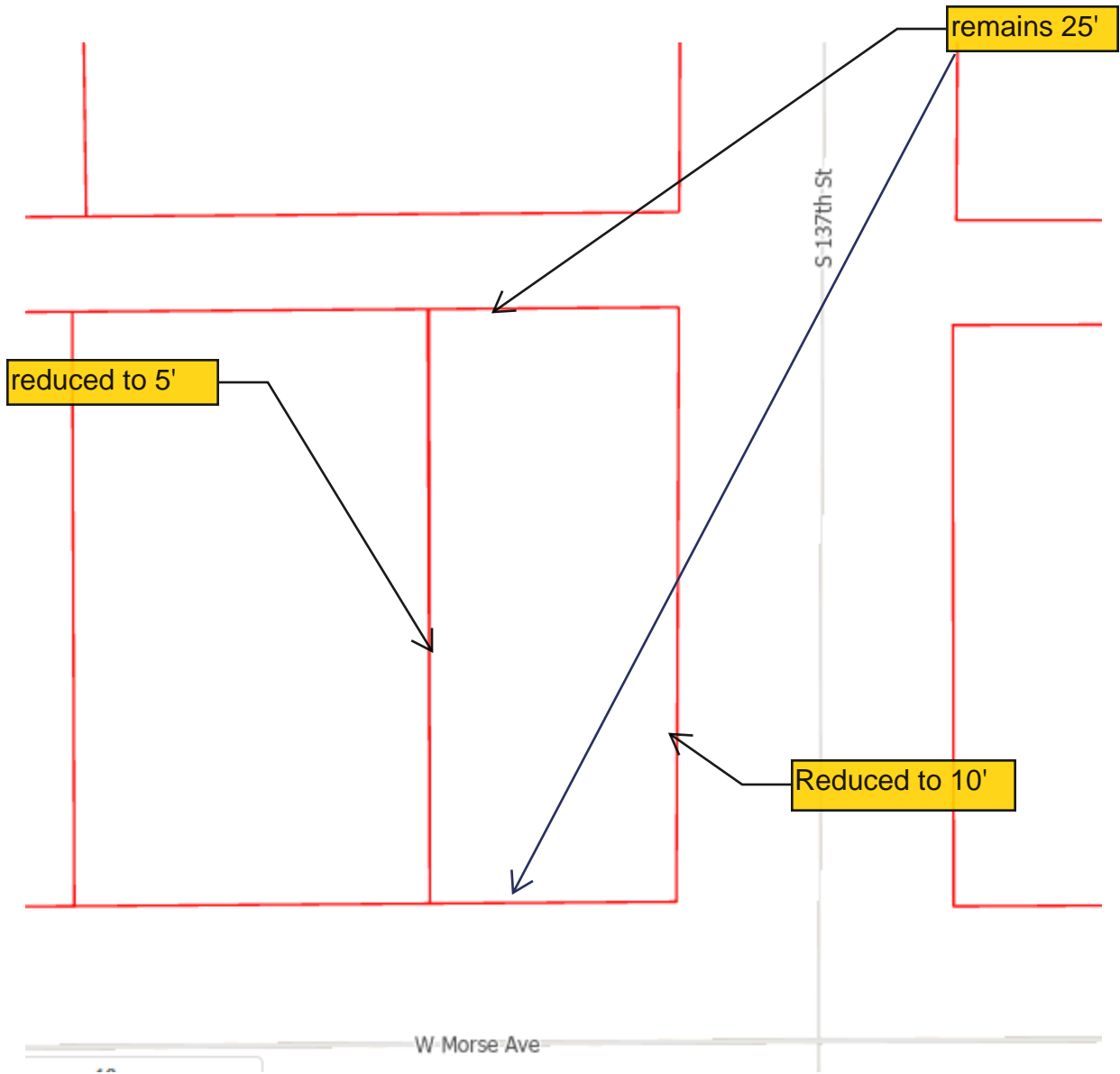
North –	remains	twenty-five feet (25’)
South –	remains	twenty-five feet (25’)
East –	reduced to	ten feet (10’)
West –	reduced to	five feet (5’)

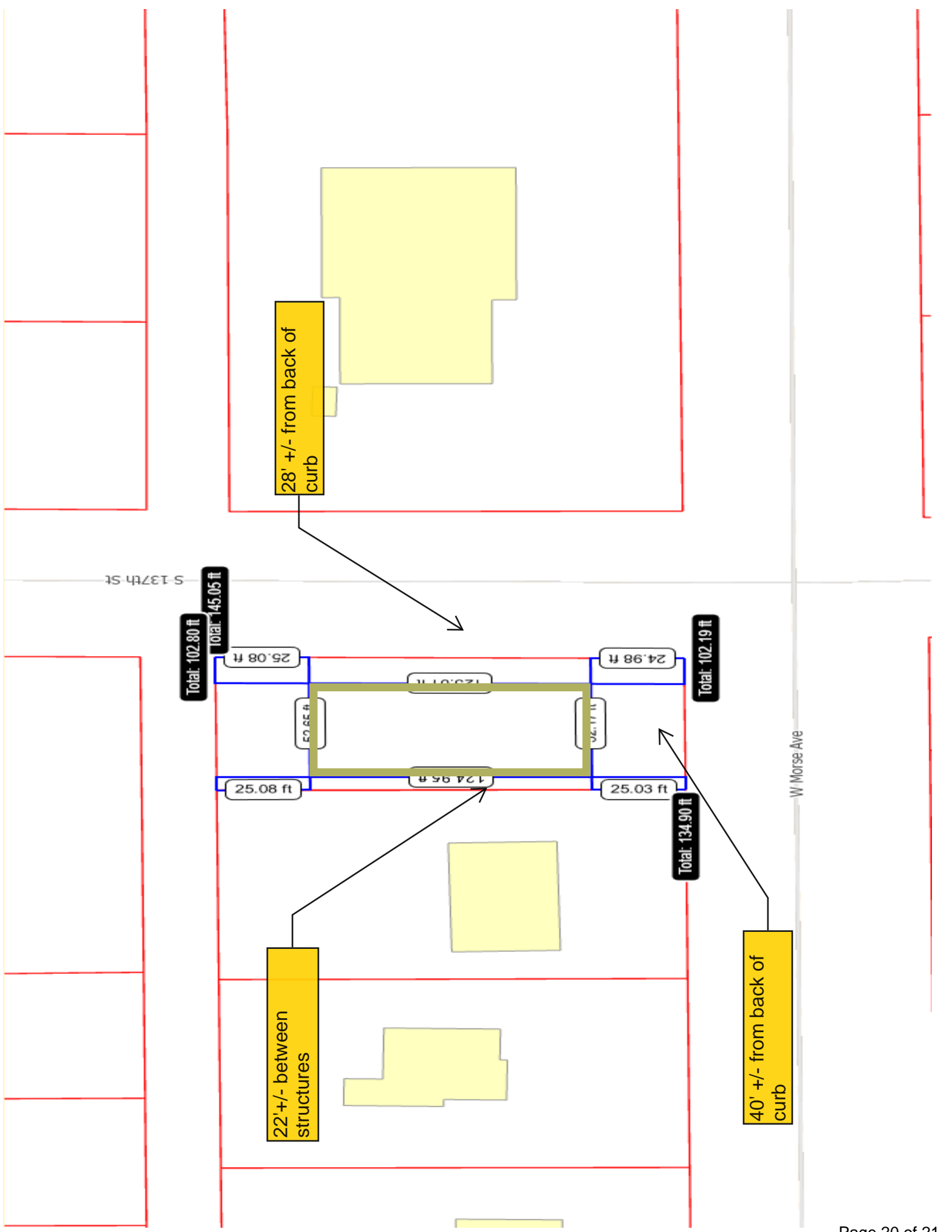
This would provide for seventy-five feet north to south of buildable space and thirty-five feet of buildable space east to west.

- 2. Any and all driveways extended to said structure shall gain access from South 137<sup>th</sup> Street, shall be approved by staff and shall meet the requirements of a hard surface drive.
- 3. A building permit shall be required
- 4. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

**BOARD OPTIONS**

- 1. **Approve the variance request, with or without conditions/changes.**
- 2. **Deny the variance request**
- 3. **Continue the Public Hearing to another date, date, time, and/or place**





28' +/- from back of curb

22' +/- between structures

40' +/- from back of curb

S 137th St

W Morse Ave

Total: 102.80 ft

Total: 145.05 ft

25.08 ft

50.65 ft

125.07 ft

24.98 ft

Total: 102.19 ft

25.08 ft

124.95 ft

25.03 ft

Total: 134.90 ft

The property lines and dimensions indicated above and below are not exact and should not be taken as such or used as formal measurements

