



City of Leawood

APPLICATION FOR BOARD OF ZONING APPEALS REQUEST FOR EXCEPTION

Case No:	_____
Filing Fee:	_____
Date Advertised:	_____
Hearing Date:	_____

Please read the application fully before completing. This application cannot be processed unless complete with all the required documents attached. If you need any assistance in completing the form, please call the Planning and Development Department at (913) 339-6700 x 160. Fax: (913) 339-6736.

APPLICANT INFORMATION

Applicant: _____ Phone: _____

Address: _____ Email: _____

Owner: _____ Phone: _____

Address: _____ Email: _____

Location of Property/Zoning: _____

Legal Description: _____

PROPERTY INFORMATION

ADJACENT PROPERTY AND LAND USE:

ZONING:

North: _____

South: _____

East: _____

West: _____

Present Use of Property: _____

Proposed Use of Property: _____

Section of the Ordinance from which an Exception is being requested: _____

Reason for Request: _____

Please select which Exception you are requesting and explain why you believe the conditions justify granting the Exception. Add additional pages if necessary.

1. Exception to Height Restriction _____

Discuss why the granting of the exception would outweigh any adverse impact the fence or wall may have on the appearance or open space, considering the following factors:

- The effect on adjoining property
- The uses and physical characteristics of adjoining property; and
- Proximity to arterial streets

2. Exception to Side Setback in R-1 District _____

Discuss why the grant of an exception to the 15-foot setback will not have an adverse impact on surrounding properties and demonstrate that the following conditions are met:

- The existing structure was legally constructed with a side setback of less than 15 feet; and
- In no case shall the existing structure and any proposed addition be any closer than 10 feet to the property line; and
- The proposed addition will be continuous and consistent with the existing side build line of the existing structure; and
- The proposed addition shall not cause further encroachment than that of the existing structure

3. Exception for Height Limit: _____

- The additional height allowed shall not be more than 2 feet for a maximum height of 37 feet for instances where the 35 foot height limit applies and 32 feet for instances where the 30 foot height limit applies; and
- The dwelling has not already received the height increase allowed in Subsection E above for additional side yard setback provided; and
- The grade of the subject lot is such that applying the height limit restrictions contained in Subsection E above would cause a hardship on the applicant in light of the proposed design of the applicant's dwelling and the design of the neighboring dwellings; and
- The proposed height of the, rebuilt or remodeled dwelling shall reflect the character of the other surrounding dwellings in the neighborhood.

4. Exception for Maximum Square Footage: _____
- The additional square footage allowed shall not be more than 20 percent of the maximum square footage allowed pursuant to this Ordinance; and
 - The proposed size of the rebuilt or remodeled dwelling shall reflect the character of the other surrounding dwellings in the neighborhood

IMPORTANT APPLICATION REQUIREMENTS

1. A representative must be at the meeting to represent this application.
2. If more than one property owner is involved with this request, please attach additional names and addresses to this application.
3. The contact person will receive all staff correspondence.
4. Provide a list of property owners within 200 feet of the property at issue.

APPLICANT

PROPERTY OWNER

Applicant's Signature/Date

Owner's Signature/Date