

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Zoning Appeals

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jeff Carson

*Vice Chairman Karen Jones, Brandie Armstrong, Duane Beth, Beverly Easterwood
Jim Ernst, Jake Miller, J. Mark Mohler, Trent Foglesong, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, April 13, 2026

6:00 PM

- 1 CALL TO ORDER/ROLL CALL**
- 2 BOARD OF ZONING APPEALS STATEMENT**
- 3 AGENDA**

3.1 Zoning Appeal Application(s)

3.1.1 BOZA2026-003 - DANIEL SOPTIC

Synopsis: Variance for a storage shed exceeding the side yard, corner, and rear yard setback at 2628 South 51st Terrace.

Tracking #: 21285

4 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting. Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General. El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

Connect to Zoom from your computer, tablet or smartphone at: <https://wycokck.zoom.us/j/86190643051>

Meeting ID:861 9064 3051

Phone one-tap: +17193594580, 85343973031# US, +12532050468, 85343973031# US

Join via audio:

+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 558 8656 US (New York) +1 646 931 3860 US +1 689 278 1000 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US 888 475 4499 US Toll Free 877 853 5257 US Toll Free

International numbers available: <https://wycokck.zoom.us/j/kdIKjxwSim>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: April 13, 2026

Re: Board of Zoning Appeals Petition BOZA2026-003

GENERAL INFORMATION

Applicant Information:

Daniel Soptic
2628 South 51st Terrace
Kansas City, Kansas 66106

Subject Property:

2628 South 51st Terrace
Kansas City, Kansas 66106

Requested Action and Purpose:

Approval of a Variance for a proposed storage shed that is within the side yard, corner and rear yard setbacks.

Commission Districts:

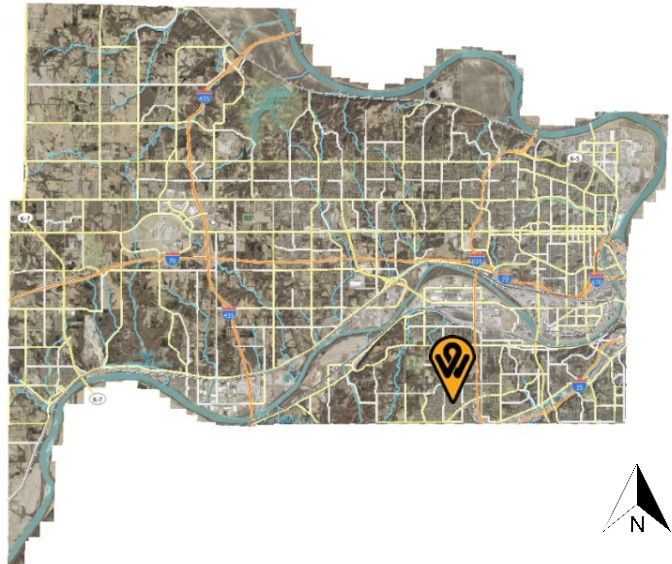
At-Large Commissioner, District #2:
Andrew Kump
District #6 Commissioner:
Phillip Lopez

Existing Zoning District(s):

R-1 Single Family District

Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family residence
South	R-1 Single Family District	Single-family residence
East	R-1 Single Family District	Single-family residence
West	R-1 Single Family District	Single-family residence

Total Tract Size: 0.18 Acre

Neighborhood Characteristics: The subject property is located within the Turner Statistical Neighborhood, South Turner Neighborhood Group and Census Block Group #0436002. The neighborhood consists of single-family residence to the north, east, south, and west of the subject property.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 51st Street as a Local Street.

Parking Requirement: Section 27-454(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one of which shall be in a garage or carport. The Applicant is providing two (2) off-street parking spaces.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – March 19, 2026
Letters to Property Owners – March 20, 2026

Public Hearing(s): April 13, 2026

Public Support: None to date

Public Opposition: None to date

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. ENV23-3896 – Code-Environment – December 20, 2023 – Closed – Trailer on grass.
2. 03200-00000-0244 – Code-Environment – July 8, 2003 – Completed – Weeds – Previous property owner.
3. 01212-00000-01671 – Code-Environment – September 26, 2001 – Completed – Tall weeds – Previous property owner.
4. 01200-00000-02215 – Code-Environment – June 25, 2001 – Completed – Multiple violations – Previous property owner.

Outstanding or Related Permit and Cases:

1. RES25-0735 – Residential – December 17, 2025 – Revise and Resubmit – Addition to the property, the storage unit.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Daniel Soptic, is requesting the following Variance(s) at 2628 South 51st Terrace Kansas City, Kansas 66106: Section 27-454(d)(2)(c) requires a minimum side yard, corner setback from property line not less than 25 feet. The storage shed is built 17 feet from the property line, a violation of 8 feet.

Section 27-454(d)(2)(d) requires a minimum rear yard setback from property line not less than 30 feet. The storage shed is built six (6) feet from the property line, a violation of 24 feet.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, and all other applicable standards within Chapter 27.

KANSAS STATUTORY REQUIREMENTS

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 which is not created by an action or actions of the property owner or the applicant.***

The applicant is requesting a variance to allow the addition of a storage structure on the property. The property already contains one accessory structure, and under current regulations, any additional structure must be physically attached to the primary dwelling. When combined with the required setbacks, this requirement significantly limits the available buildable area. As a result, the property owner is left with little to no feasible space behind the dwelling to construct the needed storage addition.

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

The addition of this storage building will not affect neighbors due to its placement construction of the building and siding will match the existing house.

3. ***The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.***

Without the addition of the storage building the applicants would be forced to look at relocating or continue to pay for off-site storage.

4. ***The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***

It will not, it would only benefit the property owner to have additional storage on site.

5. ***The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.***

It will not be opposed to the general spirit and intent of the zoning. The applicant is going to design the structure in order to blend in with the neighborhood and is complying with all the regulations, showing good spirit.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2628 South 51st Terrace on March 26, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Rear yard and side yard, corner setbacks

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. What items will be stored inside the structure?

Applicants Response: We will be storing seasonal decorations, yard tools, furniture, etc.

2. All existing and future driveways must feature curb cuts that are constructed to UG standards, gravel is not allowed.

Applicants Response: I acknowledge.

3. *Accessory buildings (garages, carports, tool sheds, etc.).* For any dwelling unit there may be permitted a detached accessory building. Such building shall not be located, in front of the house, less than two feet from any alley, nor closer than three feet to any side or rear property line. In the case of corner lots, a detached accessory building shall not be within 20 feet of the side street. The total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard. In any residential district on lots or tracts of less than three acres, the following conditions shall apply to any detached accessory building of greater than 120 square feet in floor area:

- a. The exterior wall materials shall be limited to customary residential finish materials. These specifically include: horizontal clapboard siding of all materials; wood and plywood siding; stone and brick, both actual and artificial, and textured finishes such as stucco and stucco board which visually cover the underlying material regardless of the underlying material. These specifically exclude preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels. Also, excluded as an exterior material are standard concrete masonry units. Exception: Metal can be used for the walls of the unit provided they have a factory applied and painted finish closely matching the color of the primary structure. Also, excluded as an exterior material are standard concrete masonry units except when the walls of the building are painted the exact color of the primary structure.
- b. The exterior roofing materials for roofs sloped more than two in 12 shall be shingles or tiles and not metal, fiberglass or plastic sheets. Exception: If using a metal roof the color must be a factory applied and painted finish that closely matches the roof color of the primary structure or the color of the primary structure itself if the roof and walls of the accessory structure are to be the same color.

- c. Up to two accessory structures existing in a side or rear yard and not in the front yard of a single property prior to April of 2008 are exempt from these regulations. Kansas City, Kansas 2008 Aerial photography will be used to make this determination.
- d. Accessory structures constructed after April of 2008 may be granted a variance upon written notarized approval from abutting neighbors impacted by the setback.
- e. Any accessory structure located in a front yard must obtain a variance from the board of zoning appeals.
- f. Any parcel with more than one accessory structure where the structures do not conform to subsection (c) of this section must obtain a variance from the board of zoning appeals.

Applicants Response: I acknowledge.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals **APPROVE** Case **BOZA2026-003** subject to all comments and suggestions outlined in this staff report and summarized by the following conditions.

1. **With regards to the storage addition onto the single-family home, the exterior siding shall be painted to match, and the roof shingles shall match the primary structure;**
2. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
3. **Subject to additional driveway construction, all future driveways must feature curb cuts that are constructed to UG standards;**
4. **Subject to driveway construction, a Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit,**

and if so, must take it upon themselves to initiate the permit process accordingly;

5. Approval of this case by the Board of Zoning Appeals, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the exercise of variance(s) approved, or any portion thereof, do(es) not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,
6. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Sign-In Sheet
Neighborhood Meeting Minutes
Five (5) Criteria Set by State Statute
Site Plan
Plot Plan
Plans for Accessory Structure

PUBLIC HEARING SCHEDULE

Action(s)	Board of Zoning Appeals
Variance	April 13, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Case **BOZA2026-003** as meeting all the requirements of the City code and being in the interest of the public health, safety and general welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

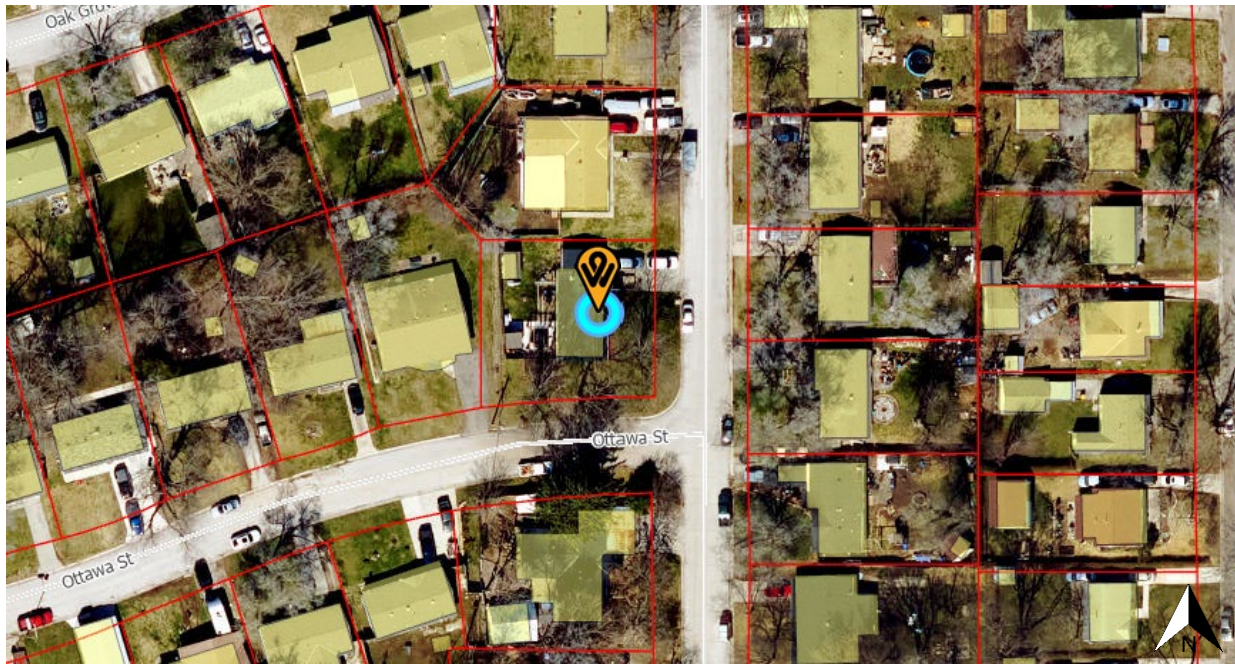
1. _____;
2. _____; And
3. _____.

OR

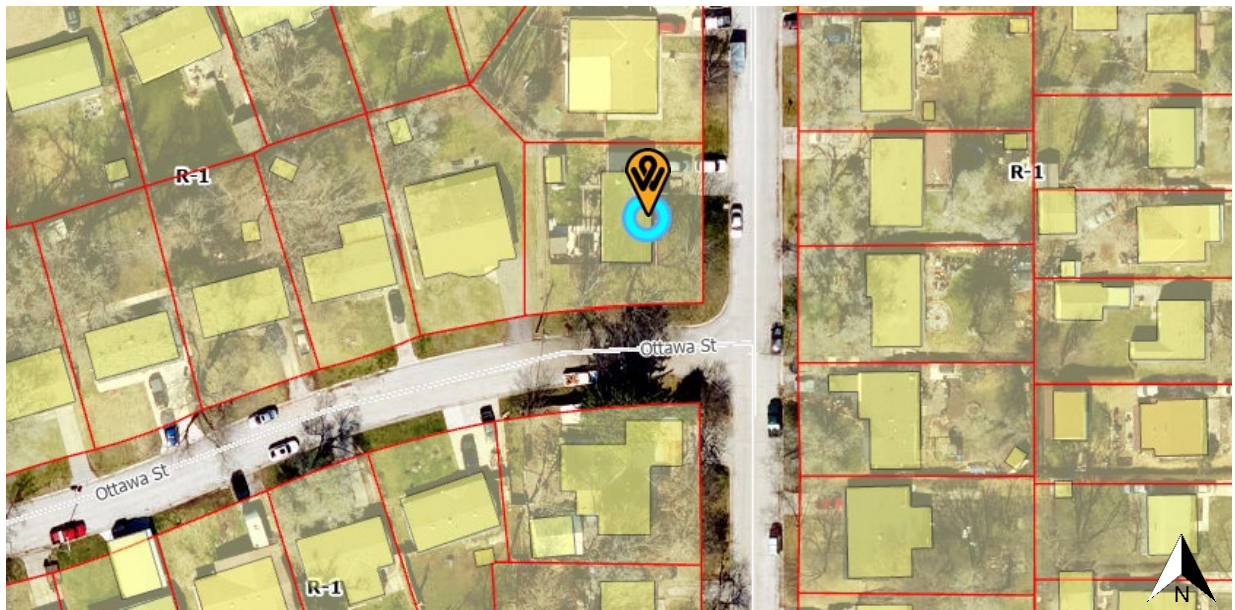
I move the Board of Zoning Appeals **DENY** Case **BOZA2026-003**, as it is not in compliance with the City Ordinances as it will not promote the health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

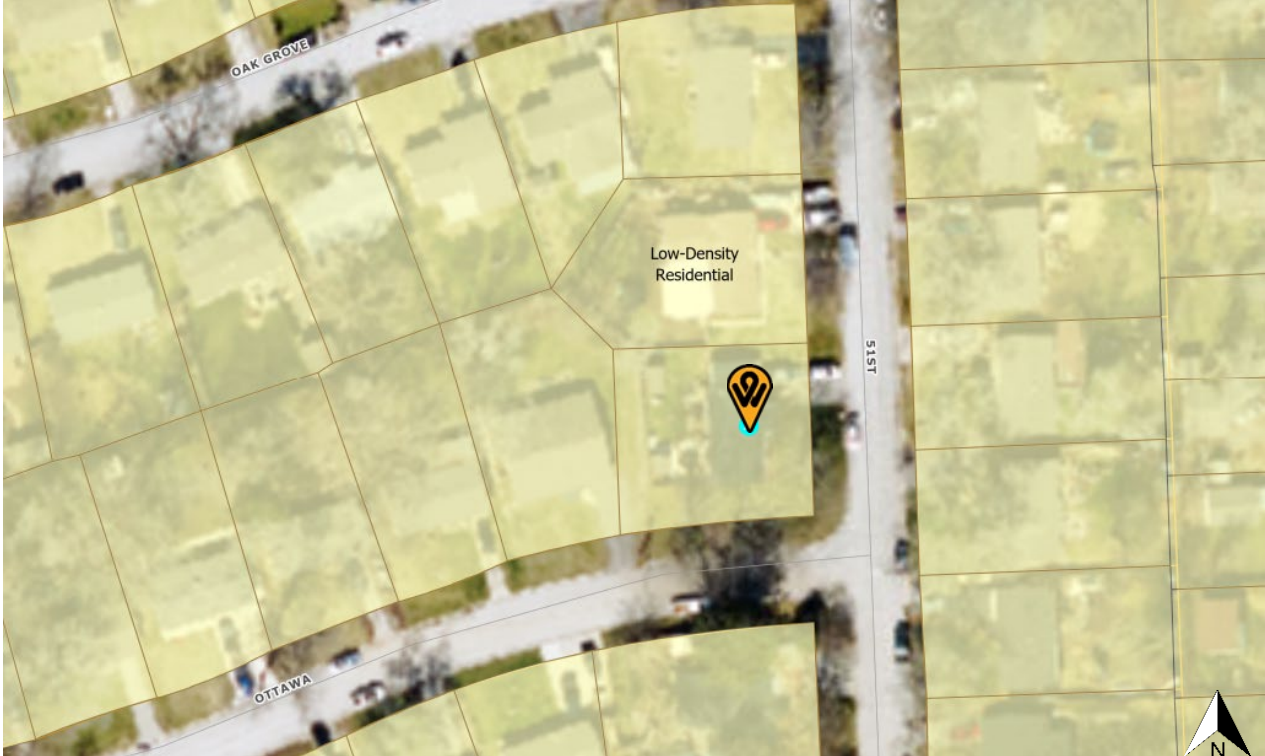
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

Name	Address	Phone #
Kimberly Sparrin	51276thw St CK 66186	913-226-0720

Meeting Minutes

Application Number BOZA2026-003

March 26, 2026

Meeting started at 5:00pm

Attendees-

Daniel Soptic

Carla Soptic

Kimberly Spearman- 5122 Ottawa St, KCK 66106 – 913-226-0720

Daniel Soptic explained to Kimberley what the project was, what it would look like and how big it is. He explained it would match the house in siding and color. He also showed her the drawing of the project and explained what would be stored in the building.

Kimberely asked why we needed to have the meeting, so Daniel explained the process to her and Kimberely said she had no problem with the project.

Kimberely also asked if she needed to attend the meeting in April to voice support for the project? Daniel explained that she didn't need to come but she was welcome if she wanted. Kimberely thanked him for the information.

Meeting was adjourned at 5:30

Meeting minutes taken by Carla Soptic

Neighbor Comments/Questions that came via mail, in person or via text

Mark Sterbach

5122 Oak Grove Road
Kansas City, KS 66106

He wanted to know what the meeting was for and why did I need his permission to build something on my property? I explained the process and he responded with “no question, I have no problem with it build away”.

Paul Simonie

2637 S 51ST TER
Kansas City, KS 66106

He advised that he received my letter and has no issues with what I want to build.

William Payne

1601 SE Dalton Drive
Lees Summit, MO 64081

I received a letter from William stating in part, that he has no issues with our project.

AFFIDAVIT - NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Daniel Soptic, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # BOZA2026-003.
2. That I conducted a neighborhood meeting on 3/24/26.
3. The notice to nearby property owners was sent on 3/22/26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

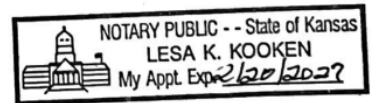
Further affiant saith not.



Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27th day of March, 2026.

My commission expires 2 of 20, 2027.




Notary Public

Kansas State Statutes

This section outlines the five (5) statutes in which variances are reviewed upon. The applicant must review these statutes and explain how their application applies and conforms to these five (5) statutes in as much detail as possible.

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 which is not created by an action or actions of the property owner or the applicant.

The side lot or yard is very large & by not being able to utilize it I am missing out on the opportunity to add much needed storage. The ~~back~~ back yard is somewhat narrow & doesn't allow for the building to be built there.

2

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

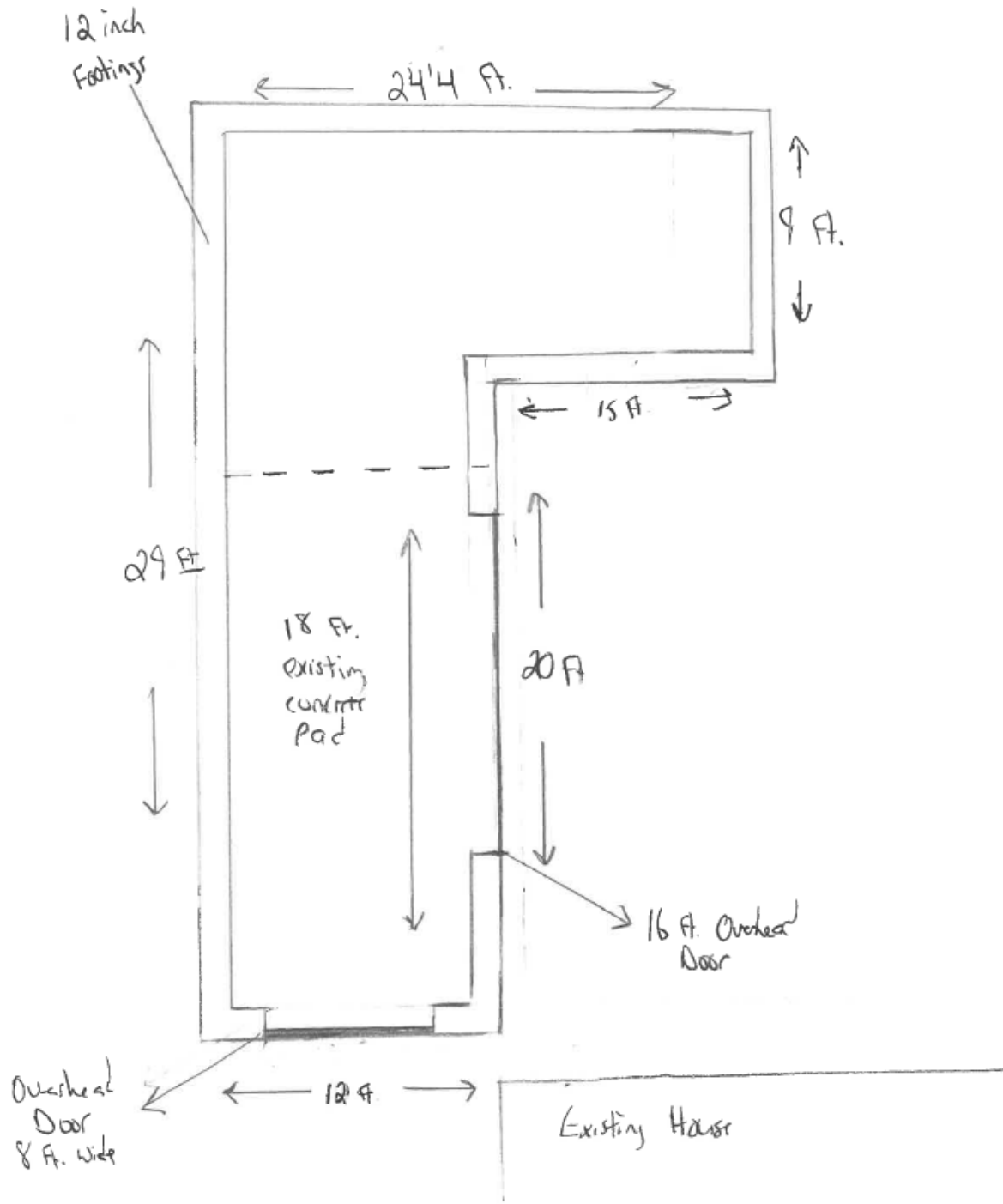
The addition of this storage building will not affect neighbors due to its placement. Construction of the building & siding will match the existing house.

<p>3</p>	<p>The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.</p> <p><i>we have outgrown our current property. without the addition of the storage building we would be forced to look at re-locating or continuing to pay storage fees, off site.</i></p>
<p>4</p>	<p>The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.</p> <p><i>It will not.</i></p>
<p>5</p>	<p>The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.</p> <p><i>It will not. The design of the space structure will blend in with the neighborhood.</i></p>

End of Application

Please review again to ensure all applicable fields are completed.
 Any incomplete or insufficient fields may result in your application not being processed, per Section 27.198.

See other required materials and information in the remaining pages of this packet.



Side View

