

# Westheight

*Historic Westheight Neighborhood Newsletter*



## HWNA General Meeting

Wednesday, February 12th

6:30 Potluck Social ~ 7:00 Meeting & Speakers

St. Paul's Episcopal Church ~ 18th & Washington Blvd.

Our speaker will be Robert Vargas with "Warriors4Wyandotte". He will be speaking with us about his organization's community outreach and student mentoring programs.

**HOPE TO SEE YOU AT THE MEETING!** If you're up for it, please bring your favorite snack or dish to share. (HWNA will provide plates, utensils, and drinks)

Also, feel free to bring your children! They are welcome in the meeting if you prefer, but we will have a separate room set up where children 5 & up are welcome to hangout and play with supervision. Contact us at 913-583-0207 with questions.

## KCPD Chief Search

The City of Kansas City, Kansas is recruiting for the next Chief of Police. Under the Unified Government's Charter, the Chief of Police is selected by - and subsequently reports to - the County Administrator. The County Administrator is seeking community input on what residents would like to see from the new Chief.

Community focus group meetings in February/March. Sign up at [ChiefSearch@wycokck.org](mailto:ChiefSearch@wycokck.org) by February 28 if you would like to participate. Due to the high amount of public interest, only a certain number of residents will be selected. For those not selected or unable to participate in the community focus groups, there will be a survey tool for the general public to submit their thoughts by April 1. The survey can be found at [maps.wycokck.org/ChiefSearch.html](https://maps.wycokck.org/ChiefSearch.html). Hard copies of the survey are available upon request at any of Kansas City, Kansas' recreation centers. Completed surveys may be returned in-person to any recreation center or mailed to the County Administrator's Office at 701 North 7th Street, KC, KS 66101.

# Neighbor -2- Neighbor

From Mary Smith ~

- A big THANK YOU to your dear neighbors that participated in our Westheight Holiday Cookie Exchange despite the snow storm that day! Maryann Strickland, Charlie Cummings, Jennifer Mills, Victoria Bogner, Michael Kauzlarich, Nancy Ninon, and Mary Smith (see cover photo).
- Mary Smith and Charlie Cummings from the Thoughtfulness Committee delivered some of the cookies to Anna Michalski. She was so surprised! They delivered to 9 seniors living here in Westheight. "It was very humbling..." What a great way to spread holiday cheer. Thank you!
- We'd also like to thank Jo Prieto. She magically appears to make our neighborhood look good by volunteering to plant and clean different areas all year long. This past December she created the beautiful arrangements in the planter bowls at our roundabouts. Thank you Jo for using your time to make Westheight shine!
- Thanks to Charlie and Bruce for fixing the wood rot on top of the pylons in the roundabouts.
- Thanks to Michael Kauzlarich for decorating Smith Circle with a Chiefs flag for the Superbowl! (see cover photo)
- Lastly, a big thank you to all the neighbors that took time to decorate the outside of their homes for Christmas. It was lovely and a great practice run for this year's 2020 Historic Holiday Homes Tour! Can't wait to see the holiday decorations this year!

## Help Support our Neighborhood!

The Historic Westheight Neighborhood Association is a 501(c)3 charitable corporation, established to improve the livability and environs of the Westheight Manor Registered Historic District. Your donation of \$10 (tax deductible) per adult resident helps strengthen and beautify our community. Here are a few of the ways:

- Maintenance of roundabouts, monuments, and public spaces
- Supporting our community events (see events on page 2)
- Keeping our website online
- Facilitating our communication systems between neighbors via phone, email, and text
- Allows members to vote at meetings on issues, and for the electing of Board members and Officers of the organization.

### Here are a few easy ways to submit your donation to the HWNA:

- [Pay easily online at www.historicwestheight.org/join](http://www.historicwestheight.org/join)
- Bring cash or check (payable to HWNA) to one of our neighborhood meetings.
- Drop your payment in the mail to our Treasurer Rick Yarnell at 2424 Nebraska Ct, KCK 66102

## Easter Egg Hunt

Spring is just around the corner! Come out and celebrate Easter and the coming of spring with your Westheight neighbors. We will send out an update when the date is set for the Easter Egg Hunt at St. Paul's Episcopal Church.



## Meet the New Board!

- Michelle Peterson, Chairman
- Darcy Curtiss, Secretary
- Rick Yarnell, Treasurer
- Matt Hentges, Member
- Jim Schraeder, Member
- Katrina Bruce, Member
- Jennifer Mills, Member

We are all happy to serve our growing community in 2020! Please let us know if you have any ideas, concerns, or questions! You can email the entire board at: [board@historicwestheight.org](mailto:board@historicwestheight.org)



# The Importance of Building Permits

By Jeff Carson, Chairman, Kansas City Kansas Board of Zoning Appeals

As a member and now Chair of the Kansas City Kansas Board of Zoning Appeals (BOZA), the Board sees several cases each year where someone has built something without a building permit. These cases come to the Board of Zoning Appeals through either code enforcement or neighbor complaints. There are two big problems that happen when construction occurs without a permit. First, the public safety is compromised because no inspections were performed. Safety inspections are a critical piece of having a great community and they protect those using the building. Typically, that protection is for your own family! Secondly, if the work somehow violates the zoning code (it is too close to a property line, too tall or other issues), it comes to the Board of Zoning Appeals for approval. Unfortunately, the State law says that if you create your own hardship by building without a permit we cannot grant a variance to the zoning code. This results in the person having to tear down what they built. Those of us on the Board of Zoning Appeals and the City staff hate having to tell someone to tear down what they just built but we are forced to do just that! I urge you to save yourself big headaches and get a building permit before you start your project. If you have questions you can contact building Inspections at 913-573-8620 or the Planning Department at 913-573-5750.

## When Do I Need a Building Permit?

By Rob Richardson UG Staff

While some issues such as the ones that go before the Board of Zoning Appeals have more significant consequences, other actions property owners take can result in having to undo and redo work or pay double permit fees. Below is a common list of items we see that can cause residents grief and how to avoid issues with the City. Please call the numbers listed to be sure you don't need City approval well before you begin. Some of the permit processes are very fast and others can take 60-90 days. Prevalent improvements initiated by residents that require approval from the Department of Urban Planning and Land Use include:

1. Add gravel where none existed previously or expanding the area of gravel on the property;
2. Add on to an existing structure;
3. Add more than one accessory structure;
4. Start a business in your home especially if non-family members will visit your home;
5. Have livestock on a property of less than five acres;
6. Build a large building, drive and or patio over more than 30 percent of your rear yard;
7. Build a residential fence over 6 feet in height in your rear yard;
8. Build a fence in your front yard;
9. Install a permanent sign;
10. Divide land into more lots or a home into more units;
11. Commercial storage/heavy equipment (tow trucks, dump trucks and other equipment) on residential property;
12. Offer your home as a short term rental such as Air-BNB; or
13. Dirt fill or removal from property, in excess of 50 cubic yards.

For assistance or questions regarding one of the potential issues above, please contact the Department of Urban Planning and Land Use at 913-573-5750 and one of the planners will be happy to assist you!

Common actions that probably need a permit from the Public Works Department:

1. Widening your driveway;
2. Installing a new or additional driveway;
3. Fill in or alter a roadside stormwater ditch;
4. Replace the culvert pipe under your driveway;
5. Replace your sidewalk; or
6. Work in a Utility Easement.

For assistance, please contact the right-of way manager in the Public Works Department and he will help get you going! His Number is 913-573-5421

Frequent building/remodeling activities that likely need a building permit from Building Inspection:

1. Building a detached structure or carport that has an area greater than 120 square feet;
2. Plumbing work beyond replacing fixtures;
3. Replacing a Hot Water Tank;
4. Replacing HVAC Equipment;
5. Work involving gas lines;
6. Electrical work, including new service equipment, beyond replacing fixtures;
7. Replacing your roof if the under decking will need to be repaired/replaced;
8. Building a retaining wall over 3.5 feet tall;
9. Replacing windows and doors; or
10. Home or room additions.

If you have questions about these home improvements, please call Building Inspections at 913-573-8620 and a member of staff will get you in touch with an inspector or plan reviewer that will quickly answer your questions!

Recurring issues with historic properties that might need approval from the Landmarks Commission are listed below. If you live in a historic district, historic landmark or are within 500 feet of one of these districts please check with staff well before starting your project.

1. Roof replacement;
2. Window replacement;
3. Exterior door replacement; or
4. Any major exterior changes.

For questions about Landmarks and Landmark environs, please contact a planner at 913-573-5750. They are eager to help you! Please also note you can use Dotmaps <https://www.wycokck.org/GSS/DotMaps.aspx> to identify these historic properties. Just agree to the terms, then once the screen refreshes go under "Show Layer List" and check the landmarks box. Then check the four boxes that begin with the word Historic and use the search box to zoom to your address. Remember if you are in a historic district or landmark, you may be eligible for state rehab tax credits.

# 2020 Calendar of Events

Easter Egg Hunt

**April 4th or 11th (T.B.D.)**

(in partnership with St. Paul's Episcopal Church)

'Earth Day' Spring Clean-up

**April 18th**

Fall Clean-up & Bow Hanging

**November 7th**

## HWNA General Meetings

**February 12**

**April 8**

**June 10**

**August 12**

**October 14**

**November 11**

(Corporate Annual Meeting)

## Zumba Come try it out

St. Paul's Episcopal Church  
18th & Washington Blvd.

Monday 9:30 - 10:30 a.m. Zumba  
\$2.00 per class

# Be Alert!

- If you see a crime happen, CALL 911.
- If you see something suspicious or hear gunshots call CALL 911 and give them as much information as you can (description of person, how many shots you heard and your location.)
- Do your part in helping keep Westheight safe and secure.

## ¿Habla español?

Le gustaria recibir esta hoja informativa en Español?

Si es asi, por favor contacte

**Email: [espanol@historicwestheight.org](mailto:espanol@historicwestheight.org)**

**Telefono: 913-583-0207.**

# Helpful Numbers

**Mike Moulin**

**Community Police Officer**

**[mmoulin@kckcpd.org](mailto:mmoulin@kckcpd.org)**

**913-573-8751**

**Community Policing**

**913-573-8720**

**Non-Emergency Police**

**913-596-3000**

**Drug Enforcement**

**913-573-6280**

**Traffic Enforcement**

**913-596-7004**

**Unified Government (general number)**

**311**

**Codes Enforcement**

**913-573-8600**

**Waste Management**

**Trash / Recycling Pick-up**

**913-631-3300**

**Waste Management Complaint Line**

**866-570-4702**

**KCK Animal Service**

**913-321-1445**

**Report a Power Outage**

**913-573-9522**

**Report a Water Problem**

**913-573-9622**

**Report a Gas Leak**

**888-482-4950**

**Report Potholes**

**913-573-8307**

**Liveable Neighborhoods**

**913-573-8737**

**Historic Westheight**

**Neighborhood Association**

**p.913-583-0207**

**[info@historicwestheight.org](mailto:info@historicwestheight.org)**

**[www.historicwestheight.org](http://www.historicwestheight.org)**