CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00119, 00118

4250 St. John Ave Rezoning

September 3, 2025

Docket # 7.1, 7.2

Request
Area plan amendment
Rezoning without plan

Applicant
Choudhry Sheeraz
Sheeraz LLC

Owner
Connie & Craig Delong

Site Information

Location	4250 St. John Avenue
Area	0.11 Acres
Zoning	R-2.5
Council District	4th
County	Jackson
School District	Kansas City 33

Surrounding Land Uses
North: Residential, R-2.5
South: Residential, R-2.5
East: Group Living, R-2.5
West: Residential, R-2.5

KC Spirit Playbook Alignment
CD-CPC-2025-00119, 00118 – Not Applicable.

Land Use Plan
The Truman Plaza Area Plan recommends residential urban low density for this location. The proposed plan has a low alignment with this designation. See Criteria A for more information.

Major Street Plan
St. John Avenue and Kensington Avenue are not identified on the Major Street Plan.

Approval Process

Overview
The applicant seeks to rezone their property from R-2.5 to B3-1 to resolve a zoning violation and allow for the use of general motor vehicle repair.

Existing Conditions
The subject site is on a corner lot in an R-2.5 zoning district. It is currently being used as a motor vehicle repair facility. Multiple buildings have been erected without permits and the overcrowding of cars on the site has spilled over to the sidewalk.

Neighborhood(s)
This site is located within the Indian Mound Neighborhood Association and Northeast Alliance Together (NEAT).

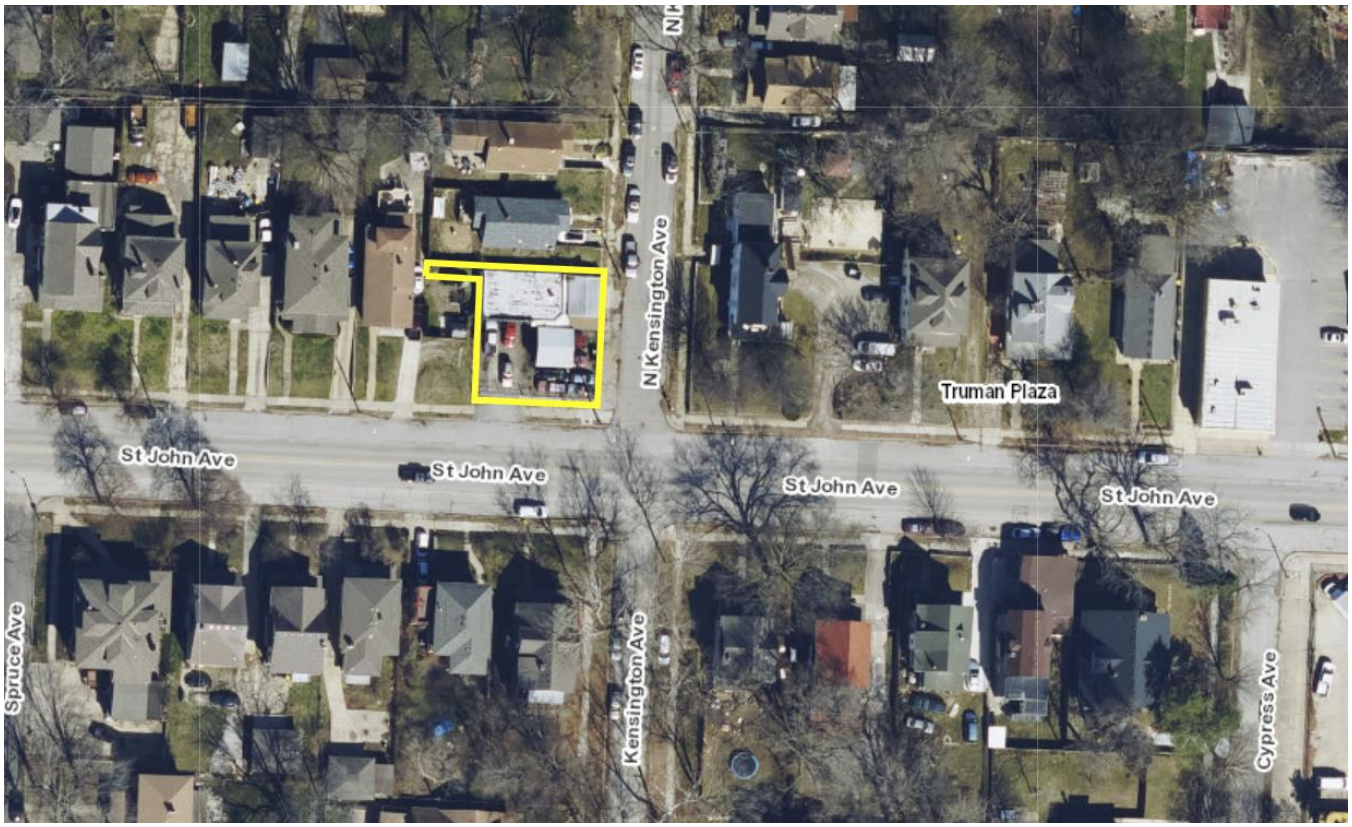
Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 18, 2025. A meeting summary is attached; see Attachment #1.

Controlling + Related Cases
ZDC-2025-0601– Site in violation for being used for general auto and vehicle storage in an R-2.5 zoned district.
ZDC-2025-0603 - Revocation of CLNU CVLN-1431 for the use of the property as a service station. The use has been abandoned for at least 20 years.

Project Timeline
The applications were filed on July 23, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #7.1 Denial
Docket # 7.2 Denial

VICINITY MAP



PLAN REVIEW

Originally, the subject site was a service station, which under the 1983 Kanas City Municipal Code, it was defined as "gasoline and oil, not including motor, body or fender repair work". A gas station did exist here at the time the Certificate of Legal-Nonconforming Use was issued in 1982 (CVLN-1431), but later on was converted to a motor vehicle repair service without entitlement or permits.

In order to resolve the existing zoning violation, the applicant is asking to rezone to a B3-1, which if approved, would allow for them to apply for a Special Use Permit for motor vehicle repair, general. A Special Use Permit will allow staff to review the building plans and overall site to ensure that the use is in-line with Chapter 88 and the surrounding neighborhood is able to provide their input on this project.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The proposed rezoning does not comply with the adopted plans and planning policies. The future land use designation is Residential Urban Low Density, and the Truman Area Plan would need to be amended for this location to Mixed-Use Neighborhood.

Rezoning from R-2.5 to B3-1 creates spot zoning that would allow for intense uses out of line with the low-density, detached housing nature of this neighborhood. The related area plan amendment changing the future land use from residential urban low density to mixed-use neighborhood would also create a spot FLU designation. While the property has historically been operated as a gas station, the current use is more intense automotive services and outdoor vehicle storage. Should this rezoning move forward, the applicant should:

- Provide high-quality screening, including landscaping and durable fencing.
- Prevent vehicles from parking illegally on the sidewalk– Luke Ranker, Community Planning Division

B. Zoning and use of nearby property.

The properties directly north, south, east, and west are residentially zoned and developed with residential structures. A little further west, the properties are zoned B3-2 and developed with a mixture of residential and commercial structures.

C. Physical character of the area in which the subject property is located.

A majority of the properties in the area are developed with single-family dwellings. The lot sizes vary from 0.09 acres to 0.8 acres.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities will be reviewed when the applicant applies for permitting.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The property originally had a gas station and offered motor oil change services from 1925. In 1982, the property received a certificate of legal nonconforming use to allow the original established use to remain in an R-2.5 zoning district. Since then, the use was illegally converted to an auto repair shop, which is not permitted in the existing zoning district. This has led to the revocation of the existing CLNU. Additionally, the existing buildings seem to have been built without permits.

F. Length of time the subject property has remained vacant as zoned.

The property has not been, and it currently is not vacant.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The proposed rezoning will detrimentally affect the nearby properties. If approved, any use permitted under a B3 zoning district will be allowed to operate at this site. Examples include:

drive-thru, car wash, and entertainment venue. Such uses can cause noise and air pollution, and traffic congestion. Staff recommended the applicant to apply for a B3-1 rezoning to maintain low floor area ratio since the surrounding area is residential.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Rezoning it to a B3-1 would resolve the outstanding zoning violation, but it would create spot zoning and it does not fit with the current context of the neighborhood. If the rezoning where to be denied, the applicant would not be permitted to continue operating the existing use and business. They could not revert the site to a gas station since the CLNU has been revoked. The applicant could only establish a use that is permitted in an R-2.5 zoning district.

ATTACHMENTS

1. Public Engagement Materials
2. Certificate of Legal Nonconforming Use

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends DENIAL.

Respectfully submitted,

Planner

Public Meeting Notice

Please join Indian Mound Neighborhood Association & Sheeraz LLC

for a meeting about Rezoning from District R-2.5 to B3-1

case number CD-CPC-2025-00118 & CD-CPC-2025-00119

proposed for the following address: 4250 St John Ave, Kansas City, MO 64123

Meeting Date: August 18, 2025

Meeting Time: 6:30PM

Meeting Location: 6000 Wilson Ave, Kansas City, MO 64123

Project Description:
Continue operating auto repair shop at 4250 St John Ave, Kansas City, MO 64123

If you have any questions, please contact:

Name: Ngon Nguyen

Phone: 816-824-4823

Email: ngonnguyen88@yahoo.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement

COMPASSKC

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Ngon Nguyen

Meeting Sign-In Sheet

Project Name and Address

Auto Repair Shop 4250 St John Ave Kansas City, MO 64123

CD-CPC-2025-00118 and CD-CPC-2025-00119

Name	Address	Phone	Email
Sarah Kaldenberg	311 Chelsea 64124 Ave	5743150657	kaldenberg.sarah@gmail.com
ANDREA KALISH	328 KENSINGTON AVE	917-361-3017	ANDREAKALISH@GMAIL.COM
Jim Lawlers	5400 St John	816-808-1765	NERealtyKC.e[illegible]
Douglas Brown	421 Quincy Ave	816-908-4748	brown.kha@gmail.com
Dorri Partain	4415 Windsor	816-231-0155	kcmatchgirl@gmail.com
CHOUDHRY SHEERAZ	425 Sant Jon	816-237-4590	sheeraz.com
Choudhry Inc	4422 Saint John	816-217-3306	Khaliq7979@gmail.com
Kay Hopkins	4420 Norledge KCMO 64123	913 6360934	kayhopkins720@gmail.com
Hayden Andrews	4219 Windsor Av. KC MO 64123	816 3169572	haydenandrews93@gmail.com
Amanda Wilson	147 N. Chelsea 64123	816-516-6230	wilson.amanda@816kc@gmail.com
Michael Adams	5235 Gladstone Blvd 64123	913 999-4225	madams0122@hotmail.com
Chris Lowrance	6050 Gladstone Blvd 64123	816 508 0275	clowr001@gmail.com
Missy Jones	137 N. Hardesty 64123	816-722-8814	Missyann[illegible]@gmail.com
Riley Roche	136 Brighton Ave KCMO 64123	847-890-8556	riley.p.roche@gmail.com

Saratou Shively	5716 Scarritt Av KCMO 64123	816-352-6072	Saratou Shively2@gmail.com
MICHAEL MONTGOMERY	301 JACKSON AVE (SOUTH)	816.739.364	mgm525777@yahoo.com
Ismael H	423 L St Jen	816 237 6417	
JIMMY FITZNER	426 N. WHITE	(816)721-8672	JIMMYFITZNER@GMAIL.COM
Dustin Fish	341 N. Hardesty Ave KCMO 64123	913-710-0989	dustinfish84@gmail.com
Ngon Nguyen	7412 N Wayne Ave	816-824-4823	ngonnguyen88@yahoo.com

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00118 and CD-CPC-2025-00119

Meeting Date: 8/18/2025

Meeting Location: 6000 Wilson Ave, Kansas City, MO 64123

Meeting Time (include start and end time): 6:30PM – 7:45PM

Additional Comments (optional):

We occupied a segment of the monthly Indian Mound Neighborhood Association meeting. We explained to the attendees of our request to rezone the property from residential to commercial and allow for it to be in the mixed-use neighborhood. The majority of the attendees were supportive, although they do have some concerns. Some of the concerns that were raised were on how the new owner will conduct his business, such as disposing the tires, making sure vehicles aren't parked out on the street, accident preventions when the cars are pulling out of the shop, etc. Overall, they want the new owner to be committed to providing a well-maintained business. The owner assured them that they'll do their best to maintain the property well and will work with the neighborhood if there are any concerns. We also pointed out that there's a long list of requirements from the City in order to approve of the special use permit to conduct an auto repair shop. They were very relieved to hear that. We welcomed them to attend the CPC hearing on Sept 3rd from 9AM–12PM to voice their opinions in support or concerns. We also told them that they can write to the City. When our segment concluded, most of the attendees were in favor of the property getting rezoned, or that they're not opposed to it.

NOTICE OF ISSUANCE OF CERTIFICATE OF OCCUPANCY

Be it known henceforth that a Certificate of Occupancy for Legal Nonconformance is hereby issued for property located at 4250 St. John, more specifically described as: Belgravia N 72 ft of S 77 ft Lot 13 N 72 ft of E 6.88 ft of S 77 ft Lot 14 N 7 ft of E 28 ft of W 43.12 ft of S 77 ft Lot 14 Blk 7 in Kansas City, Jackson County, Missouri; in accordance with Sec. 65.230, paragraph eight (8) of the Zoning Ordinance.

The present zoning of this property is in district R-2b. The nonconforming use is permitted in C-1 zoning.

JACK D. WHITE, P.E.
Codes Administrator

GREGORY G. RUCKER, R.P.S.
Supervisor of
Environmental Inspections

Published December 22, 1982
125 (B11416)

Affidavit of Publication

STATE OF MISSOURI
County of Jackson ss.

Clifford B. Smith, of lawful age, being duly sworn, says that he is one of the publishers of THE DAILY RECORD, a daily newspaper of general circulation published in Kansas City, Jackson County, Missouri, and that the notice of

Notice of Issuance of Certificate of Occupancy

a true copy of which is hereto attached was duly published in the Daily Edition of said newspaper.

One (1) Issue

beginning December 22, 1982 and in each of the

following issues .....

being numbers 125

of volume 167 of said newspaper.

Affiant further declares that said newspaper is qualified under, and has complied with all of the provisions of Chapter 493, including Section 493.050 and Sections 493.070 to 493.090. Revised Statutes of Missouri, 1969, as amended.

Clifford B. Smith

Subscribed and sworn to before me this 22 day of December, 19 82 and I certify that I am duly qualified as a Notary Public and my commission expires September 13, 1986.

Mary Ellen Fennelly

(NOTARY SEAL)

MARY ELLEN FENNELLY
Notary Public in and for Jackson County, Missouri

4250 St John.

11-1-82

E 2 1 4 5 8 1 R

While You Were Out

Name	
Telephone No.	Extension

☐ Called you and LEFT THIS MESSAGE:

☐ Visited

_____

☐ Please Call ☐ Returning Your Call

☐ Will Call Again ☐ Wishes Appointment

_____

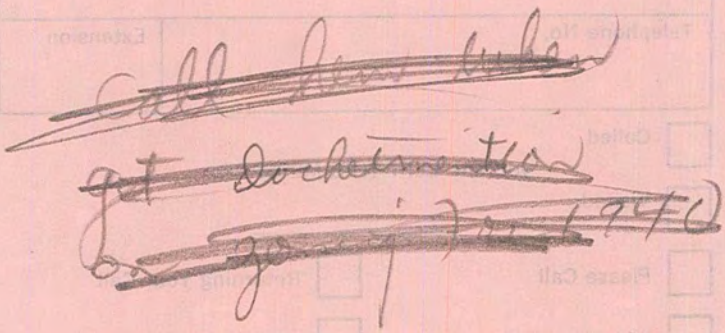
_____

_____

_____

Message for	Rec'd By	Date	Time

1271-040



8773A

4-29-40

Public Works Department

Codes Administration

Area Code 816

Superintendent	274-2462
Building Inspections	274-1371
Dangerous Buildings	274-2568
Electrical Inspections	274-2467
Mechanical Inspections	274-1271
Conservation Supervisor	274-1216
Environment Inspections	274-2521
Housing Inspections	274-1386
Rodent Control	274-1645
Special Projects	274-1520

City of Kansas City, Missouri
Heart of America

3410 Troost Avenue
Kansas City, Missouri 64109

December 17, 1982

Mr. Gilbert L. Mitchell
310 Kensington
Kansas City, Missouri 64124

RE: Certificate of Legal Nonconformance at 4250 St. John

Dear Mr. Mitchell:

Pursuant to Section 65.230, ROKC, 1956, and to the Rules and Regulations of the Board of Zoning Adjustment, procedures have been completed for determination of the status of the above described property.

It is my decision that a Certificate of Legal Nonconformance should be issued for a service station.

This decision will become final if not appealed to the Board of Zoning Adjustment (274-1844) within ten (10) days from that date first written above.

Sincerely,

Jack D. White, P.E. GGR
Codes Administrator

JDW/fs

File No. 1431

Public Works Department

Codes Administration

Area Code 816

Superintendent	274-2462
Building Inspections	274-1371
Dangerous Buildings	274-2568
Electrical Inspections	274-2467
Mechanical Inspections	274-1271
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City of Kansas City, Missouri
Heart of America

3410 Troost Avenue
Kansas City, Missouri 64109

December 17, 1982

Daily Record
3611 Troost
Kansas City, Missouri 64109

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Be it known henceforth that a Certificate of Occupancy for Legal Nonconformance is hereby issued for property located at 4250 St. John, more specifically described as: Belgravia N 72 ft of S 77 ft Lot 13 N 72 ft of E 6.88 ft of S 77 ft Lot 14 N 7 ft of E 28 ft of W 43.12 ft of S 77 ft Lot 14 Blk 7 in Kansas City, Jackson County, Missouri, in accordance with Sec. 65.230, paragraph eight (8) of the Zoning Ordinance.

The present zoning of this property is in district R-2b. The nonconforming use is permitted in C-1 zoning.

Jack D. White, P.E.
Codes Administrator

Gregory G. Rucker

Gregory G. Rucker, R.P.S.
Supervisor of
Environmental Inspections

JDW/GGR/fs

File No. 1431

✓ ADDRESS 4250 St John

✓ P/P 547/124

✓ APPLICATION FOR Service Station

✓ COPY OF BUILDING PERMIT# 8-31-25 82282

✓ OFFICAL NOTICE (DAILY RECORD) 11/16/82

ADVERTISING OF CLNU DENIED ______ APPROVED ______

✓ RECORDS NOTICE (LAW DEPT) —

✓ PHOTOS —

✓ INSPECTION OF PROPERTY —

CHECK WITH ASSESSORS OFFICE ______

✓ AFFIDAVITS RECEIVED (COUNTER) —

✓ AFFIDAVITS RECEIVED —

✓ AREA ANNEXATED 1897

✓ USE ESTABLISHED Built as Service Station 8-31-25

✓ CITY DEV. —

ACTION CENTER ______

✓ LOT SIZE 65 X 77 (78 X 28) 1961 sq ft

✓ ZONED U3A — R2 (M2 to R2b)

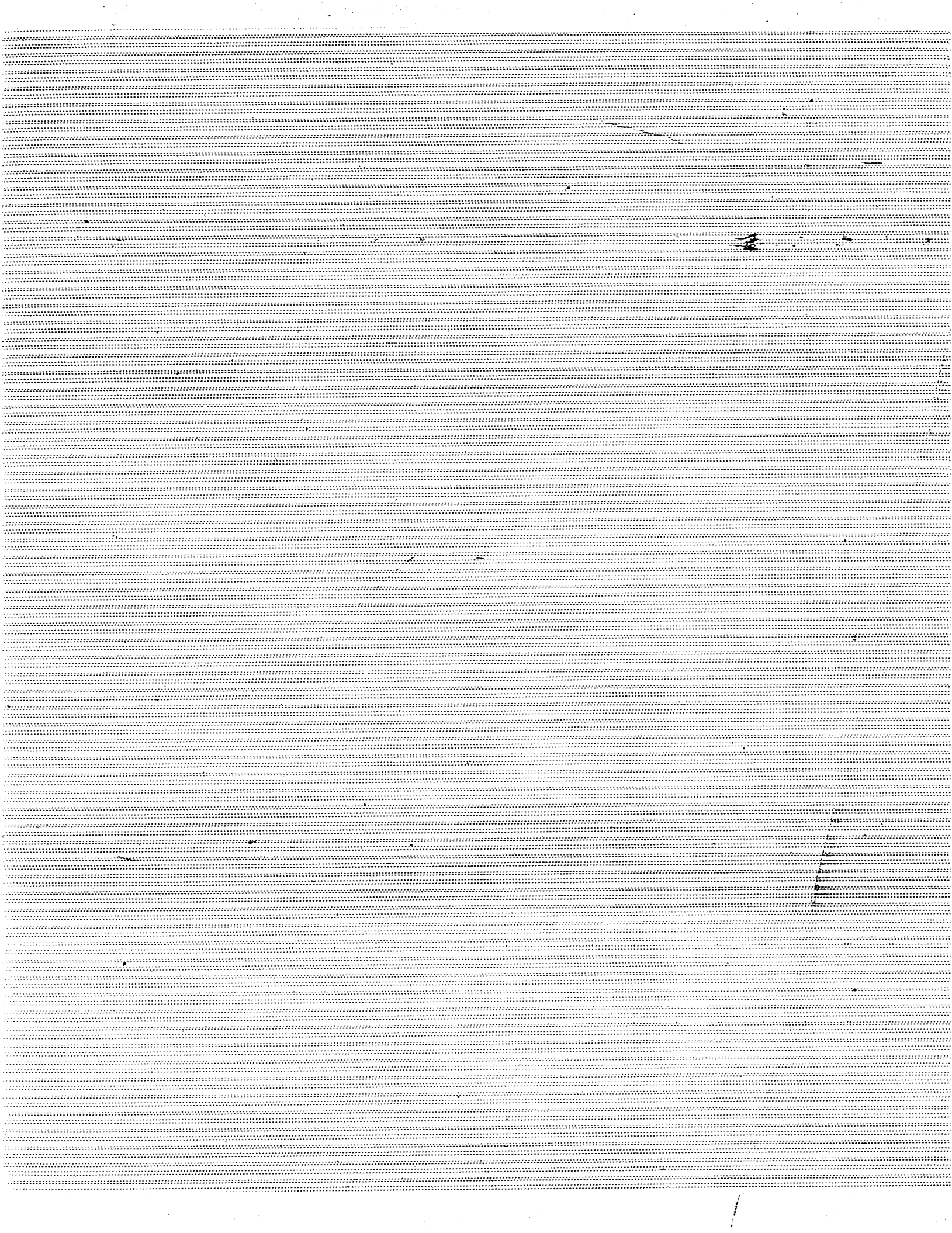
✓ LOT AREA REQUIREMENTS N/A

✓ CHECK FILE FOR PREVIOUS CASES OR CLNU —

✓ LEGAL Bel Gravia N 12 Ft of S 77 Ft Lot 13 N 72 Ft of E 6.87 Ft of S 77 Ft Lot 14 N 7 Ft of E 28 Ft of W 43.12 Ft of S 77 Ft Lot 14 BLK 7.

Use Established 8-31-25 Building permit # 82282

Issue Certificate.



FORM # 5

(Letter to be sent to applicant)

DATE: 12/16/82

NAME: GILBERT L. MITCHELL
ADDRESS: 310 Kensington
CITY & STATE: KC Mo. 64124
(Including Zip Code)

RE: Request for Certificate of Legal Nonconformance at:

4250 St John

Dear

Pursuant to Section 65.230, ROKC, 1956, and to the Rules and Regulations of the Board of Zoning Adjustment, procedures have been completed for determination of the status of the above described property.

It is my decision that a Certificate of Legal Nonconformance should be issued/~~denied~~ for ~~the property because~~

SERVICE STATION

This decision will become final if not appealed to the Board of Zoning Adjustment (274-1844) within ten (10) days from that date first written above.

Jack D. White
Codes Administrator

By_____

ds

cc: File No._____

bcc: Other inquiring parties

Public Works Department
Codes Administration
City of Kansas City, Missouri

RECEIVED
NOV 2 1982
CODES ADMIN.
TROOST OFFICE

Application For Certificate Of Legal Nonconformance
For Use of Structures and Signs

Please complete this form in full. If additional space is required to answer any question, use additional sheets of paper. Securely attach any additional sheets to this application form.

If your personal knowledge is insufficient to complete this form, an additional application must be submitted by a second party supplementing this application. Both applications shall be submitted together as one document.

After completion of this form, the applicant must sign the form and have that signature notarized. (This is applicable to any additional applications submitted as part of the whole).

The application, signed and notarized (with all attachments) is to be returned to: Codes Administrator, Buildings Inspections, 3410 Troost, Kansas City, Missouri 64109

1. a. *Applicant's Name:* Gilbert L. Mitchell

   b. Address of Applicant: 910 Kenoington
   K. C. Mo. 64124

   c. Phone of Applicant: 483-6094 Station 231-2242

2. a. Address (or location) of property in question: 4250 St. John K.C. Mo. 64123

   b. Legal Description of Property:

   c. Size of Lot or Tract:

   d. Owner(s) of record: Gilbert L. Mitchell

   e. Length of time of ownership: 2 Months. R-2-A

3. Present zoning district classification:

4. a. Type of structure located on property: Service Station

   b. When was structure erected: 1940

c. Use of structure when erected: Service Station

d. Present use of structure: Service Station

e. Use when property was acquired: Aug 1987

f. Has use changed since structure was constructed: No

g. If so, when?

h. To what use?

i. Has the current use been continuous? YES

5. Zoning district classification at time when structure was erected:

6. a. Did the use of the structure ever conform to the zoning district classification?

b. When?

c. For how long?

7. a. When was the property annexed into the City of Kansas City, if annexation occurred after June 4, 1933?

b. What was the zoning district classification prior to annexation, if any?

8. If your request for a Certificate of Occupancy for a Nonconforming Use is based on recent re-zoning of the property, state the zoning district classification in effect prior to the re-zoning and whether your property was then in conformance with the zoning district classification:

9. For what status is the certificate requested?

State of Missouri)
) SS.
County of Jackson)

I, Gilbert L. Mitchell First being duly sworn, on oath state that I Am ~~is~~ the owner of property at 4250 St. John ; that I have personal knowledge as to the use of the property at 4250 St John ; and that the information set forth in the Application for Certificate of Occupancy for a Nonconforming Use which is attached hereto and incorporated herein is true and correct to my best knowledge.

/Sig./ Gilbert L. Mitchell

Subscribed and sworn to before me this 2nd day of November, 1982

Notary Public Pearl Christene Moudy

My Commission Expires:

PEARL CHRISTENE MOUDY
Notary Public of Clay County,
Missouri Adjoining Jackson
County, Missouri M.C.E. 2/27/85

TO: Mark O'Bannion, Zoning Inspector, 3410 Troost

FROM: Kathleen A. Hauser, Assistant City Attorney

RE: CLN for 4250 St. John

The records of the Law Department indicate that there ~~is~~/is not a record of prior disposition before a court of competent jurisdiction.

The case cite is n/a.

For further information see attached.
n/a

Kathleen A. Hauser
Assistant City Attorney
12/1/82

NOTICE OF FILING OF NONCONFORMING USE AFFIDAVIT
(Section 65.230, R.O., Kansas City, Missouri)

Notice is hereby given that an affidavit has been filed with the City of Kansas City, Missouri, to establish nonconforming use of the property known as 4250 St. John. Legal description: Belgravia N 72 ft of S 77 ft Lot 13 W 72 ft of E 6.88 ft of S 77 ft Lot 14 N 7 ft of E 28 ft of W 43.12 ft of S 77 ft Lot 14 Blk 7, Kansas City, Missouri, in accordance with Sec. 65.230; paragraph eight (8) of the Zoning Ordinance.

The present zoning of this property is in district R-2b. The nonconforming use is permitted in C-1 zoning.

GREGORY G. RUCKER, R.P.S.
Supervisor of
Environmental Inspections

MARK O'BANION
Zoning Inspector

Published November 16, 1982
99 (B11322)

Affidavit of Publication

STATE OF MISSOURI
County of Jackson ss.

Garrett L. Smalley, Jr., of lawful age, being duly sworn, says that he is one of the publishers of THE DAILY RECORD, a daily newspaper of general circulation published in Kansas City, Jackson County, Missouri, and that the notice of

...Notice..of..Filing..of..Nonconforming..Use..Affidavit.

a true copy of which is hereto attached was duly published in the Daily Edition of said newspaper.

.....One..(1)..Issue.....

beginning.....November..16,..1982.....and in each of the

following issues .....

being numbers .....99.....

of volume 167 of said newspaper.

Affiant further declares that said newspaper is qualified under, and has complied with all of the provisions of Chapter 493, including Section 493.050 and Sections 493.070 to 493.090. Revised Statutes of Missouri, 1969, as amended.

Garrett L Smalley Jr.

Subscribed and sworn to before me this..16...day of....November....., 19...82 and I certify that I am duly qualified as a Notary Public and my commission expires February 22, 1984.

Mary E. Boling

(NOTARY SEAL)

MARY E. BOLING
Notary Public in and for Jackson County, Missouri

11/16/82

TO: Mark O'Bannion, Zoning Inspector, 3410 Troost

FROM: Carl D. Cederstrom, City Development Department

RE: CLN for 4950 St. John

Your file No. 1431

The records of the City Development Department indicates that there ~~is~~ is not a record of prior disposition before the Board of Zoning Adjustment or City Plan Commission.

The case cite is —.

For further information see attached.

Carl D. Cederstrom
City Development Department

Inter-Departmental Communication

DATE November 9, 1982

TO Kathleen Hauser, Assistant City Attorney

FROM Mark O'Banion, Zoning Inspections

SUBJECT Application for CLNU at 4250 St. John

An affidavit has been filed with this office to establish a Lawful Nonconforming Use of property located at subject location, in a district zoned R-2b.

The present use of this referenced property is a servi ce station. If you have any information on this matter, please complete the attached form and return it to this office within twenty-one (21) days from the date of this letter.

The present owner of record for this property is Gilbert Leroy Mitchell.

Mark O'Banion
Zoning Inspector

MO/fs

cc: Jim Haner
Carl Cedarstrom

File No. 1431

Public Works Department

Codes Administration

Area Code 816

Superintendent	274-2462
Building Inspections	274-1371
Dangerous Buildings	274-2568
Electrical Inspections	274-2467
Mechanical Inspections	274-1271
Conservation Supervisor	274-1216
Environment Inspections	274-2521
Housing Inspections	274-1386
Rodent Control	274-1645
Special Projects	274-1520

City of Kansas City, Missouri
Heart of America

3410 Troost Avenue
Kansas City, Missouri 64109

November 9, 1982

Daily Record
3611 Troost
Kansas City, Missouri 64109

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(Section 65.230, R.O., Kansas City, Missouri)

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The present zoning of this property is in district R-2b. The nonconforming use is permitted in C-1 zoning.

Gregory G. Rucker

Gregory G. Rucker, R.P.S.
Supervisor of
Environmental Inspections

Mark O'Banion

Mark O'Banion
Zoning Inspector

GGR/MO/fs

File No. 1431

LAWFUL NONCONFORMING USE
(WORKSHEET)

OWNERSHIP: Gilbert Leroy Mitchell

ADDRESS: 4250 St John Kc Mo 64123

LEGAL DESCRIPTION: BELGRAVIA N 72 FT OF S 77 FT LOT 13 N 72 FT OF E 6.88 FT OF S 77 FT LOT 14 N 7 FT of E 28 FT of W 43.12 FT of S 77 FT LOT 14 BLK 7.

PRESENT ZONING: R2b

FIRST PERMITTED DISTRICT: C-1

PRESENT USE OF PROPERTY: Service Station

LOT SIZE: 7 X 28
65 X 77

DATE RECEIVED:

DATE OF FIRST PUBLICATION:

DATE OF FINAL PUBLICATION:

P/P 547/124

SURROUNDING PROPERTY OWNERS NOTIFIED: Notices Ret'd

1. 547/125 Beatrice [illegible] & Frank [illegible]
2. 4236 St John
3. Kc Mo
4. 547/123 James C & Ferne E Richardson
5. 106 N Kensington
6. Kc Mo 64123
7.
8. 550/61 Ali & Mary Elmina
9. 4418 Windsor
10. Kc Mo 64123
11.
12.
13.
14.
15.