



BOARD OF ZONING ADJUSTMENT DOCKET

March 14, 2023

9:00 A.M.

The Board of Zoning Adjustment hearing will be hybrid (both in-person and via zoom). Details can be found at <https://kcmo.gov/bza>

OTHER MATTERS

1. The Board of Zoning Adjustment may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
2. There may be general discussion(s) regarding current Board of Zoning Adjustment issues.
3. The Board of Zoning Adjustment will take breaks (lunch and water) at regular intervals. The Chair will announce the time length of each break.

BZA CASES

Docket Item	Planner	Case Information	Council District
1	Ahnna Nanoski	<p>CD-BZA-2022-00114 – 3901 N Wayne Ave – A request to rehear an appeal of city staff's determination related to multiple zoning violations related to pole signs on the subject site on about 0.9 acres generally located at 3901 N Wayne St.</p> <p>Owner: Randall Robb Applicant: See above Continued from 9/22/22, 10/11/22, 12/13/22, 2/14/23 Rehearing granted 10/11/22 Quorum established on 10/11/22: Ebbitts, Gorenc, Mixdorf, Moran, Stiller</p>	4
2	Ahnna Nanoski	<p>CD-BZA-2022-00196 – 3033 Prospect Ave – A request to appeal city staff's determination related to a zoning determination for a Day Labor Employment Agency on about 1.5 acres generally located at 3033 Prospect Ave.</p> <p>Owner: Land Clearance Redevelopment Authority Applicant: Nathan Prather Continued from 2/14/2023 DISMISS</p>	3
3	Ahnna Nanoski	<p>CD-BZA-2023-00006 – 1900 N Corrington Ave – A request to appeal staff's decision regarding the use of a property in zoning district UR on about 11.86 acres generally located at 1900 N Corrington Ave.</p> <p>Owner: Eplc 1 & 2 LLC Applicant: Aaron March Affidavit: Unknown Continued from 2/14/23 DISMISS</p>	4

4	Jared Clements	<p>CD-SUP-2022-00002 – 11511 Blue Ridge Blvd – A request to approve a Special Use Permit to allow for a gas station in zoning district B1-1 on about 0.32 acres of land generally located at 11511 Blue Ridge Boulevard.</p> <p>Owner: Longview Plaza LLC Applicant: Khalid Bandy Affidavit: Affidavit (see CompassKC) CPC Recommendation: Denial Continued from 2/14/23</p>	6
5	Jared Clements	<p>CD-BZA-2023-00010 – 40 E 55th St – A request to approve a variance to the accessory structure separation standards (accessory structure less than 10 feet from principal structure) plus any other necessary variances in zoning district R-7.5 on about 0.27 acres of land</p> <p>Owner: Scott Cook Applicant: CoBuild LLC Affidavit: Affidavit (see CompassKC) Continued from 2/14/23</p>	4
6	Jared Clements	<p>CD-BZA-2023-00004 – 10227 N Highland Pl – A request to approve a variance to platted setback requirements plus any other necessary variances in zoning district R-7.5 on about 0.3 acres of land</p> <p>Owner: Andrea Gunter Applicant: Alejandro Mateos Affidavit: Affidavit (see CompassKC) Continued from 2/14/23</p>	2
7	Jared Clements	<p>CD-BZA-2023-00008 – 3526 NE 102nd Ter - A request to approve a variance to the accessory structure standards plus any other necessary variances in zoning district R-6 on about 0.86 acres of land.</p> <p>Owner: Paul & Jomarie Guastello Applicant: Kari Lunn Affidavit: Affidavit (see CompassKC) Continued from 2/14/23</p>	1
8	Larisa Chambi	<p>CD-SUP-2023-00003 – 11511 State Line Rd – A request to approve a Special Use Permit to allow multiple modifications which jointly require a major amendment in district R-7.5 (Residential 7.5) on about 37.80 acres generally located at 11511 State Line Road.</p> <p>Owner: Barstow School Applicant: David Wood (Kaw Valley Engineering) Affidavit: Attendance CPC Recommendation: Approval, Subject to Conditions</p>	6

9	Ahnna Nanoski	<p>CD-BZA-2023-00024 – 3214 Main St - A request to appeal city staff's determination to deny a CLNU on about .35 acres generally located at 3214 Main St.</p> <p>Owner: Juan Bernal Applicant: Jose Martinez Affidavit: Affidavit (see CompassKC)</p>	4
10	Jared Clements	<p>CD-BZA-2022-00197 – 8814 E 9th St - A request to approve a variance to the front yard setback on about .09 acres generally located at 8814 E 9th St, plus any other necessary variances.</p> <p>Owner: Alberto Rodriguez Applicant: See above</p>	4
11	Jared Clements	<p>CD-BZA-2022-00204 – 421 Prospect Blvd - A request to approve a variance to the setback requirements of zoning district R-6 plus any other necessary variances on about 0.86 acres of land generally located at 421 Prospect Boulevard</p> <p>Owner: Maxx and Emily Woodring Applicant: Craig Davis Affidavit: Unknown Continue to 4/11/23</p>	3
12	Jared Clements	<p>CD-BZA-2022-00201 – 4326 Warwick Blvd - A request to approve a variance to the residential parking requirements of zoning district R-5 plus any other necessary variances on about 0.28 acres of land generally located at 4326 Warwick Blvd.</p> <p>Owner: Major Baisden – Trust Applicant: Eileen Orloff DISMISS</p>	4
13	Connor Tomlin	<p>CD-BZA-2023-00017 – 1300 W 50th Ter - A request to approve a variance to pool siting standards in an R-6 (Residential) District on about .23 acres generally located at 1300 W 50th Ter, plus any other necessary variances.</p> <p>Owner: Julie Tozier Applicant: Julie Tozier Affidavit: In-Person Attendance</p>	4
14	Jared Clements	<p>CD-BZA-2023-00012 – 2001 E 48th Ter - A request to approve a side yard setback variance in zoning district R-6, plus any other necessary variances on about 0.155 generally located at 2001 E 48th Terrace</p> <p>Owner: Angel Cabrera Applicant: Sandra Rocha Affidavit: Affidavit</p>	3

15	Ahnna Nanoski	<p>CD-BZA-2023-00015 – 14324 E 96th Ter - A request to approve a variance to the street side yard setback on about .3 acres generally located at 14324 E 96th Ter, plus any other necessary variances.</p> <p>Owner: Aaron McKie Applicant: See above</p>	5
16	Justin Smith	<p>CD-BZA-2023-00018 – 2117 Olive St - A request to approve a variance to the front yard setback of 7.5 feet for the construction of a second story balcony on about 0.11 acres located at 2117 Olive St.</p> <p>Owner: Melvin Bowie Applicant: See above Continue to 4/11/23</p>	3
17	Jared Clements	<p>CD-BZA-2023-00021 – 8500 NW Barry Rd - A request to approve a variance to the setback requirements in zoning district AG-R, plus any other necessary variances on about 0.891 acres of land generally located at 8500 NW Barry Road.</p> <p>Owner: Brandon and Michelle Gaw Applicant: See above.</p>	2
18	Ahnna Nanoski	<p>CD-BZA-2023-00022 – 4900 Oak St - A request to approve a sign variance for a monument sign in a Residential Zoning District on about 2 acres generally located at 4900 Oak St, plus any other necessary variances.</p> <p>Owner: Russell Stover Candies LLC Applicant: Unknown Affidavit: Unknown</p>	4
19	Jared Clements	<p>CD-BZA-2023-00023 – 2020 Brighton Ave - A request to approve a variance to the setback requirements of zoning district R-2.5, plus any other necessary variances on about 0.14 acres of land generally located at 2020 Brighton Avenue.</p> <p>Owner: Flores Maldonado Applicant: Roger Avalos Affidavit: Unknown Continue to 4/11/23</p>	3
20	Ahnna Nanoski	<p>CD-BZA-2023-00016 – 14324 E 96th Ter - A request to appeal zoning violations related to a swimming pool on about .3 acres generally located at 14324 E 96th Ter.</p> <p>Owner: Aaron McKie Applicant: See above Continue to 4/11/23</p>	5