



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Feb 26, 2025

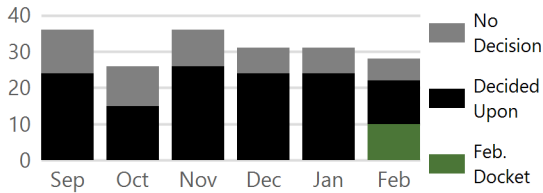
LOCATION

The hearing will be hybrid; both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details can be found at <https://kcmo.gov/bza>.

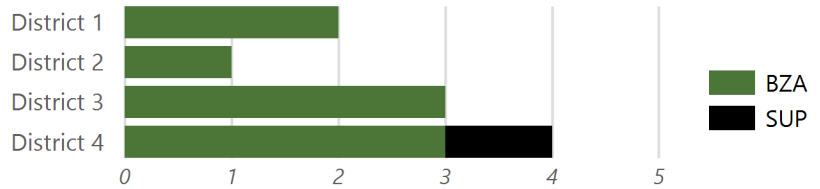
OTHER MATTERS

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.

DOCKET COMPARISON



CASES PER DISTRICT



BOARD OF ZONING ADJUSTMENT ITEMS

| Docket Item | Case Assignee | Case Information | Council District |
|-------------|---------------|--|------------------|
| 1 | Ahnna Nanoski | <p>CD-SUP-2024-00054 - 1639 Summit St - A request to approve a Special Use Permit for a multi-unit house with a R-2.5 (Residential) zoning district on about .14 acres generally located at 1641 Summit St.</p> <p><u>Owner:</u> Zusi Graham <u>Applicant:</u> Grace Broeder - KEM STUDIO <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Feb 19, 2025</p> | 4 |
| 2 | Ahnna Nanoski | <p>CD-BZA-2024-00180 - 500 Delaware St - A request to appeal a zoning determination related to a window sign(s) on about .2 acres generally located at 500 Delaware St.</p> <p><u>Owner:</u> Old Board of Trade Lofts LLC <u>Applicant:</u> Odai ALOMARI - The hub smoke shop <u>Representation Status:</u> Owner Present Continued From: February 12, 2025 Previous BZA Hearings: 2/12/25, 1/22/25</p> | 4 |

| Docket Item | Case Assignee | Case Information | Council District |
|-------------|-------------------|---|------------------|
| 3 | Ahna Nanoski | <p>CD-BZA-2024-00196 - 2730 Holmes St - A request to appeal a zoning determination related to required parking on about .6 acres generally located at 2730 Holmes St.</p> <p><u>Owner:</u> North Holmes Holdings LLC <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Owner Present Continued From: February 12, 2025 Previous BZA Hearings: 2/12/25, 1/22/25</p> | 4 |
| 4 | Ahna Nanoski | <p>CD-BZA-2024-00204 - 2730 Holmes St - A request to appeal zoning violations related to off-street maneuvering, loading, and unloading within a B4-5 district on about .6 acres generally located at 2730 Holmes St.</p> <p><u>Owner:</u> North Holmes Holdings LLC <u>Applicant:</u> James McClure - Polsinelli, P.C. <u>Representation Status:</u> Attorney Representing Continued From: February 12, 2025 Previous BZA Hearings: 2/12/25</p> | 4 |
| 5 | Alec Gustafson | <p>CD-BZA-2025-00003 - 3901 Vineyard Rd - A request to approve a variance to the setbacks of the primary structure on the subject site, plus any other variances on about 0.148 acres generally located at 3901 Vineyard Ave.</p> <p><u>Owner:</u> Moya Taela <u>Applicant:</u> Vlad Cosurco - US Quality Construction LLC <u>Representation Status:</u> Representative with Consent Affidavit</p> | 3 |
| 6 | Stephanie Saldari | <p>CD-BZA-2025-00004 - 2424 Cleveland Ave - A request to approve a parking pad in the front yard of the subject site plus any other needed variances in an R-2.5 zoning district on about 0.09 acres generally located at 2424 Cleveland Ave.</p> <p><u>Owner:</u> Cruz Bartolo Chajchalac <u>Applicant:</u> Pablo Castillo Benitez <u>Representation Status:</u> Owner Present</p> | 3 |
| 7 | Ahna Nanoski | <p>CD-BZA-2024-00146 - 2118 Olive St - A request to appeal a zoning violation related to an unpermitted use (vehicle services) on the subject site on about .1 acres generally located at 2118 Olive St.</p> <p><u>Owner:</u> Morales Jose <u>Applicant:</u> Luis Barnoya - Luis Miguel <u>Representation Status:</u> Representative with Consent Affidavit Continued From: February 12, 2025 Quorum: Ebbitts, Hays, Meier, Mixdorf, Moran, Wright - Nov 13, 2024 Previous BZA Hearings: 2/12/25, 11/13/24</p> | 3 |

| Docket Item | Case Assignee | Case Information | Council District |
|-------------|-------------------|---|------------------|
| 8 | Stephanie Saldari | <p>CD-BZA-2025-00005 - 6007 NW 92nd Ter - A request to approve a variance to the lot and building standards to permit a shorter rear setback plus any other needed variances on the subject site in an R-7.5 zoning district on about 2 acres generally located at 6007 NW 92nd Terrace.</p> <p><u>Owner:</u> Carlson, Sonja L & Lawton, Anna Lisa <u>Applicant:</u> Anna Lisa Lawton - Anna Lisa Lawton <u>Representation Status:</u> Owner Present</p> | 1 |
| 9 | Stephanie Saldari | <p>CD-BZA-2025-00006 - 8250 NE 113th Ter - A request to approve a variance to the lot and building standards to permit a smaller rear setback plus any other needed variances on the subject site on about 0.13 acres generally located at 8250 NE 113th Terrace.</p> <p><u>Owner:</u> Gonzalez Heather Jane <u>Applicant:</u> Heather Gonzalez <u>Representation Status:</u> Owner Present</p> | 1 |
| 10 | Connor Tomlin | <p>CD-BZA-2025-00007 - 25 NW 90th Pl - A request to approve a variance to setback requirements for a deck, plus any additional variances on about 0.24 acres generally located at 25 NW 90th Place.</p> <p><u>Owner:</u> Ostdiek Candace Rene <u>Applicant:</u> Candace Ostdiek <u>Representation Status:</u> Owner Present</p> | 2 |