



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Sep 11, 2024

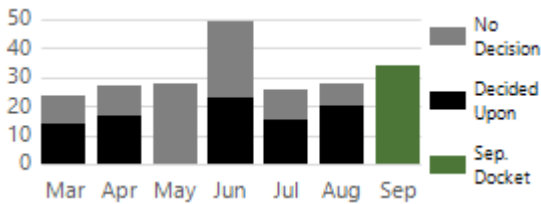
## LOCATION

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>.

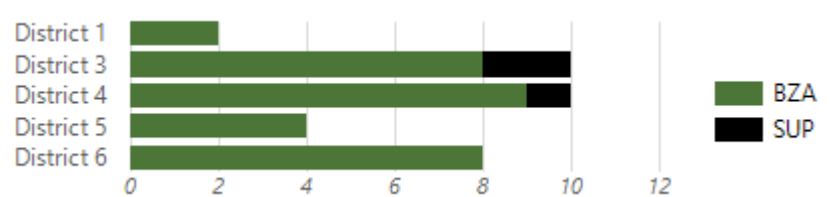
## OTHER MATTERS

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           | Ahna Nanoski      | <p><b>CD-SUP-2024-00013 - 511 Gladstone Blvd</b> - A request to approve a Special Use Permit for a Bed and Breakfast (without an onsite manager or property owner) and event space in district R-7.5 on about .4 acres generally located at 511 Gladstone Blvd.</p> <p><u>Owner:</u> Ozmd LLC</p> <p><u>Applicant:</u> Megan Duma - MD KC, LLC</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>CPC Recommendation:</b> Approval with Conditions on Jun 18, 2024</p> <p><b>Continued From:</b> July 10, 2024</p> | 3                |
| 2           | Stephanie Saldari | <p><b>CD-SUP-2024-00027 - 3530 Chelsea Ave</b> - A request to approve a Special Use Permit for an expansion of Friendship Baptist Church in an R-2.5 zoning district on about 19.38 acres generally located at 3530 Chelsea Avenue.</p> <p><u>Owner:</u> Friendship Baptist Church</p> <p><u>Applicant:</u> MATTHEW SCHLICHT - MIDWEST ENGINEERING SOLUTIONS</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p> <p><b>CPC Recommendation:</b> Approval with Conditions on Aug 21, 2024</p>       | 3                |
| 3           | Connor Tomlin     | <p><b>CD-BZA-2024-00082 - 4121 Brooklyn Ave</b> - A request to approve a variance to the infill vehicular standards to permit a front facing attached garage on an infill lot in an R-2.5 district on about 0.12 acres generally located at 4121 Brooklyn Ave.</p> <p><u>Owner:</u> Comfort Hall LLC</p> <p><u>Applicant:</u> Joya Graves-Stevens - Built by Stevens</p>   | 3                |

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|          |                   | <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> July 10, 2024</p> <p><b>Quorum:</b> Moran, Ebbitts, Gorenc, Hays, Mixdorf</p>   |   |
| <b>4</b> | Stephanie Saldari | <p><b>CD-BZA-2024-00111 - 703 Jackson Ave</b> - A request to approve a variance to the infill lot and building standards to permit a smaller street side setback, plus any other needed variances on about 0.11 acres generally located at 703 Jackson Avenue.</p> <p><u>Owner:</u> 3sn Development LLC</p> <p><u>Applicant:</u> Tate Williams - Cobuild LLC</p> <p><u>Representation Status:</u> Owner Present</p>  | 3 |
| <b>5</b> | Ahnna Nanoski     | <p><b>CD-BZA-2024-00072 - 5631 E US 40 Hwy PAD 31</b> - A request to approve a variance to the vehicular use standards to permit gravel parking and loading areas for a vehicle storage and towing use on about 2 acres generally located at 5631 E US 40 Hwy.</p> <p><u>Owner:</u> The Tow Lot LLC</p> <p><u>Applicant:</u> Mark Meyer - Law Offices of Mark E. Meyer LLC</p> <p><u>Representation Status:</u> Attorney Representing</p>  | 3 |
| <b>6</b> | Connor Tomlin     | <p><b>CD-BZA-2024-00117 - 2024 Benton Blvd</b> - A request to approve variances to the Infill Vehicular Use Standards and the Boulevard and Parkway Standards, plus any additional variances on about 0.43 acres generally located at 2024 Benton Boulevard.</p> <p><u>Owner:</u> Angela L Culp Living Trust Dated 4-4-2007</p> <p><u>Applicant:</u> Charles Russell - Charlie Russell Design LLC</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p>   | 3 |
| <b>7</b> | Ahnna Nanoski     | <p><b>CD-BZA-2024-00063 - 8912 E US 40 Hwy</b> - A request to appeal a Notice of Abandonment related to a nonconforming sign on about 1.6 acres generally located at 8912 E US 40 Hwy.</p> <p><u>Owner:</u> Haley Martin W &amp; Theresa A</p> <p><u>Applicant:</u> Anthony Privitera - MARK ONE ELECTRIC COMPANY, INC.</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> August 14, 2024</p> <p><b>Quorum:</b> Moran, Gorenc, Hays, Meier, Mixdorf, Wright</p> <p><b>Previous BZA Hearings:</b> 8/14/24, 7/10/24</p> | 3 |
| <b>8</b> | Larisa Chambi     | <p><b>CD-BZA-2024-00106 - 2024 Benton Blvd</b> - A request to appeal city staff's determination regarding the infill standards ordinance on about 0.47 acres generally located at the NW corner of Benton Boulevard and E 21st Street.</p> <p><u>Owner:</u> Angela L Culp Living Trust Dated 4-4-2007</p> <p><u>Applicant:</u> Charles Russell - Charlie Russell Design LLC</p> <p><u>Representation Status:</u></p>   | 3 |
| <b>9</b> | Olofu Agbaji      | <p><b>CD-BZA-2024-00015 - 2804 Blue Ridge Blvd</b> - A request to appeal zoning violations related to the storage of commercial vehicles and gravel parking areas on about 5 acres generally located at 2804 Blue Ridge Blvd.</p> <p><u>Owner:</u> Quintanilla Carlos &amp; Daisy</p> <p><u>Applicant:</u> TIMOTHY GATES</p> <p><u>Representation Status:</u> Owner Present</p>  | 3 |

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| <b>10</b> | Olofu Agbaji      | <p><b>Continued From:</b> March 12, 2024</p> <p><b>Requested Board Action:</b> Continue to Nov. 13, 2024</p> <p><b>CD-BZA-2024-00027 - 2808 Blue Ridge Blvd</b> - A request to appeal zoning violations related to outdoor storage, unapproved accessory structures, and an unpermitted use on about 5 acre generally located at 2808 Blue Ridge Blvd.</p> <p><u>Owner:</u> Quintanilla Carlos &amp; Daisy</p> <p><u>Applicant:</u> TIMOTHY GATES</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> April 9, 2024</p>  | 3 |
| <b>11</b> | Ahnna Nanoski     | <p><b>Requested Board Action:</b> Continue to Nov. 13, 2024</p> <p><b>CD-SUP-2023-00010 - 3255 Main St</b> - A request to approve a Special Use Permit for a drive-through restaurant within the Main Street Corridor Overlay District on about 1 acre generally located at 3255 Main St.</p> <p><u>Owner:</u> McDonalds Real Estate Company</p> <p><u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation</p> <p><u>Representation Status:</u></p> <p><b>CPC Recommendation:</b> Approval with Conditions on Jun 6, 2023</p> <p><b>Continued From:</b> August 14, 2024</p> <p><b>Previous BZA Hearings:</b> 8/14/24, 7/10/24, 9/12/23, 8/8/23, 7/11/23, 6/13/23</p> | 4 |
| <b>12</b> | Stephanie Saldari | <p><b>Requested Board Action:</b> Continue to Oct. 9, 2024</p> <p><b>CD-BZA-2024-00085 - 3229 Karnes Blvd</b> - A request to approve a variance to the features allowed to encroach on the setbacks to permit a deck to encroach on the side setback, plus any other needed variances on about 0.16 acres generally located at 3229 Karnes Boulevard.</p> <p><u>Owner:</u> Juarez Javi &amp; Sara</p> <p><u>Applicant:</u> DWAYNE HODGES - HODGES GARAGES, INC.</p> <p><u>Representation Status:</u> Owner Present</p>  | 4 |
| <b>13</b> | Alec Gustafson    | <p><b>CD-BZA-2024-00109 - 347 Lawn Ave</b> - A request to approve a variance to the side setback encroachment of a deck, plus any other variances on about 0.121 acres generally located at 347 Lawn Ave.</p> <p><u>Owner:</u> Rex Erica</p> <p><u>Applicant:</u> Erica Rex</p> <p><u>Representation Status:</u> Owner Present</p>  | 4 |
| <b>14</b> | Connor Tomlin     | <p><b>CD-BZA-2024-00112 - 900 E Linwood Blvd</b> - A request to approve a variance to the required rear setback to permit an addition to the existing structure to accessibility accommodations for the disabled on about 0.62 acres generally located at 900 E Linwood Boulevard.</p> <p><u>Owner:</u> The Foundation For Delta Educ &amp; Econ Dev</p> <p><u>Applicant:</u> BONITA POWELL - THE BRASS PINNACLE GROUP INC</p> <p><u>Representation Status:</u> Owner Present</p>   | 4 |

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| 15 | Connor Tomlin     | <p><b>CD-BZA-2024-00108 - 3419 Baltimore Ave</b> - A request to approve a variance to the maximum floor space in the Accessory Dwelling Unit standards, plus any additional variances on about 0.14 acres generally located at 3419 Baltimore Avenue.</p> <p><u>Owner:</u> McGrew Erich<br/> <u>Applicant:</u> Erich McGrew<br/> <u>Representation Status:</u> Owner Present</p>  | 4 |
| 16 | Stephanie Saldari | <p><b>CD-BZA-2023-00168 - 812 E Linwood Blvd</b> - A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 812 E Linwood Boulevard.</p> <p><u>Owner:</u> Smith Jordan M<br/> <u>Applicant:</u> David Bell - Wyrsh Hobbs<br/> <u>Representation Status:</u> Attorney Representing<br/> <b>Continued From:</b> August 14, 2024<br/> <b>Quorum:</b> Moran, Gorenc, Hays, Meier, Mixdorf, Wright<br/> <b>Previous BZA Hearings:</b> 8/14/24, 6/12/24, 5/15/24, 4/9/24, 3/12/24, 1/9/24</p> | 4 |
| 17 | Stephanie Saldari | <p><b>CD-BZA-2023-00169 - 814 E Linwood Blvd</b> - A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.11 acres generally located at 814 E Linwood Boulevard.</p> <p><u>Owner:</u> Smith Jordan M<br/> <u>Applicant:</u> David Bell - Wyrsh Hobbs<br/> <u>Representation Status:</u> Attorney Representing<br/> <b>Continued From:</b> August 14, 2024<br/> <b>Quorum:</b> Moran, Gorenc, Hays, Mixdorf, Wright<br/> <b>Previous BZA Hearings:</b> 8/14/24, 6/12/24, 5/15/24, 4/9/24, 3/12/24, 1/9/24</p>       | 4 |
| 18 | Connor Tomlin     | <p><b>CD-BZA-2024-00105 - 5204 N Virginia Ave</b> - A request to approve a special exception to permit a fence greater than 4 feet in height on a corner lot, plus any additional variances on about 0.27 acres generally located at 5204 N Virginia Avenue.</p> <p><u>Owner:</u> Avey Alan C<br/> <u>Applicant:</u> Alan Avey - Self<br/> <u>Representation Status:</u> Owner Present</p>  | 4 |

**THE FOLLOWING BZA CASES TO BE HEARD ON 9/13 AT 9 AM (virtual only)**

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| 19 | Ahnna Nanoski | <p><b>CD-BZA-2024-00062 - 208 Westport Rd</b> - A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .67 generally located at 208 Westport Rd.</p> <p><u>Owner:</u> Lanc Investments L L C<br/> <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation<br/> <u>Representation Status:</u> Attorney Representing<br/> <b>Continued From:</b> June 12, 2024</p> | 4 |
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| 20 | Ahnna Nanoski     | <p><b>CD-BZA-2023-00137 - 208 Westport Rd</b> - A request to appeal zoning violations related to a prohibited use (Adult Business) on about .4 acres generally located at 208 Westport Rd.</p> <p><u>Owner:</u> Lanc Investments L L C</p> <p><u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation</p> <p><u>Representation Status:</u> Attorney Representing</p> <p><b>Continued From:</b> June 12, 2024</p> <p><b>Previous BZA Hearings:</b> 6/12/24, 5/15/24, 2/13/24, 11/14/23</p> | 4 |
| 21 | Stephanie Saldari | <p><b>CD-BZA-2024-00120 - 111 E 51st Ter</b> - A request to approve a variance to the infill vehicular standards to permit a front-loading garage plus any other needed variances on about 0.22 generally located at 111 E 51st Terrace.</p> <p><u>Owner:</u> Starr David Wayne &amp; Melissa Kay</p> <p><u>Applicant:</u> William Poole - Poolehaus Residential Design</p> <p><u>Representation Status:</u> Owner Present</p>  | 6 |
| 22 | Stephanie Saldari | <p><b>CD-BZA-2024-00119 - 236 W 54th St</b> - A request to approve a variance to the location of accessory structures to permit a detached garage in the street side yard plus any other needed variances on about 0.73 acres generally located at the NE corner of Wornall Road and W 54th Street.</p> <p><u>Owner:</u> Damon Paul &amp; Catherine</p> <p><u>Applicant:</u> Michael Blackledge - Piper-Wind Architects, Inc</p> <p><u>Representation Status:</u> Owner Present</p>   | 6 |
| 23 | Stephanie Saldari | <p><b>CD-BZA-2024-00118 - 7 E 65th Ter</b> - A request to approve a variance to the infill lot and building standards to permit a shorter rear setback, plus any other needed variances on about 0.14 acres generally located at 7 E 65th Terrace.</p> <p><u>Owner:</u> Brockman Gayla A &amp; Pred Marshall E</p> <p><u>Applicant:</u> Laura Bauers - Lo Design</p> <p><u>Representation Status:</u> Owner Present</p>   | 6 |
| 24 | Connor Tomlin     | <p><b>CD-BZA-2024-00083 - 1211 W 66th St</b> - A request to approve a variance to the infill vehicular use standards to permit a front-loaded garage, plus any additional variances on about 0.43 acres generally located at 1211 W 66th Street.</p> <p><u>Owner:</u> Monteleone Salvatore &amp; Camellia</p> <p><u>Applicant:</u> Salvatore Monteleone</p> <p><u>Representation Status:</u> Owner Present</p>  | 6 |
| 25 | Genevieve Kohn    | <p><b>CD-BZA-2024-00110 - 325 Ward Pkwy FL 6</b> - A request to approve a variance to the required street side setbacks in the B3-5 district on about 1 acre generally located at 321-325 Ward Parkway, plus any other necessary variances.</p> <p><u>Owner:</u> Raphael Investors LLC</p> <p><u>Applicant:</u> Donald Boos - Blue Beacon, Inc.</p> <p><u>Representation Status:</u></p>  | 6 |
| 26 | Alec Gustafson    | <p><b>CD-BZA-2024-00121 - 8100 Summit St</b> - A request to approve a special exception for a 6 foot fence, plus any other variances on about 0.174 acres generally located at 8100 Summit St.</p>  | 6 |

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| 27 | Stephanie Saldari | <p><u>Owner:</u> Robb Kaitlin<br/> <u>Applicant:</u> Kaitlin Robb<br/> <u>Representation Status:</u> Owner Present</p> <p><b>CD-BZA-2024-00073 - 1060 W 55th St</b> - A request to approve a special exception to permit a 6-foot fence in the front yard, plus any other needed special exceptions on about 1.33 acres generally located at 1060 W 55th Street.</p> <p><u>Owner:</u> Adkins Family Trust Dated 10-06-2020<br/> <u>Applicant:</u> Jason Adkins<br/> <u>Representation Status:</u> Owner Present</p> | 6 |
| 28 | Connor Tomlin     | <p><b>CD-BZA-2024-00107 - 12 E Dartmouth Rd</b> - A request to approve a special exception to permit a fence to be greater than 6 feet in height in the rear yard, plus any additional variances on about 0.13 acres generally located at 12 E Dartmouth Road.</p> <p><u>Owner:</u> Jones-Mccormick Trust 02/17/2020<br/> <u>Applicant:</u> Anthony Jones<br/> <u>Representation Status:</u> Owner Present</p>  | 6 |
| 29 | Connor Tomlin     | <p><b>CD-BZA-2024-00114 - 1863 E 59th St</b> - A request to approve a variance to the maximum height of a home per the infill lot and building standards, plus any additional variances on about 0.34 acres generally located at 1863 E 59th Street.</p> <p><u>Owner:</u> Ramirez Maria Consuelo Lorenzo<br/> <u>Applicant:</u> KHALID BANDAY - KAM DESIGN GROUP LLC<br/> <u>Representation Status:</u> Owner Present</p>   | 5 |
| 30 | Alec Gustafson    | <p><b>CD-BZA-2024-00122 - 14407 E 49th Ter</b> - A request to approve a variance to the rear yard setback, plus any other variances on about 0.179 acres generally located at 14407 E 49th Ter.</p> <p><u>Owner:</u> Current Properties Investments LLC<br/> <u>Applicant:</u> Steven Woods - WGN &amp; ASSOCIATES, LLC<br/> <u>Representation Status:</u> Owner Present</p>  | 5 |
| 31 | Stephanie Saldari | <p><b>CD-BZA-2024-00094 - 14406 E 49th Ter</b> - A request to approve a variance to the lot and building standards to permit a shorter setback plus any other needed variances on about 0.19 acres generally located at 14406 E 49th Terrace.</p> <p><u>Owner:</u> Mpire Development LLC<br/> <u>Applicant:</u> Michele Dawson - Mpire Development, LLC<br/> <u>Representation Status:</u> Owner Present</p>  | 5 |
| 32 | Ahna Nanoski      | <p><b>CD-BZA-2023-00049 - 5500 Bennington Ave</b> - A request to appeal city staff's determination related to zoning violations issued for the subject site on about 13 acres generally located at 5500 Bennington Ave.</p> <p><u>Owner:</u> Heryer Daniel &amp; Salvaggio Brooke<br/> <u>Applicant:</u> Kristen Johnson<br/> <u>Representation Status:</u> Attorney Representing</p> <p><b>Continued From:</b> July 10, 2024<br/> <b>Previous BZA Hearings:</b> 7/10/24, 1/9/24, 12/12/23, 8/8/23, 6/13/23</p>     | 5 |

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| 33 | Stephanie Saldari | <p><b>CD-BZA-2024-00075 - 5604 NW 88th St</b> - A request to approve a variance to the residential vehicular standards to permit a driveway expansion, plus any other needed variances on about 0.27 acres generally located at 5604 NW 88th Street.</p> <p><u>Owner:</u> Doherty, Nichole &amp; Spaw, Curtis A</p> <p><u>Applicant:</u> Nichole Spaw</p> <p><u>Representation Status:</u> Owner Present</p>   | 1 |
| 34 | Connor Tomlin     | <p><b>CD-BZA-2024-00087 - 12000 NW M 92 Hwy</b> - A request to approve a variance to the minimum acreage to construct a detached house in an AG-R zoning district, plus any additional variances on about 4.11 acres generally located at 12000 NW M-92 Highway.</p> <p><u>Owner:</u> Kerwin, Steven Michael</p> <p><u>Applicant:</u> Justin Kerwin</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> August 14, 2024</p> | 1 |
| 35 | Stephanie Saldari | <p><b>CD-BZA-2024-00115 – 4224 Charlotte St</b> - A request to approve a variance to the vehicular standards to permit a smaller setback for a parking space in the front yard, plus any other needed variances on about 0.12 acres generally located at 4224 Charlotte St</p> <p><u>Owner &amp; Applicant:</u> Jack Anderson</p> <p><b>Requested Board Action:</b> Continue to Oct. 9, 2024</p>   | 4 |
| 36 | Stephanie Saldari | <p><b>CD-BZA-2024-00086 – 500 Cypress Ave</b> - A request to approve a variance to the features allowed to encroach on the setbacks, to permit a deck to encroach on the side setback, plus any other needed variances on about 0.14 acres generally located on the SW corner of Thompson Avenue and Cypress Avenue.</p> <p><u>Owner &amp; Applicant:</u> Roger Avalos</p> <p><b>Requested Board Action:</b> Continue to Oct. 9, 2024</p>                | 4 |