



Board of Zoning Adjustment Minutes

Hearing Date: September 11, 2024

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: 1

CD-SUP-2024-00013 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.

Applicant: Megan Duma of MD KC, LLC

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf

Commissioners Absent: Meier; Wright

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 14 exhibits. Ahnna Nanoski introduced and presented the case. Applicant and property manager, Megan Duma, appeared and spoke about their requests for a consideration of Reuse of Historical Structure instead of a Bed and Breakfast. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved with Conditions

Motioned by: Moran

Seconded by: Mixdorf

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf

Voting Nay: Hays

Abstaining: None

Docket Item: 2

CD-SUP-2024-00027 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.

Applicant: MATTHEW SCHLICHT of MIDWEST ENGINEERING SOLUTIONS

Commissioners Present: Moran; Ebbitts; Hays; Mixdorf; Wright

Commissioners Absent: Gorenc; Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant Matthew Schlicht and owner appeared and spoke about their requests for a variance, which included a presentation as exhibit 10. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO

Motioned by: Mixdorf

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2024-00082 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.

Applicant: Joya Graves-Stevens of Built by Stevens

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf

Commissioners Absent: Meier

Commissioners Recusing: Wright

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 13 exhibits. Ahnna Nanoski introduced the case, while Connor Tomlin presented. Applicant/owner Joya Graves appeared and spoke about their requests for a front facing garage. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Hays; Mixdorf

Voting Nay: None

Abstaining: Wright

Docket Item: 4

CD-BZA-2024-00111 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.

Applicant: Tate Williams of Cobuild LLC

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Gorenc; Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant providing testimony. The board admitted 11 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant/owner Tate Williams appeared and spoke about their requests. The variance was approved in 2021, with this time a smaller drive so no second variance needed. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO

Motioned by: Hays

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2024-00072 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.

Applicant: Mark Meyer of Law Offices of Mark E. Meyer LLC

Commissioners Present: Moran; Ebbitts; Hays; Mixdorf; Wright

Commissioners Absent: Gorenc; Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 8 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant Mark Meyer and property owner appeared and spoke about their requests. Corporal Nate Bradley and Bishop Arnold spoke in favor of the applicant. Board members discussed merits of the case and denied it.

Motion: Denied Fee: NO

Motioned by: Wright

Seconded by: Hays

Voting Aye: Moran; Hays; Wright

Voting Nay: Ebbitts; Mixdorf

Abstaining: None

Docket Item: 6

CD-BZA-2024-00117 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.

Applicant: Charles Russell of Charlie Russell Design LLC

Commissioners Present: Moran; Ebbitts; Hays; Mixdorf; Wright

Commissioners Absent: Gorenc; Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanosk introduced the case, while Connor Tomlin presented. Applicant, Charlie Russel Owner, and Bobby Fryerson and Angela Culp appeared and spoke about their requests for a for 4 variances, A-D, in total with the companion case of CD-BZA-2024-00106. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO
Motioned by: Moran
Seconded by: Wright
Voting Aye: Moran; Ebbitts; Hays; Mixdorf; Wright
Voting Nay: Gorenc; Meier
Abstaining: None

Docket Item: 7

CD-BZA-2024-00063 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.

Applicant: Anthony Privitera of MARK ONE ELECTRIC COMPANY, INC.

Commissioners Present: Moran; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: Ebbitts

Testimony: Yes

Board chair Mixdorf swore in staff, applicant and those providing testimony. The board admitted 16 exhibits. Ahnna Nanoski introduced and presented the case. Applicant Anthony Privitera, and Martin Haley, and testimony from Craig Fidanich, spoke about their requests concerning a billboard sign that may be abandoned. Board members discussed merits of the case and approved it to continue it to Nov to allow staff to confirm what is non-conforming use.

Motion: Continued Fee: NO
Motioned by: Hays
Seconded by: Moran
Voting Aye: Moran; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-BZA-2024-00106 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.

Applicant: Charles Russell of Charlie Russell Design LLC

Commissioners Present: Moran; Ebbitts; Hays; Mixdorf; Wright

Commissioners Absent: Gorenc; Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 10 exhibits. Ahnna Nanosk introduced the case, while Larisa Chambi presented. Applicant and owner, Charlie Russel and Bobby Fireson and appeared and spoke about their requests for an appeal and then specifically for 4 variances in total with the companion case of CD-BZA-2024-00117. No one else appeared for testimony. Board members discussed merits of the case and denied the appeal.

Motion: Denied Fee: NO

Motioned by: Hays

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2024-00015 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.

Applicant: TIMOTHY GATES

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 10-9-24. Board members approved to continue the case to 10-9-24.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-BZA-2024-00027 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.

Applicant: TIMOTHY GATES

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 11-13-24. Board members approved to continue the case to 11-13-24.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-SUP-2023-00010 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.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 10-9-24. Board members approved to continue the case to 10-9-24.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2024-00085 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.

Applicant: DWAYNE HODGES of HODGES GARAGES, INC.

Commissioners Present: Moran; Ebbitts; Hays; Mixdorf; Wright

Commissioners Absent: Gorenc; Meier

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant, Dwayne Hodges, and owners, Havi and Sara Jores, appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Moran

Seconded by: Mixdorf

Voting Aye: Moran; Ebbitts; Hays; Mixdorf

Voting Nay: Wright

Abstaining: None

Docket Item: 13

CD-BZA-2024-00109 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.

Applicant: Erica Rex

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 10 exhibits. Ahnna Nanoski introduced the case, while Alec Gustafson presented. Applicant/owner Erica Rex, and property owner, Tammie Nordhus, appeared and spoke about their requests concerning a setback on a deck. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Wright

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: Hays

Abstaining: None

Docket Item: 14

CD-BZA-2024-00112 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.

Applicant: Lisa Hardwick of DEED Foundation

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf

Commissioners Absent: Meier

Commissioners Recusing: Wright

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Connor Tomlin presented. Applicant and owners, Benita Powell and Lisa Hardwick, appeared and spoke about their requests. Claire Ashbrooke and Chris Koch appeared with support for testimony. The request is for an addition is added to the building to add an elevator and make the muti stories more accessible. Board members discussed merits of the case and approved it.

Motion: Approved with Conditions

Motioned by: Mixdorf

Seconded by: Hays

Voting Aye: Moran; Ebbitts; Gorenc; Hays; Mixdorf

Voting Nay: None

Abstaining: Wright

Docket Item: 15

CD-BZA-2024-00108 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.

Applicant: Erich McGrew

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. Board members admitted 10 exhibits; with additional public testimony provided by Kristin Ellis Johnson was admitted as exhibit # 10. The applicant team was asked to provide a reviewed plan and permits. The public testimony requested more defined plans of what was to be done on the property as well. The Board requested the applicants provide more details to present on the Nov. 13th session.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf

Voting Nay: Wright

Abstaining: None

Docket Item: 16

CD-BZA-2023-00168 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.

Applicant: David Bell of Wyrsh Hobbs

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 14 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant/owner David Bell and Jordan Smith, appeared and spoke about their requests. Chris Koch, Hyde Park HOA President, appeared for testimony stating opposition. The plan agreed upon was a 4 ft solid fence with 1 ft lattice, with transparent gate and landscaping. Board members discussed merits of the case and approved it.

Motion: Approved with Conditions

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Hays; Wright

Voting Nay: Mixdorf

Abstaining: None

Docket Item: 17

CD-BZA-2023-00169 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.

Applicant: David Bell of Wyrsh Hobbs

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 14 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant/owner David Bell and Jordan Smith, appeared and spoke about their requests. Chris Koch, Hyde Park HOA President, appeared for testimony stating opposition. The plan agreed upon was a 4 ft solid fence with 1 ft lattice, with transparent gate and landscaping. Board members discussed merits of the case and approved it. This is a companion case to CD-BZA-2023-00168.

Motion: Approved with Conditions

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Wright

Voting Nay: Mixdorf

Abstaining: None

Docket Item: 18

CD-BZA-2024-00105 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.

Applicant: Alan Avey of Self

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 19

CD-BZA-2024-00062 A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .67 generally located at 208 Westport Rd.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 10-9-24. Board members approved to continue the case to 10-9-24.

Motion: Continued

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: Meier

Abstaining: None

Docket Item: 20

CD-BZA-2023-00137 A request to appeal zoning violations related to a prohibited use (Adult Business) on about .4 acres generally located at 208 Westport Rd.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 10-9-24. Board members approved to continue the case to 10-9-24.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: Meier

Abstaining: None

Docket Item: 21

CD-BZA-2024-00120 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.

Applicant: William Poole of Poolehaus Residential Design

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant, William Poole and owner David and Melissa Starr appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf

Voting Nay: Wright

Abstaining: None

Docket Item: 22

CD-BZA-2024-00119 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.

Applicant: Michael Blackledge of Piper-Wind Architects, Inc

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Meier; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 10 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant, Michael Blackledge and owner Paul Damon presented their case. John McGurk appeared to present testimony in favor. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 23

CD-BZA-2024-00118 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.

Applicant: Laura Bauers of Lo Design

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant/owner Laura Bauers, and owners Gayla Brockman and Marshall Pred, appeared and spoke about their requests. Gino Serra, the President from Armour Hills, spoke about the neighbor views concerning the project. He requested more time to present to the neighbors and HOA. Board members discussed and requested the case be continued to the Oct. 9th date to share with the HOA.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 24

CD-BZA-2024-00083 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.

Applicant: Salvatore Monteleone

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Connor Tomlin presented. Applicant, Jennifer Martin, and owner Sal Monteleone, appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it with conditions to add variation C per Staff Report.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 24

CD-BZA-2024-00110 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.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 10 exhibits. Ahnna Nanoski introduced the case, while Genevieve Kohn presented. Applicant Jim McClure appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Moran

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 26

CD-BZA-2024-00121 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.

Applicant: Kaitlin Robb

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 10 exhibits. Ahnna Nanoski introduced the case, while Alec Gustafson presented. Applicant/owner Kaitlin Robb appeared and spoke about their requests concerning the existing fence. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 27

CD-BZA-2024-00073 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.

Applicant: Jason Adkins

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant/owner Jason Adkins appeared and spoke about their requests for a stone and wrought iron fence. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 28

CD-BZA-2024-00107 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.

Applicant: Anthony Jones

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 10 exhibits. Ahnna Nanoski introduced the case, while Connor Tomlin presented. Applicant/owner Anthony Jones and Nancy McCormick appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc

Voting Nay: Mixdorf; Wright

Abstaining: None

Docket Item: 29

CD-BZA-2024-00114 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.

Applicant: KHALID BANDAY of KAM DESIGN GROUP LLC

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 10 exhibits. Ahnna Nanoski introduced the case, while Connor Tomlin presented. Applicant Khalid Banday and owner Maria Consuelo Lorenzo and an interpreter appeared and spoke about their requests. Permits had not been pulled initially and now a variance is being requested for the second story addition. No public appeared for testimony. Board members discussed merits of the case and denied it based on the character of the surrounding homes being single story.

Motion: Denial

Motioned by: Ebbitts

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 30

CD-BZA-2024-00122 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.

Applicant: Steven Woods of WGN & ASSOCIATES, LLC

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Alec Gustafson presented. Applicant Richard Woods and Kendrick Johnson -owner appeared and spoke about their requests for lot 9. No one appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 30

CD-BZA-2024-00094 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.

Applicant: Michele Dawson of Mpire Development, LLC

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant/owner Michele Dawson appeared and spoke about their requests for the rear yard setback variance, which had been previously approved in 2002 but since expired. The second variance listed in the staff report was not needed. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 32

CD-BZA-2023-00049 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.

Applicant: Daniel Heryer of Urbavore Urban Farm

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 10-9-24. Board members approved to continue the case to 10-9-24.

Motion: Continued

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 33

CD-BZA-2024-00075 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.

Applicant: Nichole Spaw

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant/owner Curtis and Nicole Spaw appeared and spoke about their request for a wider driveway to accommodate the 3 car garage. No one else appeared for testimony. Board members discussed merits of the case and denied the request.

Motion: Denied

Motioned by: Mixdorf

Seconded by: Gorenc; Wright

Voting Aye: Gorenc; Mixdorf; Wright

Voting Nay: Moran; Ebbitts

Abstaining: None

Docket Item: 34

CD-BZA-2024-00087 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.

Applicant: Justin Kerwin

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Connor Tomlin presented. Applicant Justin Kerwin and owner Steven Kerwin appeared and spoke about their requests to build a residential home on the 4.11 acres in KC, while rest of their acres resides in Platte County. No one else appeared for testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 35

CD-BZA-2024-00115 A request to approve a variance to the residential 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 Street.

Applicant: JACK ANDERSON

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 10-9-24. Board members approved to continue the case to 10-9-24.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 36

CD-BZA-2024-00086 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.

Applicant: Roger Avalos of raengineering

Commissioners Present: Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Meier

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 10-9-24. Board members approved to continue the case to 10-9-24.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None
