



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Nov 13, 2024

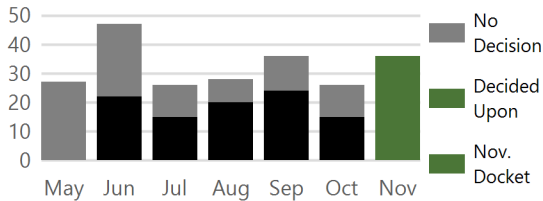
LOCATION

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>.

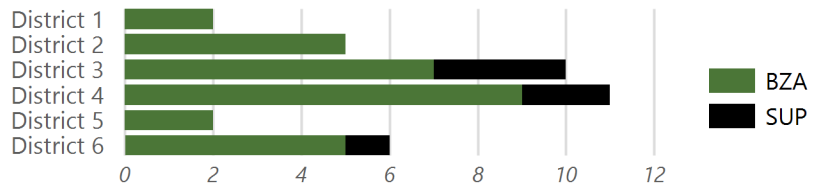
OTHER MATTERS

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

A Review of the 2025 BZA Calendar.

B REORDERED AGENDA. #35 will be heard first, followed by #15, then the remaining docket as-written.

Docket Item	Case Assignee	Case Information	Council District
1	Ahnna Nanoski	<p>CD-SUP-2023-00010 - 3255 Main St - 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> Attorney Representing</p> <p>CPC Recommendation: Approval with Conditions on Jun 6, 2023</p> <p>Continued From: October 9, 2024</p> <p>Quorum: Ebbitts, Gorenc, Mixdorf, Moran, Stiller - Jun 13, 2023</p> <p>Previous BZA Hearings: 10/9/24, 9/11/24, 8/14/24, 7/10/24, 9/12/23, 8/8/23, 7/11/23, 6/13/23</p>	4

Docket Item	Case Assignee	Case Information	Council District
2	Alec Gustafson	<p>CD-SUP-2024-00026 - 1203 Woodswether Rd - A request to approve a Special Use Permit for two second story apartments in an M2-1 zoning district on about 0.923 acres generally located at 1203 Woodswether Rd.</p> <p><u>Owner:</u> Bortnick Benjamin D <u>Applicant:</u> Ben Bortnick - BDB Poperties LLC <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Sep 4, 2024 Continued From: October 9, 2024 Previous BZA Hearings: 10/9/24</p>	4
3	Connor Tomlin	<p>CD-BZA-2024-00108 - 3419 Baltimore Ave - 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 <u>Applicant:</u> Erich McGrew <u>Representation Status:</u> Owner Present Continued From: September 11, 2024 Quorum: Moran, Ebbitts, Gorenc, Hays, Mixdorf, Wright - Sep 11, 2024 Previous BZA Hearings: 9/11/24 Requested Board Action: Continue off-docket</p>	4
4	Alec Gustafson	<p>CD-BZA-2024-00130 - 2600 Liberty Memorial Mall NON-ROW-STR-PR - A request to approve a variance to the maximum size of a monument sign, plus any additional variances in an R-1.5 zoning district on about 45.789 acres generally located at 2700 Main St.</p> <p><u>Owner:</u> City of Kansas City Property & Ins Div <u>Applicant:</u> Robert Whitman - Multistudio <u>Representation Status:</u> Representative with Consent Affidavit</p>	4
5	Connor Tomlin	<p>CD-BZA-2024-00132 - 1805 Washington St - A request to approve a variance to required setbacks in a M1-5 district to permit townhouses and accessory garages to be developed on the site, plus any additional variances on about 0.35 acres generally located at 1805 Washington Street.</p> <p><u>Owner:</u> 2100 Realty Company <u>Applicant:</u> Lance Scott - Cook, Flatt & Strobel Engineers, P.A. <u>Representation Status:</u> Representative with Consent Affidavit</p>	4
6	Stephanie Saldari	<p>CD-BZA-2024-00136 - 3930 Warwick Blvd - A request to approve a variance to the residential lot and building standards to permit additional apartment units on the subject site, plus any other needed variances on an R-1.5 zoning district on about 0.66 acres generally located at 3930 Warwick Boulevard.</p> <p><u>Owner:</u> Warwick Associates LLC <u>Applicant:</u> Aaron Clemons <u>Representation Status:</u> Attorney Representing Continued From: October 9, 2024 Previous BZA Hearings: 10/9/24</p>	4

Docket Item	Case Assignee	Case Information	Council District
7	Stephanie Saldari	<p>CD-BZA-2024-00147 - 2327 Jarboe St - A request to approve a variance to the features allowed to encroach onto the side setback, plus any other needed variances in a R-6 zoning district on about 0.074 acres generally located at 2327 Jarboe Street.</p> <p><u>Owner:</u> 2327 Jarboe LLC <u>Applicant:</u> Dante Passantino <u>Representation Status:</u> Owner Present</p>	4
8	Connor Tomlin	<p>CD-BZA-2024-00105 - 5204 N Virginia Ave - 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 <u>Applicant:</u> Alan Avey - Self <u>Representation Status:</u> Owner Present Continued From: September 11, 2024 Quorum: Moran, Ebbitts, Gorenc, Hays, Mixdorf, Wright - Sep 11, 2024 Previous BZA Hearings: 9/11/24</p>	4
9	Ahnna Nanoski	<p>CD-BZA-2024-00126 - 1501 N Corrington Ave - A request to appeal a zoning violation related to a nonconforming pole sign on the subject site on about 2 acres generally located at 1501 N Corrington Ave.</p> <p><u>Owner:</u> Tdtf-Kndleberger LLC <u>Applicant:</u> Nick Collard - American Truck Centers <u>Representation Status:</u> Owner Present</p>	4
10	Ahnna Nanoski	<p>CD-BZA-2024-00153 - 421 N Atlantic St - A request to appeal several zoning violations related to unpermitted uses (industrial) on about 9 acres generally located at 421 N Atlantic St.</p> <p><u>Owner:</u> Sbka LLC <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation <u>Representation Status:</u> Attorney Representing Requested Board Action: Continue to Feb. 12, 2025</p>	4
11	Ahnna Nanoski	<p>CD-BZA-2024-00145 - 1125 Grand Blvd FL 1 - A request to rehear case CD-SUP-2024-00012 on about .8 acres generally located at 1125 Grand Blvd.</p> <p><u>Owner:</u> 1125 Grand Boulevard LLC <u>Applicant:</u> David Waters - Spencer Fane LLP <u>Representation Status:</u> Attorney Representing</p>	4
12	Olofu Agbaji	<p>CD-SUP-2024-00032 - 2920 Prospect Ave - A request to re-approve a Special Use Permit for "light equipment sales/rental (outdoor)" and any other necessary variances in District B3 2 (Community Business) on about 0.35 acres located at 2920 Prospect Avenue, or generally located at the southwest corner of E. 29th St and Prospect Avenue.</p> <p><u>Owner:</u> Lewis Robert <u>Applicant:</u> Robert Lewis - True value motors <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Nov 6, 2024</p>	3

Docket Item	Case Assignee	Case Information	Council District
13	Alec Gustafson	<p>CD-SUP-2024-00034 - 3108 E 9th St - A request to approve a Special Use Permit for a Light Equipment Sales/Rental in a B3-2 zoning district on about 0.39 acres generally located at 3108 E 9th St.</p> <p><u>Owner:</u> Zambrano Jason E Lopez <u>Applicant:</u> GEORGE NIEWRZEL - GEORGE NIEWRZEL ARCHITECT PC <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Nov 6, 2024</p>	3
14	Alec Gustafson	<p>CD-SUP-2024-00035 - 3108 E 9th St - A request to approve a Special Use Permit for a Motor Vehicle Repair, General in a B3-2 zoning district on about 0.39 acres generally located at 3108 E 9th St.</p> <p><u>Owner:</u> Zambrano Jason E Lopez <u>Applicant:</u> GEORGE NIEWRZEL - GEORGE NIEWRZEL ARCHITECT PC <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Nov 6, 2024</p>	3
15	Connor Tomlin	<p>CD-BZA-2024-00081 - 1801 White Ave - A request to approve a variance in an R-2.5 district to permit a digital sign be located in a residentially zoned parcel, plus any additional variances on about 19.77 acres generally located at 1801 White Ave.</p> <p><u>Owner:</u> City of Kansas City Property & Ins Div <u>Applicant:</u> Douglas Day - Frontier Restoration, LLC. <u>Representation Status:</u> Representative with Consent Affidavit Continued From: October 9, 2024 Previous BZA Hearings: 10/9/24, 8/14/24, 7/10/24</p>	3
Docket items ↓ below this line ↓ will be heard at the virtual overflow meeting on 11/15/2024 9:00 AM.			
16	Olofu Agbaji	<p>CD-BZA-2024-00015 - 2804 Blue Ridge Blvd - 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 & Daisy <u>Applicant:</u> TIMOTHY GATES <u>Representation Status:</u> Owner Present Continued From: September 11, 2024 Previous BZA Hearings: 9/11/24, 3/12/24</p>	3
17	Olofu Agbaji	<p>CD-BZA-2024-00027 - 2808 Blue Ridge Blvd - 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 & Daisy <u>Applicant:</u> TIMOTHY GATES <u>Representation Status:</u> Owner Present Continued From: September 11, 2024 Previous BZA Hearings: 9/11/24, 4/9/24</p>	3
18	Ahna Nanoski	<p>CD-BZA-2024-00063 - 8912 E US 40 Hwy - 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>	3

Docket Item	Case Assignee	Case Information	Council District
19	Ahanna Nanoski	<p><u>Owner:</u> Haley Martin W & Theresa A <u>Applicant:</u> Anthony Privitera - MARK ONE ELECTRIC COMPANY, INC. <u>Representation Status:</u> Owner Present Continued From: September 11, 2024 Quorum: Moran, Gorenc, Hays, Mixdorf, Wright - Sep 11, 2024 Previous BZA Hearings: 9/11/24, 8/14/24, 7/10/24</p> <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>	3
20	Ahanna Nanoski	<p><u>Owner:</u> Morales Jose <u>Applicant:</u> Luis Barnoya - Luis Miguel <u>Representation Status:</u> Representative with Consent Affidavit</p> <p>CD-BZA-2024-00148 - 511 Gladstone Blvd - A request to rehear CD-SUP-2024-00013 due to the project's noncompliance with Chapter 34 of the KCMO Municipal Code on about .4 acres generally located at 511 Gladstone Blvd.</p>	3
21	Ahanna Nanoski	<p><u>Owner:</u> Ozmd LLC <u>Applicant:</u> City of Kansas City, MO - Staff <u>Representation Status:</u> Staff Representing</p> <p>CD-BZA-2024-00149 - 5631 E US 40 Hwy - A request to rehear case CD-BZA-2024-00072 on about 2 acres generally located at 5631 E US 40 Hwy.</p>	3
22	Ahanna Nanoski	<p><u>Owner:</u> The Tow Lot LLC <u>Applicant:</u> Mark Meyer - Law Offices of Mark E. Meyer LLC <u>Representation Status:</u> Attorney Representing</p> <p>CD-SUP-2024-00029 - 804 W 48th St - A request to approve a Special Use Permit (SUP) for a hotel in district R-0.5 (Residential) on about .253 acres generally located at 804 W 48th St.</p>	6
23	Alec Gustafson	<p><u>Owner:</u> Pac Investments LLC <u>Applicant:</u> Heather Caster <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Oct 16, 2024</p> <p>CD-BZA-2024-00103 - 4440 Wyoming St - A request to approve a variance for an attached garage and any additional variances in an R-2.5 zoning district on about 0.11 acres generally located at 4440 Wyoming St.</p>	6
24	Stephanie Saldari	<p><u>Owner:</u> Pohorecki Roman <u>Applicant:</u> Jesse Crupper - Kala <u>Representation Status:</u> Owner Present</p> <p>CD-BZA-2024-00140 - 716 W 45th St - A request to approve a variance to the permitted setbacks for a swimming pool, plus any other needed variances on about 0.063 acres generally located at 716 W 45th Street.</p>	6

Docket Item	Case Assignee	Case Information	Council District
25	Stephanie Saldari	<p>CD-BZA-2024-00141 - 6 W 108th Ct - A request to approve a variance to the residential lot and building standards to permit a smaller rear setback, plus any other needed variances on an R-7.5 zoning district on about 0.20 acres generally located at 6 W 108th Court.</p> <p><u>Owner:</u> Williamson Steve & Marta <u>Applicant:</u> DANIEL FOSTER - Foster Construction Co <u>Representation Status:</u> Owner Present Continued From: October 9, 2024 Previous BZA Hearings: 10/9/24</p>	6
26	Connor Tomlin	<p>CD-BZA-2024-00157 - 31 E 62nd St - A request to approve a variance to the maximum footprint of an accessory dwelling unit, plus any additional variances on about 0.18 acres generally located at 31 E 62nd Street.</p> <p><u>Owner:</u> Landry Agnes <u>Applicant:</u> Keith Mueller - Keith Mueller Architecture <u>Representation Status:</u> Owner Present</p>	6
27	Connor Tomlin	<p>CD-BZA-2024-00143 - 423 W 59th St - A request to approve a special exception in a R- district to permit a fence greater than 4 feet in the front yard of the subject site, plus any additional variances on about 0.15 acres generally located at 423 W 59th Street.</p> <p><u>Owner:</u> Matthew Watson And Bruce Harvey Living Trust Dated 04/24/202 <u>Applicant:</u> Matthew Watson <u>Representation Status:</u> Owner Present</p>	6
28	Stephanie Saldari	<p>CD-BZA-2024-00142 - 5421 N Jackson Ave - A request to approve a variance to the location of an accessory structure, plus any other needed variances in an R-6 zoning district on about 0.38 acres generally located at 5421 N Jackson Avenue.</p> <p><u>Owner:</u> Durham Mark D <u>Applicant:</u> Mark Durham <u>Representation Status:</u> Owner Present</p>	2
29	Connor Tomlin	<p>CD-BZA-2024-00150 - 22 NW 90th Ter - A request to approve multiple variances to accessory structure standards in an R-7.5 district to permit an accessory structure larger, taller, and closer to the primary structure than currently permitted, plus any additional variances on about 0.31 acres generally located at 22 NW 90th Terrace.</p> <p><u>Owner:</u> Pack Daniell Andrea <u>Applicant:</u> Michael Pack <u>Representation Status:</u> Owner Present</p>	2
30	Ahna Nanoski	<p>CD-BZA-2024-00158 - City PIN: 283728 - A request to approve a variance to the floor area limits for industrial establishments to permit a self-storage warehouse on the subject site on about 2 acres generally located ~600 ft north of NW 64th St along N Chatham Ave, plus any additional variances.</p> <p><u>Owner:</u> 64th Land LLC <u>Applicant:</u> Jacob Hodson - Olsson <u>Representation Status:</u> Representative with Consent Affidavit</p>	2

Docket Item	Case Assignee	Case Information	Council District
31	Alec Gustafson	<p>CD-BZA-2024-00128 - 7717 N Green Hills Rd - A request to approve a special exception for a 6 foot fence in the front yard, plus any additional variances in an R-7.5 zoning district on about 3.365 acres generally located at 7717 N Green Hills Rd.</p> <p><u>Owner:</u> Anderson, James H & Rose M <u>Applicant:</u> Ward Brown - Withers, Brant, Igoe & Mullennix, P.C. <u>Representation Status:</u> Owner Present</p>	2
32	Ahna Nanoski	<p>CD-BZA-2024-00052 - 5005 N Brighton Ave - A request to appeal determinations related to a denied Temporary Use Permit on about 2.29 acres generally located at 5005 N Brighton Ave.</p> <p><u>Owner:</u> Trinity Christian Center <u>Applicant:</u> Randall Brack - Trinity Christian Center <u>Representation Status:</u> Owner Present Continued From: October 9, 2024 Quorum: Moran, Ebbitts, Gorenc, Hays, Mixdorf - Jul 10, 2024 Previous BZA Hearings: 10/9/24, 7/10/24, 6/14/24, 6/12/24 Requested Board Action: Dismiss</p>	2
33	Connor Tomlin	<p>CD-BZA-2024-00155 - 9500 NE 90th St - A request to approve a variance to setback standards in an R-7.5 district to permit the addition of an enclosed rear deck, plus any additional variances on about 0.23 acres generally located at 9500 NE 90th Street.</p> <p><u>Owner:</u> Wright Jack & Rebecca <u>Applicant:</u> john benedetti <u>Representation Status:</u> Owner Present</p>	1
34	Connor Tomlin	<p>CD-BZA-2024-00156 - 9205 NE 114th Ter - A request to approve a variance to the Vehicular Use Areas in Residential Districts in an R-7.5 district to permit a parking space be located closer to the property line, plus any additional variances on about 0.35 acres generally located at 9205 NE 114th Terrace.</p> <p><u>Owner:</u> Hull Owens L III & Maggie C <u>Applicant:</u> Owens Hull <u>Representation Status:</u> Owner Present</p>	1
35	Ahna Nanoski	<p>CD-BZA-2023-00049 - 5500 Bennington Ave - 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 & Salvaggio Brooke <u>Applicant:</u> Kristen Johnson <u>Representation Status:</u> Attorney Representing Continued From: October 9, 2024 Quorum: Moran, Ebbitts, Gorenc, Mixdorf, Wright - Jan 9, 2024 Previous BZA Hearings: 10/9/24, 9/11/24, 7/10/24, 1/9/24, 12/12/23, 8/8/23, 6/13/23</p> <p style="text-align: right;"><small>*ATTENTION: This case will be heard first on 11.13.2024</small></p>	5

Docket Item	Case Assignee	Case Information	Council District
36	Larisa Chambi	<p>CD-BZA-2024-00138 - 6902 Prospect Ave - A request to appeal city staff's determination on the revocation of an approved alternative compliance parking plan on about 0.138 acres generally located at the southwest corner of East 69th Street and Prospect Avenue.</p> <p><u>Owner:</u> Lounge 42 LLC <u>Applicant:</u> John Roe - The Roe Law Firm LLC <u>Representation Status:</u> Attorney Representing</p> <p>Continued From: October 9, 2024 Previous BZA Hearings: 10/9/24 Requested Board Action: Continue to Jan. 8, 2025</p>	5