



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Jan 22, 2025

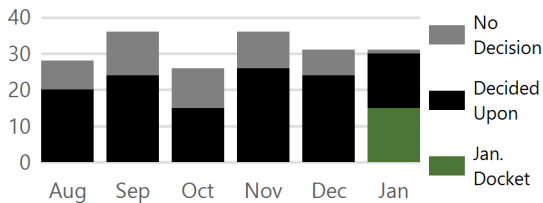
LOCATION

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>.

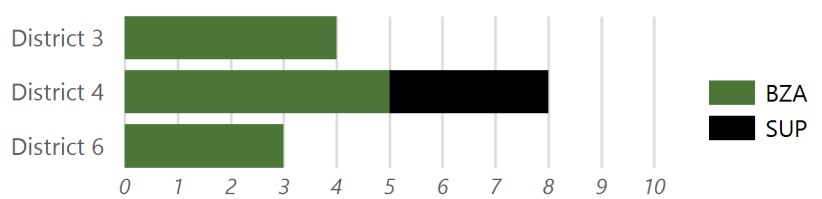
OTHER MATTERS

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 | Alec Gustafson | <p>CD-SUP-2024-00037 - 6228 E Truman Rd - A request to approve a Special Use Permit for Motor Vehicle Repairs (General) in a B3-2 zoning district on about .367 acres generally located at 6228 E Truman Rd.</p> <p><u>Owner:</u> Choudhry Inc <u>Applicant:</u> Bryan Ruoff - 3F30 ARCHITECTS INC <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Nov 20, 2024 Continued From: December 11, 2024 Previous BZA Hearings: 12/11/24</p> | 4 |
| 2 | Alec Gustafson | <p>CD-SUP-2024-00038 - 6226 E Truman Rd - A request to approve a Special Use Permit for Light Equipment Sales/Rental (Outdoor) in a B3-2 zoning district on about 1.194 acres generally located at 6226 E Truman Rd.</p> <p><u>Owner:</u> Choudhry Inc <u>Applicant:</u> Bryan Ruoff - 3F30 ARCHITECTS INC <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Nov 20, 2024 Continued From: December 11, 2024 Previous BZA Hearings: 12/11/24</p> | 4 |

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|-------------|-------------------|--|------------------|
| 3 | Ahna Nanoski | <p>CD-SUP-2024-00042 - 1520 Cherry St - A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St.</p> <p><u>Owner:</u> Kansas City Rescue Mission <u>Applicant:</u> Nick Kratz - HOK <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Dec 18, 2024 Continued From: January 8, 2025 Previous BZA Hearings: 1/8/25, 12/11/24 Requested Board Action: Continue to Feb. 12, 2025</p> | 4 |
| 4 | Stephanie Saldari | <p>CD-BZA-2024-00182 - 215 Southwest Blvd - A request to approve a variance to the parking and loading standards to decrease the parking ratio requirements on the subject site, plus any other needed variances in an M1-5 zoning district on about .54 acres generally located at 215 Southwest Blvd.</p> <p><u>Owner:</u> A & L I LLC <u>Applicant:</u> SquareOne Collaborative, Inc. <u>Representation Status:</u> Owner Present Requested Board Action: Continue to Feb. 12, 2025</p> | 4 |
| 5 | Stephanie Saldari | <p>CD-BZA-2024-00192 - 1700 Jefferson St - A request to approve a variance to the lot and building standards to permit a larger floor area ratio, plus any other needed variances in an B1-1 zoning district on about 0.07 acres generally located at 1700 Jefferson Street.</p> <p><u>Owner:</u> Cosmo LTD <u>Applicant:</u> Ryan Breitenbach - BREITENBACH GROUP INC. <u>Representation Status:</u> Owner Present</p> | 4 |
| 6 | Stephanie Saldari | <p>CD-BZA-2024-00202 - 4132 Harrison St - A request to approve a variance to the residential vehicular standards to permit a parking pad in the front yard, plus any other needed variances in an R-5 zoning district on about 0.10 acres generally located at 4132 Harrison Street.</p> <p><u>Owner:</u> Bosilevac Diane Lynn <u>Applicant:</u> James Sullivan - Sullivan Palmer Architects <u>Representation Status:</u> Owner Present</p> | 4 |
| 7 | Ahna 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</p> | 4 |

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|-------------|-------------------|--|------------------|
| 8 | Ahnna 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> Attorney Representing</p> <p>Requested Board Action: Continue to Feb. 12, 2025</p> | 4 |
| 9 | Connor Tomlin | <p>CD-BZA-2024-00198 - 2315 College Ave - A request to approve a variance in an R-2.5 zoning district to permit gravel on a residential lot, plus any additional variances on about 0.18 acres generally located at 2315 College Avenue.</p> <p><u>Owner:</u> Swift James & Smith Debra <u>Applicant:</u> James Swift <u>Representation Status:</u> Owner Present</p> | 3 |
| 10 | Connor Tomlin | <p>CD-BZA-2024-00199 - City PIN: 290415 - A request to approve a variance to the setback of a wireless communication tower in a M1-5 zoning district, plus any additional variances on about 0.05 acres generally located at 4923 Lawn Avenue.</p> <p><u>Owner:</u> Tower Mbm LLC <u>Applicant:</u> Jake Sprague <u>Representation Status:</u> Representative with Consent Affidavit</p> | 3 |
| 11 | Stephanie Saldari | <p>CD-BZA-2024-00201 - 3401 Paseo - A request to approve a variance to the lot and building standards to permit a smaller side yard setback, plus any other needed variances in an R-0.5 zoning district on about 0.14 acres generally located at 3401 Paseo.</p> <p><u>Owner:</u> City of Kansas City Property & Ins Div <u>Applicant:</u> Ava Amirahmadi - International Architects Atelier <u>Representation Status:</u> Representative with Consent Affidavit</p> | 3 |
| 12 | Alec Gustafson | <p>CD-BZA-2024-00178 - 2312 E 6th St - A request to approve a special exception to allow a 6 ft fence in an R-1.5 zoning district, plus any additional variances or special exceptions on about 0.543 acres generally located at 2312 E 6th St.</p> <p><u>Owner:</u> Sycamore Elms Inc <u>Applicant:</u> Jacob Torres - Perfect Fence <u>Representation Status:</u> Representative with Consent Affidavit</p> | 3 |
| 13 | Connor Tomlin | <p>CD-BZA-2024-00189 - 121 W 61st Ter - A request to approve a variance in a R-6/WHO-1 zoning district to permit an addition to a primary structure be located closer to an accessory structure, plus any additional variances on about 0.16 acres generally located at 121 W 61st Terrace.</p> <p><u>Owner:</u> Conn Jess & Breanna <u>Applicant:</u> Alyssa Hagen - Hagen Co. <u>Representation Status:</u> Owner Present</p> | 6 |
| 14 | Connor Tomlin | <p>CD-BZA-2024-00200 - 5900 Brookside Blvd - A request to approve multiple variances in an R-6/WHO-6 zoning district to permit additions onto an existing single family dwelling, plus any additional variances on about 0.3 acres generally located at 5900 Brookside Boulevard.</p> | 6 |

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|-------------|-------------------|--|------------------|
| 15 | Stephanie Saldari | <p><u>Owner:</u> Joseph N Vardyan Trust Dated 03/14/2023</p> <p><u>Applicant:</u> Jon Schaffhausen - Civium Architecture & Planning</p> <p><u>Representation Status:</u> Owner Present</p> <p>CD-BZA-2024-00203 - 6311 Main St - A request to approve a variance to the side setback in an infill residential lot, plus any additional variances on about 0.142 generally located at 6311 Main St.</p> <p><u>Owner:</u> Christensen Grant P</p> <p><u>Applicant:</u> Grant Christensen</p> <p><u>Representation Status:</u> Owner Present</p> | 6 |