



# BOARD OF ZONING ADJUSTMENT DOCKET

January 10, 2022

9:00 A.M.

The Board of Zoning Adjustment hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 26th floor Council Chamber, 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.

## BZA CASES

Docket Item	Planner	Case Information	Council District
1	Matthew Barnes	<b>CD-SUP-2022-00043 – 10211 N Everton Ave</b> – A request to approve a Special Use Permit in District M2-3 (Manufacturing) on about 2.5 acres generally located on the east side of North Everton Road approximately 500 feet south of Northwest 104th Street allowing for the creation of a Residential Reentry Center.  Owner: George Brock Applicant: James Gregg Affidavit or Meeting Attendance: Affidavit <b>CPC Recommendation: Denied</b> <b>Continued from 12/13/22</b> <b>Quorum: Ebbitts, Gorenc, Mixdorf, Moran, Stiller</b>	2
2	Jared Clements	<b>CD-BZA-2022-00166 – 4511 Fairmount Ave</b> – A request to approve a variance to the front setback requirements of zoning district R-2.5 plus any other necessary variances on about 0.127 acres generally located at 4511 Fairmount. Owner & Applicant: Karen and Tim Maxwell Affidavit or Meeting Attendance: Attendance <b>Continued from 11/8/22, 12/13/22</b> <b>Quorum from 12/13/22: Ebbitts, Gorenc, Mixdorf, Moran, Stiller</b> <b>Owner Requests Dismissal</b>	4
3	Jared Clements	<b>CD-BZA-2022-00179 – 7940 Madison Ave</b> – A request to approve a variance to setback standards in an R-6 (Residential) district on about 0.2 acres generally located at 7940 Madison Ave, plus any other necessary variances.  Owner: Dennis & Elizabeth Leschber Applicant: Dennis & Elizabeth Leschber Affidavit or Meeting Attendance: Attendance <b>Continued from 12/13/22</b>	6

4	Ahnna Nanoski  Presented by: Larisa Chambi	<b>CD-BZA-2022-00192 – 4622 Pennsylvania Ave</b> – A request to approve a sign variance for a wall sign in a non-residential (UR) district on about 1.1 acres generally located at 4622 Pennsylvania Ave, plus any other necessary variances.  Owner: Block Real Estate Services, LLC Applicant: Nick Lawler (Hoefer Welker) Affidavit or Meeting Attendance: Affidavit <b>Continued from 12/13/22</b>	4
5	Ahnna Nanoski  Presented by: Larisa Chambi	<b>CD-BZA-2022-00114 – 3901 N Wayne Ave</b> – A request to rehear an appeal of city staff's determination related to multiple zoning violations related to pole signs on the subject site on about 0.9 acres generally located at 3901 N Wayne St.  Owner: Randall Robb Applicant: See above Affidavit or Meeting Attendance: Attendance <b>Continued from 9/22/22, 10/11/22, 12/13/22</b> <b>Rehearing granted 10/11/22</b> <b>Quorum established on 10/11/22: Ebbitts, Gorenc, Mixdorf, Moran, Stiller</b> <b>Continue to 2/14/23</b>	4
6.1	Ahnna Nanoski  Presented by: Jared Cements	<b>CD-BZA-2022-00167 – 8128 E 74<sup>th</sup> St</b> – A request to appeal city staff's determination regarding zoning violations related to prohibited uses in an R-75 (Residential) district on about .4 acres generally located at 8128 E 74 <sup>th</sup> St.  Owner: Jaam Properties LLC Applicant: New Beginning Sanctuary Affidavit or Meeting Attendance: Attorney Attendance <b>Continued from 12/13/22</b>	5
6.2	Ahnna Nanoski  Presented by: Jared Clements	<b>CD-BZA-2022-00173 – 9501 Manchester Ave</b> – A request to appeal staff's determination surrounding property violations related to prohibited uses in an R-7.5 (Residential) zoning district on about .2 acres generally located at 9501 Manchester Ave.  Owner: Jaam Properties LLC Applicant: Sarah Jane Hunt (Kennedy Hunt P.C.) Affidavit or Meeting Attendance: Attorney Attendance <b>Continued from 12/13/22</b>	5
7	Najma Muhammad  Presented by: Larisa Chambi	<b>CD-BZA-2022-00145 – 320 E 12<sup>th</sup> St</b> – A request to approve variances to sign standards and all other necessary variances in a DC-15 district on about 1.089 acres generally located at 320 E 12 <sup>th</sup> St.  Owner: City of Kansas City, MO Applicant: Matt Warner Affidavit or Meeting Attendance: Affidavit <b>Continued from 11/8/22</b> <b>Quorum: Ebbitts, Gorenc, Mixdorf, Moran, Stiller</b>	4

8	Justin Smith	<p><b>CD-SUP-2022-00049 – 2420 E Truman Rd</b> – A request to approve a latex printing business in District B4-5 on about 0.153 acres generally located at the Northwest corner of Wabash Avenue and E Truman Road.</p> <p>Owner: Church and Burn Holdings LLC  Applicant: Joe Eastwood  Affidavit or Meeting Attendance: Affidavit  <b>CPC Recommendation: Approval With Conditions</b></p>	3
9	Jared Clements	<p><b>CD-BZA-2022-00171 – 4339 Terrace St</b> – A request to approve a variance to the lot and building standards on about 0.091 acres of land generally located at 4339 Terrace St.</p> <p>Owner: Anita Rodriguez  Applicant: Mark Franklin and Angela Oliver (ReTouch Real Estate)  Affidavit or Meeting Attendance: Unknown</p>	4
10.1	Ahnna Nanoski  Presented by: Jared Clements	<p><b>CD-BZA-2022-00198 – 716 Corbin Ter</b> – A request to approve several variances to the lot and building standards for a property in an R-6 (Residential) zoning district on about .08 acres generally located at 716 Corbin Ter, plus any other necessary variances.</p> <p>Owner: Westport Today of Kansas City, LLC  Applicant: Emillee Weltner (Weltner Equities)  Affidavit or Meeting Attendance: Affidavit</p>	4
10.2	Ahnna Nanoski  Presented by: Jared Clements	<p><b>CD-BZA-2022-00199 – 712 Corbin Ter</b> – A request to approve several variances to the lot and building standards for a property in an R-6 (Residential) zoning district on about .08 acres generally located at 712 Corbin Ter, plus any other necessary variances.</p> <p>Owner: Westport Today of Kansas City, LLC  Applicant: Emillee Weltner (Weltner Equities)  Affidavit or Meeting Attendance: Affidavit</p>	4
11	Ahnna Nanoski  Presented by: Larisa Chambi	<p><b>CD-BZA-2022-00158 – 335 N Belmont Blvd</b> – A request to approve a variance to driveway standards in an R-2.5 (Residential) zoning district on about .09 acres generally located at 335 N Belmont Blvd, plus any other necessary variances.</p> <p>Owner: Gonzalez Guadalupe  Applicant: See above  Affidavit or Meeting Attendance: Attendance</p>	4