

# BOARD OF ZONING ADJUSTMENT DOCKET

May 30, 2023

9:00 A.M.



The Board of Zoning Adjustment hearing will be hybrid (both in-person and via Zoom). Details can be found at <https://kcmo.gov/bza> Staff reports and additional case information can be found by clicking the case number link below. There are no staff reports for continued or dismissed cases.

## 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
<a href="#">1</a>	Ahnna Nanoski	Technology Training and Meeting Procedure Refresher	
<a href="#">2</a>		Election of Chair and Vice-Chair	
<a href="#">3</a>	Joe Rexwinkle	Amendments to the Board of Zoning and Adjustment Rules and Procedures.	
<a href="#">4</a>	Jared Clements	<b><a href="#">CD-BZA-2023-00023 – 2020 Brighton Ave</a></b> - A request to approve a variance to the setback requirements of zoning district R-2.5, plus any other necessary variances on about 0.14 acres of land generally located at 2020 Brighton Avenue.  Owner: Flores Maldonado Applicant: Roger Avalos Affidavit: Attached to CompassKC <b>Continued from 3/14/23, 4/11/23</b>	3
<a href="#">5</a>	Jared Clements	<b><a href="#">CD-BZA-2023-00011 – 5114 NE Barnes</a></b> – A request to approve a variance to the standards of the zoning and development code in district R-5 plus any other necessary variances on about 0.255 acres of land generally located at 5114 NE Barnes Ave.  Owner: Fidelus Investments LLC Applicant: Logan Hayes, HIVE Design Collaborative Affidavit: Attached to CompassKC <b>Continued from 4/11/23</b>	1

6.1	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 704 W 45<sup>th</sup> St</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Lance Washington Applicant: Aaron March Attorney Attendance</p>	4
6.2	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 708 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Martinex Santiago Applicant: Aaron March Attorney Attendance</p>	4
6.3	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 709 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Kenneth Shear Applicant: Aaron March Attorney Attendance</p>	4
6.4	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 711 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Joshua Lary and Julia Barr Applicant: Aaron March Attorney Attendance</p>	4
6.5	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 711 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Rock LLC Applicant: Aaron March Attorney Attendance</p>	4

6.6	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 712 W 45<sup>th</sup> St</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Rodney Adam Trust Applicant: Aaron March Attorney Attendance</p>	4
6.7	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 712 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Craig Stevens Trust Applicant: Aaron March Attorney Attendance</p>	4
6.8	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 715 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Josef Loeffler Applicant: Aaron March Attorney Attendance</p>	4
6.9	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 717 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Westport Today of Kansas City LLC Applicant: Aaron March Attorney Attendance</p>	4
6.10	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 720 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Jason and Frett Laqua Applicant: Aaron March Attorney Attendance</p>	4

6.11	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 736 W 45<sup>th</sup> St</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Bryan Dewitt Applicant: Aaron March Attorney Attendance</p>	4
6.12	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 736 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Allison Rank Applicant: Aaron March Attorney Attendance</p>	4
6.13	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 733 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Benjamin &amp; Amanda Sundling Applicant: Aaron March Attorney Attendance</p>	4
6.14	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 732 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: George &amp; Megan Heyns Applicant: Aaron March Attorney Attendance</p>	4
6.15	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00031 – 732 W 45<sup>th</sup> St</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: James F Henderson Trust Applicant: Aaron March Attorney Attendance</p>	4

<u>6.16</u>	Ahanna Nanoski	<b><u>CD-BZA-2023-00031 – 732 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.	4
		Owner: Westport Today of Kansas City LLC Applicant: Aaron March Attorney Attendance	
<u>6.17</u>	Ahanna Nanoski	<b><u>CD-BZA-2023-00031 – 729 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.	4
		Owner: Mark Metz Applicant: Aaron March Attorney Attendance	
<u>6.18</u>	Ahanna Nanoski	<b><u>CD-BZA-2023-00031 – 728 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.	4
		Owner: Bernabe Espinoza Applicant: Aaron March Attorney Attendance	
<u>6.19</u>	Ahanna Nanoski	<b><u>CD-BZA-2023-00031 – 728 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.	4
		Owner: Richard & Debra Lombardo Applicant: Aaron March Attorney Attendance	
<u>6.20</u>	Ahanna Nanoski	<b><u>CD-BZA-2023-00031 – 725 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.	4
		Owner: Mason & Riley Jonathon Applicant: Aaron March Attorney Attendance	

<u>6.21</u>	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 725 W 44<sup>th</sup> Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Ning Wang  Applicant: Aaron March  Attorney Attendance</p>	4
<u>6.22</u>	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 724 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Tim Van Zandt and Chris Beal  Applicant: Aaron March  Attorney Attendance</p>	4
<u>6.23</u>	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 736 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Westport Today of Kansas City LLC  Applicant: Aaron March  Attorney Attendance</p>	4
<u>6.24</u>	Ahanna Nanoski	<p><b><u>CD-BZA-2023-00031 – 717 Corbin Ter</u></b> - A request to approve several variances to encroachment standards in an R-6 (Residential) zoning district for 24 properties on about 1.9 acres total generally located between W 44th St to the north, Jefferson St to the east, W 45th St to the south, and Summit St to the west.</p> <p>Owner: Khoa Ho &amp; Hanha Tran  Applicant: Aaron March  Attorney Attendance</p>	4
<u>7</u>	Jared Clements	<p><b><u>CD-SUP-2023-00006 – 5704 Oak St</u></b> – A request to approve a special use permit to allow for a short term rental in zoning district R-6 on about 0.15 acres of land generally located at 5704 Oak Street.</p> <p>Owner: Ross Tiemeyer  Applicant: Samantha Ramirez  Affidavit: Attached to CompassKC  <b>CPC Recommendation: Denial</b>  <b>DISMISS</b></p>	4

<u>8</u>	Matthew Barnes	<p><b><u>CD-SUP-2023-00008 – 4624 N Norton Ave</u></b> - A request to approve a Special Use Permit in District R-6 (Residential) on about 7 acres generally located at the northwest corner of North Norton Avenue and Northeast 46th Street to allow for the construction of a new elementary school.</p> <p>Owner: School District 74  Applicant: Braden Taylor (MKEC Engineering, Inc.)  <b>CPC Recommendation: Approval, Subject to Conditions</b></p>	1
<u>9</u>	Jared Clements	<p><b><u>CD-SUP-2023-00011 – 2100 Grand Blvd</u></b> – A request to approve a Special Use Permit to allow for a hotel on a Boulevard in zoning district DX-15 on about 0.18 acres of land generally located at 2100 Grand Boulevard</p> <p>Owner: 2100 Grand LLC  Applicant: Omar Noboa &amp; Anthony Golden  Affidavit: Attached to CompassKC  <b>CPC Recommendation: Approval, Subject Conditions</b></p>	4
<u>10</u>	Connor Tomlin	<p><b><u>CD-SUP-2023-00012 – 7642 N Green Hills Rd</u></b> - A request to approve a special use permit to allow for an expansion to an existing school in district R-7.5 (Residential 7.5) on about 5.3 acres generally located at N Green Hills Road and NW 76th Terrace, just east of Lake Waukomis city limits.</p> <p>Owner: Jim Rich  Applicant: Kyle Kipps  <b>CPC Recommendation: Approval, Subject to Conditions</b></p>	2
<u>11</u>	Jared Clements	<p><b><u>CD-SUP-2022-00013 – 16499 E 83<sup>rd</sup> St</u></b> – A request to approve a Special Use Permit to allow for an event venue in zoning district R-80 on about 14 acres generally located at 16499 E 83<sup>rd</sup> street.</p> <p>Owner: Hal Oppenheimer  Applicant: Waylon Arndt  Affidavit: Attached to CompassKC  <b>CPC Recommendation: Approval, Subject to Conditions</b></p>	5
<u>12</u>	Larisa Chambi	<p><b><u>CD-SUP-2023-00004 – 6709 E US 40 Hwy</u></b> - A request to approve a Special Use Permit for a temporary structure used as a transfer station in M3-1 (Manufacturing 3-1) on about 7.8 acres generally located at 6709 E US 40 Highway.</p> <p>Owner: Mark Monheiser  Applicant: Daniel Finn  Affidavit: Attorney Attendance  <b>CPC Recommendation: Approval with Conditions</b></p>	3

<u>13</u>	Olofu Agbaji	<p><b><u>CD-SUP-2023-00015 – 4518 Troost Ave</u></b> - A request to approve a Special Use Permit for an event space (Firehouse KC Event Center) in District B3-2 (Community Business District) on about 0.15 acres on about 0.15 acres generally located on the west side of Troost between east 45th Street on the north and Brush Creek Boulevard on the south (4518 Troost).</p> <p>Owner: Erica Hartley and Lance Carlton (UC-B Investment Properties LLC)  Applicant: See above  <b>CPC Recommendation: Approval with Conditions</b></p>	4
<u>14</u>	Genevieve Kohn	<p><b><u>CD-SUP-2023-00016 – 2000 Guinotte Ave</u></b> – A request to approve a special use permit for outdoor warehousing, wholesaling use in district M1-5 on about 2.7 acres generally located at 2000 Guinotte Avenue</p> <p>Owner: Bill Hampel  Applicant: Brian Hochstein – MKEC Engineering  Affidavit: Attendance  <b>CPC Recommendation: Approval with Conditions</b></p>	4
<u>15</u>	Ahna Nanoski	<p><b><u>CD-BZA-2022-00018 – 5600 Noland Rd</u></b> - A request to approve a variance for two structures on one lot on about 3.2 acres generally located at 5600 Noland Rd, plus any other necessary variances.</p> <p>Owner: Matthew MacDonald  Applicant: Bryan Kingsbury  Affidavit: Unknown</p>	5
<u>16</u>	Jared Clements	<p><b><u>CD-BZA-2023-00008 – 3526 NE 102<sup>nd</sup> Ter</u></b> – A request to approve a variance to the accessory dwelling unit size limitations in zoning district R-6 plus any other necessary variances on about 0.86 acres of land generally located at 3526 NE 102nd Terrace.</p> <p>Owner: Jomarie &amp; Paul Guestello  Applicant: Rod Fager, Don Julian Builders  Affidavit: Attached to CompassKC</p>	1
<u>17</u>	Jared Clements	<p><b><u>CD-BZA-2023-00033 – 8700 N Oak Trfy</u></b> – A request to approve a signage-height variance in zoning district B1-1 to allow for a library sign, plus any other necessary variances on about 1.64 acres of land generally located at 8700 North Oak Traffic-way.</p> <p>Owner: Library District No. 3  Applicant: Mark Nelson &amp; Sean Mallory  Affidavit: Attached to CompassKC</p>	2

<u>18</u>	Stephanie Saldari	<p><b><u>CD-BZA-2023-00037 – 1100 W 74<sup>th</sup> St</u></b> - A request to approve the platted front setback in zoning district R-6 plus any other necessary variances on about 0.34 acres of land generally located at 1100 W 74<sup>th</sup> Street.</p> <p>Owner: Jessica H &amp; Christopher D  Applicant: Judi Bauer  Affidavit: Unknown</p>	6
<u>19</u>	Connor Tomlin	<p><b><u>CD-BZA-2023-00039 – 8301 N Church Rd</u></b> - A request to approve a sign variance for a permanent dedicated pickup sign in zoning district B4-5 on about 19 acres generally located at N Church Road and NE Barry Road, plus any other necessary variances.</p> <p>Owner: Wal-Mart Real Estate Business Trust  Applicant: Lisa Collins  Affidavit: Attached to CompassKC</p>	1
<u>20</u>	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00042 – 3105 Gilham Rd</u></b> - A request to approve a variance to parking requirements for a restaurant expansion on about .1 acres generally located at 3105 Gillham Rd, plus any other necessary variances.</p> <p>Owner: Bb63 II LLC  Applicant: Keith Mueller Architecture and Chris Riggins (Brewer's Kitchen)  Ownership Group Meeting Attendance</p>	4
<u>21</u>	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00036 – 11511 State Line Rd</u></b> – A request to rehear CD-SUP-2023-00003 (Special Use Permit) in order to address items included within the Special Use Permit review on about 38 acres generally located at 11511 State Line Rd.</p> <p>Owner: Barstow School  Applicant: Charlie Schloegel  Interested persons: Charlie Schloegel, Barstow School  <b>Quorum for CD-SUP-2023-00003: Ebbitts, Gorenc, Mixdorf, Moran ....</b></p>	6
<u>22</u>	Ahnna Nanoski	<p><b><u>CD-BZA-2023-00035 – 5709 Troost Ave</u></b> - A request to appeal zoning violations related to a tavern/bar and its parking on about .2 acres generally located at 5713 Troost Ave.</p> <p>Owner: Robert Ridgell – Trustee  Applicant: Rick Gepford  Attorney Attendance  <b>Continue to 7/12/23</b></p>	4