



BOARD OF ZONING ADJUSTMENT DOCKET

July 10, 2024
9:00 A.M.

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.

BZA CASES

Docket Item	Planner	Case Information	Council District
A		Amending the Rules and Regulations Governing the Procedure of the Board of Zoning Adjustment – Kansas City, MO	
B		Re-election of chair and vice chair.	
1	Ahnna Nanoski	<p><u>CD-SUP-2023-00010 – 3255 Main St</u> – 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>Owner: McDonalds Real Estate Company Applicant: Mark Bryant, Rouse Frets White Goss Attorney Attendance Quorum from 9/12/23: Ebbitts, Gorenc, Mixdorf, Moran, Stiller</p>	4
2	Andrew Clarke	<p><u>CD-SUP-2024-00012 – 1125 Grand Blvd</u> – A request to approve a special use permit to allow for drive-through facility for an eating and drinking establishment in district DC-15 on about .8 acres generally located at Grand Boulevard and E. 12th St.</p> <p>Owner: Jason Swords Applicant: David Waters Attorney Attendance CPC Recommendation: Approval with Conditions Continued from 5/15/24, 6/12/24, 6/14/24 Quorum from 6/12/24: Ebbitts, Gorenc, Hayes, Meier*, Moran, Wright</p>	6

3	Connor Tomlin	<p><u>CD-BZA-2024-00045 – 4432 Troost Ave</u> – A request to approve a special exception for a fence to be greater than 4 feet in height on a vacant lot, plus any additional variances on about 0.12 acres generally located at 4432 Troost Avenue.</p> <p>Owner: Ernest Wedoff Applicant: Ernest Wedoff Property Owner Attendance or Consent Form: Owner Attendance Continued from 5/15/24, 6/12/24 Quorum from 6/12/24: Ebbitts, Gorenc, Hayes, Meier*, Moran, Wright</p>	4
4	Stephanie Saldari	<p><u>CD-BZA-2024-00021 – 9350 Olmstead Rd</u> – A request to approve a variance to allow a gravel driveway plus any other needed variances in an R-7.5 zoning district on about 3.5 acres generally located at 9350 Olmstead Road.</p> <p>Owner & applicant: Andrew Madasz Property Owner Attendance Continued from 5/15/24, 6/12/24, 6/14/24</p>	5
5	Ahnna Nanoski	<p><u>CD-BZA-2024-00052 – 5005 N Brighton Ave</u> - 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>Owner: Trinity Christian Center Applicant: Randall Brack (Trinity Christian Center) Property Owner Consent Continued from 6/12/24, 6/14/24</p>	2
6	Stephanie Saldari	<p><u>CD-BZA-2024-00025 – 8430 N Indiana Ave</u> – A request to approve a variance to the monument sign setback standards, plus any other needed variances in an B2-2 zoning district on about 0.9 acres generally located at 8430 N Indiana Avenue.</p> <p>Owner: Ahx Real Estate LLC Applicant: Zach Steele Owner Consent Form Continued from 4/9/24, 5/15/24, 6/14/24 Quorum from 4/9/24: Ebbitts, Gorenc, Hays, Meier, Wright</p>	1

7	Ahnna Nanoski	<p><u>CD-SUP-2024-00013 – 511 Gladstone Blvd</u> – 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.</p> <p>Owner: Ozmd LLC Applicant: Megan Duma Property Owner Consent Form: Attached to CompassKC CPC Recommendation: Approval, Subject to Conditions</p>	3
8	Justin Smith	<p><u>CD-SUP-2024-00017 – 3005 Manchester Trfy</u> – A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a general recycling facility on about 23 acres generally located on 3005 Manchester Trfy.</p> <p>Owner: Advantage Metal Recycling LLC Applicant: Dan Koziatc Property Owner Attendance or Consent Form: Property Owner Attendance & Consent Form CPC Recommendation: Approval with Conditions</p>	3
9	Connor Tomlin	<p><u>CD-BZA-2024-00037 – 11601 E US 40 Hwy</u> – A request to approve a variance to the maximum size of a wall sign, plus any additional variances on about 16.9 acres generally located at 11601 E US 40 Hwy.</p> <p>Owner: Wal-Mart Real Estate Business Trust Applicant: Lisa Branch (BRR Architecture) Property Owner Attendance or Consent Form: Consent Form Continued from 4/9/24 Quorum from 4/9/24: Ebbits, Gorenc, Hays, Mixdorf, Wright Dismissal</p>	3
10	Connor Tomlin	<p><u>CD-BZA-2024-00081 – 1801 White Ave</u> – 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>Owner: City of Kansas City Property & Ins Div Applicant: Frontier Restoration LLC Property Owner Attendance or Consent Form: Unknown</p>	3

11	Connor Tomlin	<p><u>CD-BZA-2024-00082 – 4121 Brooklyn Ave</u> – A request to approve a variance to the infill vehicular standards to permit a front facing attached garage on an infill lot, plus any additional variances in an R-2.5 district on about 0.12 acres generally located at 4121 Brooklyn Ave.</p> <p>Owner: Comfort Hall LLC Applicant: Joya Graves-Stevens Owner Attendance; An owner consent form is prepared for a separate party in the event property owner cannot join.</p>	3
12	Ahnna Nanoski	<p><u>CD-BZA-2023-00049 – 5500 Bennington Ave</u> – 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>Owner and Applicant: Urbavore Dan Heryer & Brooke Salvaggio Property Owner Attendance Continued from 6/14/23, 12/12/23, 1/9/24 Quorum from 1/9/24: Ebbitts, Gorenc, Mixdorf, Moran, Wright</p>	3
13	Ahnna Nanoski	<p>88-575-03-B – This application does not meet application filing requirements.</p> <p><u>CD-BZA-2024-00063 – 8912 E US Hwy</u> – A request to appeal a Notice of Abandonment related to a nonconforming sign about 1.6 acres generally located at 8912 E US 40 Hwy.</p> <p>Owner: Haley Martin Applicant: Anthony Privitera (MARK ONE ELECTRIC) Property Owner Attendance</p>	3
14	Stephanie Saldari	<p><u>CD-BZA-2024-00080 – 130 E Linwood</u> – A request to approve a rear setback variance to the B3-2 lot & building standards, plus any other needed variances on about 0.44 acres generally located at 130 E Linwood Boulevard.</p> <p>Owner: Sangha LLC Applicant: Jasmin Sangha Property Owner Attendance</p>	4
15	Stephanie Saldari	<p><u>CD-BZA-2024-00061 – 4233 Scarritt Ave</u> – A request to approve a variance to the infill residential vehicular standards to permit a driveway in the front yard, plus any other needed variances on about 0.11 acres generally located at 4233 Scarritt Avenue.</p> <p>Owner & applicant: Araik Ruiz Suarez Property Owner Attendance</p>	4

16	Connor Tomlin	<p><u>CD-BZA-2024-00078 – 3927 State Line Rd</u> – A request to approve a variance to the maximum size of a wall sign in an R-0.3 district, plus any additional variances on about 1.83 acres generally located at 3927 State Line Road.</p> <p>Owner: Kansas City Transportation Authority Applicant: Devon Coffey, Milhaus Property Owner Attendance or Consent Form: Owner Consent Form</p>	4
17	Ahnna Nanoski	<p><u>CD-BZA-2024-00067 – 6850 E Front St</u> – A request to appeal a Notice Abandonment related to a nonconforming sign on about 1.6 acres generally located at 8912 E US 40 Hwy.</p> <p>Owner: Hale Real Estate LLC Applicant: Kerrie Hale (Hale Real Estate) Property Owner Attendance</p>	4
18	Andrew Clarke	<p><u>CD-SUP-2024-00020 – 12100 Wornall Rd</u> – A request to approve a special use permit (SUP) in proposed district R-1.5 to allow for group living for a university on about 4.7 acres generally located at Martha Truman Road and Wornall Road.</p> <p>Owner: Gemini Villa Ventura LLC Applicant: Patricia Jensen Attorney Attendance CPC Recommendation: Approval with Conditions</p>	6
19	Stephanie Saldari	<p><u>CD-BZA-2024-00065 –6645 Edgevale Rd</u> - A request to approve a variance to the lot and building standards to expand the front setback plus any other needed variances on about 0.15 acres located on 6645 Edgevale Road.</p> <p>Owner: Kelli & Eric Riner Applicant: Laura Bauers Property Owner Consent: Unknown Continued from 6/12/24</p>	6
20	Stephanie Saldari	<p><u>CD-BZA-2024-00069 – 1025 w 55th St</u> – A request to approve a variance to the accessory dwelling unit standards to allow for an ADU in the side yard, plus any other needed variances on about 1.34 acres generally located at 1025 W 55th Street.</p> <p>Owner: Ellen Lee & Andrew Greyson Clymer Applicant: Sarah Kempf Property Owner Attendance or Consent Form: Unknown</p>	6

21	Stephanie Saldari	<p><u>CD-BZA-2024-00071 – 5235 Cherry St</u> – A request to approve a variance to the infill residential vehicular standards to allow for a front-facing garage, plus any other needed variances on about 0.8 acres generally located at 5235 Cherry Street.</p> <p>Owner: Jenny & Brent Miles Applicant: Weston Coble Property Owner Attendance or Consent Form: Unknown</p>	6
22	Genevieve Kohn	<p><u>CD-SUP-2024-00022 – 11202 E M 150 Hwy</u> – A request to approve a renewal of a special use permit to complete fill work for a demolition debris landfill in district R-80 on about on about 7.37 acres generally located at generally located at 11202 and 11206 E MO 150 HWY.</p> <p>Owner: Kevin Ash – SBKA LLC Applicant: Jade Roddell-Tipton – Powell CWM Property Owner Attendance or Consent Form: Unknown CPC Recommendation: Approval with Conditions</p>	5
23	Stephanie Saldari	<p><u>CD-BZA-2024-00064 – 8255 Paseo</u> – A request to approve a setback variance to the infill residential lot & building standards, plus any other needed variances on about 0.15 acres generally located at 8255 Paseo.</p> <p>Owner: Parker Isl LLC Applicant: Dan Martin Property Owner Attendance or Consent Form: Unknown</p>	5
24	Stephanie Saldari	<p><u>CD-BZA-2024-00058 – 2801 NE 102nd Ter</u> - A request to approve a variance for signage lighting standards in an R-6 zoning district, plus any other needed variances on about 0.35 acres generally located at 2801 NE 102nd Terrace.</p> <p>Owner: Staley Farms Homeowner's Association Applicant: Jeff Julian Property Owner Consent Form Dismiss</p>	1

25	Connor Tomlin	<p><u>CD-BZA-2024-00028 – 8900 N Marsh Ave</u>- A request to approve a variance to the maximum width of a driveway in an R-7.5 district to permit a driveway width greater than code allows, plus any additional variances on about 0.61 acres generally located at 8900 N Marsh Ave.</p> <p>Owner: Kevin and Linda Hendrix Applicant: Linda Hendrix Property Owner Attendance</p>	1
26	Alec Gustafson	<p><u>CD-BZA-2024-00076 – 11004 N Grand Ave</u> - A request to approve a variance to the size of an accessory structure in an R-6 district, plus any additional variances on about 0.37 acres generally located at 11004 N Grand Ave.</p> <p>Owner: Mike Sartain Applicant: Mike Sartain Property Owner Attendance</p>	1