



BOARD OF ZONING ADJUSTMENT DOCKET

August 14, 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
1	Ahna 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>	4
3	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

4	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
5	Ahanna 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 Continued from: 7/10/24 Required Quorum: Ebbitts, Gorenc, Hays, Moran, Wright, Meier*.</p>	3
6	Ahanna Nanoski	<p><u>CD-BZA-2024-00067 – 6850 E Front St</u> – A request to appeal a Notice of Abandonment related to a nonconforming sign on about .9 acres generally located at 6850 E Front St.</p> <p>Owner: Hale Real Estate LLC Applicant: Kerrie Hale (Hale Real Estate) Property Owner Attendance Continue from: 7/10/24</p>	4
7	Matthew Barnes	<p><u>CD-SUP-2024-00023 – 1500 NE 42nd Ter</u> – A request to approve a Special Use Permit in District R-6 on about 16 acres generally located along both sides of Northeast 44th Street, west of Northeast Davidson Road allowing for the expansion of an existing school and accessory facilities.</p> <p>Owner: Joe Ross; St Pius X High School Applicant: Vince LaTona Property Owner Attendance or Consent Form: CPC Recommendation: Approval with Conditions</p>	4
8	Matthew Barnes	<p><u>CD-SUP-2024-00024 – 3700 NE Davidson Rd</u> – A request to approve a Special Use Permit in District R-2.5 (Residential) on about 45 acres generally located at the southeast corner of Northeast 39th Terrace and North Homes Street allowing for the expansion of an existing athletic complex.</p> <p>Owner: Joe Ross; St Pius X High School Applicant: David Eickman; Olsson Property Owner Attendance or Consent Form: CPC Recommendation: Approval with Conditions</p>	4

9.1	Stephanie Saldari	<p><u>CD-BZA-2023-00168 – 812 E Linwood Blvd</u> – A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 812 E Linwood Boulevard.</p> <p>Owner: Jordan Smith Applicant: David Bell Attorney Attendance Continued from 1/9/24, 3/12/24, 4/9/24, 5/15/25, 6/12/24</p>	4
9.2	Stephanie Saldari	<p><u>CD-BZA-2023-00169 – 814 E Linwood Blvd</u> – A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 814 E Linwood Boulevard.</p> <p>Owner: Jordan Smith Applicant: David Bell Attorney Attendance Continued from 1/9/24, 3/12/24, 4/9/24, 5/15/25, 6/12/24</p>	4
10	Alec Gustafson	<p><u>CD-BZA-2024-00098 – 3940 Bell St</u> – A request to approve a variance of about 6.2 feet to the height of an accessory structure, plus any additional variances on about 0.149 acres generally located at 3940 Bell St.</p> <p>Owner: Kirby Chamblin Applicant: Mike Schumacher Property Owner Attendance or Consent Form: Owner Attendance</p>	4
11	Stephanie Saldari	<p><u>CD-BZA-2024-00091 – 2100 Belleview Ave</u> – A request to approve a variance to the setbacks on an infill residential lot plus any other needed variances in an R-6 zoning district on about 0.22 acres generally located at 2100 Belleview Avenue.</p> <p>Owner: Knowles Smith Applicant: Rachelle Biondo Attorney Attendance</p>	4
12	Stephanie Saldari	<p><u>CD-BZA-2024-00099 – 1842 Mercier St</u> – A request to approve a variance to the infill lot & building standards plus any other needed variances in an R-6 zoning district on about 0.08 acres generally located at 1842 Mercier Street.</p> <p>Owner: Jose Romero Applicant: Brandon Schwabauer Property Owner Attendance</p>	4

13	Connor Tomlin	<p><u>CD-BZA-2024-00104 - 4836 NE Chouteau Dr</u> – A request to approve a Special Exception in an R-6 district to permit a fence to be greater than 4 feet in height, plus any additional variances on about 0.29 acres generally located at 4836 NE Chouteau Drive.</p> <p>Owner: Michael T McConnell & Joanne Etal Applicant: Michael McConnell Property Owner Attendance or Consent Form: Owner Attendance</p>	4
14	Larisa Chambi	<p><u>CD-SUP-2024-00015 - 5600 Main St</u> – A request to approve a special use permit for a parking lot expansion in district R-6 (Residential 6) on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street.</p> <p>Owner: St. Teresa’s Academy of KC Applicant: Roger Barrett Property Owner Attendance or Consent Form: CPC Recommendation: Approval with Conditions</p>	6
15	Alec Gustafson	<p><u>CD-BZA-2024-00095 - 6210 Morningside Dr</u> – A request to approve a variance to the required distance between accessory and primary structures in an R-6 zoning district, plus any additional variances on about 0.196 acres generally located at 6210 Morningside Dr.</p> <p>Owner: Elizabeth Sherman Applicant: Laura Bauers Property Owner Attendance or Consent Form: Consent Form</p>	6

BZA CASES – to be heard on 8/16 at 9 am (virtual only)

Docket Item	Planner	Case Information	Council District
16	Connor Tomlin	<p><u>CD-BZA-2024-00093 - 6315 Ward Pkwy</u> – A request to approve a variance to accessory structure standards in an R-6 district to permit the location of a pool to be in the street-side yard on the subject site, plus any additional variances on about 1.52 acre generally located at 6315 Ward Parkway.</p> <p>Owner: Anthony J Drake Revocable Living Trust Applicant: Adam Crowley Property Owner Attendance or Consent Form: Owner Consent</p>	6
17	Stephanie Saldari	<p><u>CD-BZA-2024-00079 - 13307 Summit St</u> – A request to approve a variance to the rear setback to allow for a deck to encroach on the rear setback plus any other needed variances in an R-6 zoning district on about 0.19 acres generally located at 13307 Summit Street.</p> <p>Owner: Rita & Michael Strickland Applicant: Brian Casper Property Owner Consent Form</p>	6

18	Connor Tomlin	<p><u>CD-BZA-2024-00084 - 901 W 114th Ter</u> - A request to approve a variance in an R-7.5 district to permit a front setback that is closer than the platted setback, plus any additional variances on about 0.31 acres generally located at 901 W 114th Terrace.</p> <p>Owner: Row Crop LLC Applicant: Kevin Fox Property Owner Attendance or Consent Form: Owner Attendance</p>	6
19	Connor Tomlin	<p><u>CD-BZA-2024-00102 - 11 W 59th St</u> - A request to approve a variance to the infill vehicular standards to permit a front facing attached garage, plus any additional variances on about 0.23 acres generally located at 11 W 59th Street.</p> <p>Owner: Rafiq and Bridgette Saad Trust Applicant: Matthew Lero Property Owner Attendance or Consent Form: Owner Attendance</p>	6
20	Ahanna Nanoski	<p><u>CD-BZA-2024-00031 - 5631 E US 40 HWY Unit</u> - A request to appeal zoning violations related to a gravel parking area on about 2.3 acres generally located at 5631 E US 40 Hwy.</p> <p>Owner: The Tow Lot LLC Applicant: Mark Meyer (Law Offices of Mark E Meyer LLC) Attorney Attendance DISMISS</p>	3
21	Stephanie Saldari	<p><u>CD-BZA-2024-00089 - 5210 NE 49th St</u> - A request to approve a variance to the infill lot & building standards to increase the front setback plus any other needed variances on an R-5 zoning district on about 1.45 acres generally located at 5210 NE 49th Street.</p> <p>Owner & Applicant: Rylie Barling Property Owner Attendance</p>	2
22	Alec Gustafson	<p><u>CD-BZA-2024-00101 - 14404 E 49th Ter</u> - A request to approve a variance to the front and rear yard setbacks on two lots, plus any additional variances on about 0.195 and 0.179 acres generally located at 14404 E 49th Ter and 14407 E 49th Ter.</p> <p>Owner: Kendrick Johnson Applicant: Cris Woods Property Owner Attendance or Consent Form:</p>	5

23	Larisa Chambi	<p><u>CD-BZA-2024-00097 – 10000 N Polo Dr</u> – A request to approve a variance to the surface parking requirements of the Boulevard and Parkway Standards on about 2.4 acres generally located at NW Tiffany Springs Parkway and Interstate 29.</p> <p>Owner: Applicant: Kaitlin Raynor Property Owner Attendance or Consent Form: Unknown</p>	1
24	Alec Gustafson	<p><u>CD-BZA-2024-00070 – 9601 N Platte Purchase Dr</u> – A request to approve a variance to the size of an accessory structure in an R-1.5 district, plus any additional variances on about 42.7 acres generally located at 9601 N Platte Purchase Dr.</p> <p>Owner: Bill Mann Applicant: Bill Mann Property Owner Attendance or Consent Form:</p>	1
25	Stephanie Sadari	<p><u>CD-BZA-2024-00092 – 11205 NE Reinking Rd</u> – A request to approve a variance to the residential vehicular standards to permit a gravel driveway plus any other needed variances in an R-7.5 zoning district on about 7.77 acres generally located at 11205 NE Reinking Road.</p> <p>Owner & Applicant: Kelly Dennis Property Owner Attendance</p>	1
26	Connor Tomlin	<p><u>CD-BZA-2024-00087 – 12000 NW M 92 Hwy</u> – A request to approve a variance to the minimum acreage to construct a detached house in an AG-R zoning district, plus any additional variances on about 4.11 acres generally located at 12000 NW M 92 Highway.</p> <p>Owner: Steven Michael Kerwin Applicant: Justin Kerwin Property Owner Attendance or Consent Form: Owner Attendance CONTINUE 9/11/24</p>	1
27	Connor Tomlin	<p><u>CD-BZA-2024-00090 – 9501 NE 92nd St</u> – A request to approve a variance to accessory structure standards in an R-7.5 zoning district to permit a pool to be within 10 feet of the rear setback and to be within 10 feet of the primary structure, plus any additional variances on about 0.24 acres generally located at 9501 NE 92nd Street.</p> <p>Owner: Richard Douglas and Mary Anne Skidmore Applicant: Dallas Truex Property Owner Attendance or Consent Form: Owner Consent Form</p>	1