



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Oct 9, 2024

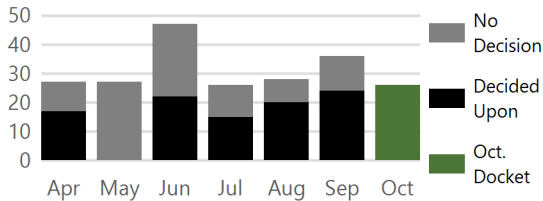
LOCATION

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>.

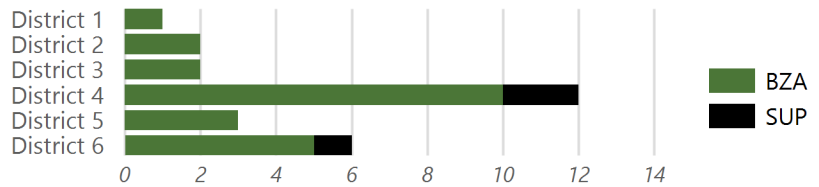
OTHER MATTERS

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

A Amending the Rules and Regulations Governing the Procedure of the Board of Zoning Adjustment – Kansas City, MO.

Docket Item	Case Assignee	Case Information	Council District
1	Ahnna Nanoski	<p>CD-SUP-2023-00010 - 3255 Main St - 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><u>Owner:</u> McDonalds Real Estate Company <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation <u>Representation Status:</u> CPC Recommendation: Approval with Conditions on Jun 6, 2023 Continued From: September 11, 2024 Quorum: Crosby, Moran, Ebbitts, Gorenc, Mixdorf Previous BZA Hearings: 9/11/24, 8/14/24, 7/10/24, 9/12/23, 8/8/23, 7/11/23, 6/13/23</p>	4
2	Alec Gustafson	<p>CD-SUP-2024-00026 - 1203 Woodswether Rd - A request to approve a Special Use Permit for two second story apartments in an M2-1 zoning district on about 0.923 acres generally located at 1203 Woodswether Rd.</p> <p><u>Owner:</u> Bortnick Benjamin D <u>Applicant:</u> Ben Bortnick - BDB Poperties LLC <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Sep 4, 2024 Requested Board Action: Continue to Nov. 13, 2024</p>	4

Docket Item	Case Assignee	Case Information	Council District
3	Stephanie Saldari	<p>CD-BZA-2024-00086 - 500 Cypress Ave - A request to approve a variance to the features allowed to encroach on the setbacks, to permit a deck to encroach on the side setback, plus any other needed variances on about 0.14 acres generally located on the SW corner of Thompson Avenue and Cypress Avenue.</p> <p><u>Owner:</u> Soto Jose R & Ortega Araceli Arevalo <u>Applicant:</u> Roger Avalos - raengineering <u>Representation Status:</u> Owner Present Continued From: September 11, 2024</p>	4
4	Stephanie Saldari	<p>CD-BZA-2024-00099 - 1842 Mercier St - 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><u>Owner:</u> Romero Jose Alfonso Jr <u>Applicant:</u> Brandon Schwabauer - Norton & Schmidt <u>Representation Status:</u> Representative with Consent Affidavit Continued From: August 14, 2024</p>	4
5	Stephanie Saldari	<p>CD-BZA-2024-00115 - 4224 Charlotte St - A request to approve a variance to the residential vehicular standards to permit a smaller setback for a parking space in the front yard, plus any other needed variances on about 0.12 acres generally located at 4224 Charlotte Street.</p> <p><u>Owner:</u> Anderson Sara & Jack <u>Applicant:</u> JACK ANDERSON <u>Representation Status:</u> Owner Present Continued From: September 11, 2024</p>	4
6	Stephanie Saldari	<p>CD-BZA-2024-00131 - 1813 Locust St - A request to approve a variance to the parking and loading standards to permit a decreased parking ratio, plus any other needed variances on the subject site in an M1-5 zoning district on about 0.30 acres generally located at 1813 Locust Avenue.</p> <p><u>Owner:</u> Taw 2021 LLC <u>Applicant:</u> Daren Carney - ALINEA ARCHITECTS, P. A. <u>Representation Status:</u> Owner Present</p>	4
7	Stephanie Saldari	<p>CD-BZA-2024-00133 - 29 E 32nd St - A request to approve a variance to the infill residential lot and building standards to permit a smaller front setback, plus any other needed variances on an R-1.5 zoning district on about 0.09 acres generally located at 29 E 32nd Street.</p> <p><u>Owner:</u> Dandurand Christopher & Manrique Paula <u>Applicant:</u> Christopher Dandurand - Gorny Dandurand, LC <u>Representation Status:</u> Owner Present</p>	4

Docket Item	Case Assignee	Case Information	Council District
8	Ahna Nanoski	<p>CD-BZA-2024-00135 - 4201 Main St - A request to approve a variance to the sign location regulations of the Main Street Overlay District on about 1.9 acres generally located at 4201 Main St.</p> <p><u>Owner:</u> 42 Main Investors LLC <u>Applicant:</u> INFINITY SIGNS, INC. <u>Representation Status:</u> Owner Present</p> <p>Requested Board Action: Dismiss</p>	4
9	Stephanie Saldari	<p>CD-BZA-2024-00136 - 3930 Warwick Blvd - A request to approve a variance to the residential lot and building standards to permit additional apartment units on the subject site, plus any other needed variances on an R-1.5 zoning district on about 0.66 acres generally located at 3930 Warwick Boulevard.</p> <p><u>Owner:</u> Warwick Associates LLC <u>Applicant:</u> Aaron Clemons <u>Representation Status:</u> Attorney Representing</p>	4
10	Ahna Nanoski	<p>CD-BZA-2023-00137 - 208 Westport Rd - A request to appeal zoning violations related to a prohibited use (Adult Business) on about .4 acres generally located at 208 Westport Rd.</p> <p><u>Owner:</u> Lanc Investments L L C <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation <u>Representation Status:</u> Attorney Representing</p> <p>Continued From: September 11, 2024 Previous BZA Hearings: 9/11/24, 6/12/24, 5/15/24, 2/13/24, 11/14/23</p>	4
11	Ahna Nanoski	<p>CD-BZA-2024-00062 - 208 Westport Rd - A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .67 generally located at 208 Westport Rd.</p> <p><u>Owner:</u> Lanc Investments L L C <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation <u>Representation Status:</u> Attorney Representing</p> <p>Continued From: September 11, 2024 Previous BZA Hearings: 9/11/24, 6/12/24</p>	4
12	Ahna Nanoski	<p>CD-BZA-2024-00067 - 6850 E Front St - 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><u>Owner:</u> Hale Real Estate LLC <u>Applicant:</u> Kerrie Hale - Hale Real Estate <u>Representation Status:</u> Attorney Representing</p> <p>Continued From: August 14, 2024 Previous BZA Hearings: 8/14/24, 7/10/24</p>	4

Docket Item	Case Assignee	Case Information	Council District
13	Genevieve Kohn	<p>CD-SUP-2024-00036 - 7302 Pennsylvania Ave - A request to approve a special use permit to allow one temporary, modular classroom building in district R-6 on about 3.89 acres generally located at 7302 Pennsylvania Avenue.</p> <p><u>Owner:</u> The School District of K C MO <u>Applicant:</u> EDWARD PHILLIPS - NORTON & SCHMIDT CONSULTING ENGINEERS <u>Representation Status:</u> Owner Present CPC Recommendation: <i>Scheduled on Oct 2, 2024</i></p>	6
14	Stephanie Saldari	<p>CD-BZA-2024-00118 - 7 E 65th Ter - A request to approve a variance to the infill lot and building standards to permit a shorter rear setback, plus any other needed variances on about 0.14 acres generally located at 7 E 65th Terrace.</p> <p><u>Owner:</u> Brockman Gayla A & Pred Marshall E <u>Applicant:</u> Laura Bauers - Lo Design <u>Representation Status:</u> Owner Present Continued From: <i>September 11, 2024</i></p>	6
15	Justin Smith	<p>CD-BZA-2024-00123 - 5134 Baltimore Ave - A request to approve a variance to the required front yard setbacks in District R-10 on about 1 acre generally located at 5134 Baltimore Ave.</p> <p><u>Owner:</u> Catholic Diocese of KC & St Joe <u>Applicant:</u> Sarah Knight - MKEC Engineering <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
16	Stephanie Saldari	<p>CD-BZA-2024-00139 - 5543 Central St - A request to approve a variance to the accessory structure lot and building standards, to permit a smaller rear setback, plus any other needed variances on an R-7.5 zoning district on about 0.09 acres generally located at 5543 Central Street.</p> <p><u>Owner:</u> Kirschbaum Stephen M As Trustee of Kirschbaum Stephen M Trus <u>Applicant:</u> Steven Woods - WGN & ASSOCIATES, LLC <u>Representation Status:</u> Owner Present</p>	6
17	Stephanie Saldari	<p>CD-BZA-2024-00141 - 6 W 108th Ct - A request to approve a variance to the residential lot and building standards to permit a smaller rear setback, plus any other needed variances on an R-7.5 zoning district on about 0.20 acres generally located at 6 W 108th Court.</p> <p><u>Owner:</u> Williamson Steve & Marta <u>Applicant:</u> DANIEL FOSTER - Foster Construction Co <u>Representation Status:</u> Owner Present Requested Board Action: <i>Continue to Nov. 13, 2024</i></p>	6
18	Connor Tomlin	<p>CD-BZA-2024-00134 - 10435 Wornall Rd - A request to approve a special exception to permit a fence greater than 4 feet in the street side yard and front yard in an R-7.5 zoning district, plus any additional variances on about 0.48 acres generally located at 10435 Wornall Road.</p> <p><u>Owner:</u> Clemmons Anthony & Davis Bria <u>Applicant:</u> Bria Clemmons - Wyldehaus <u>Representation Status:</u> Owner Present</p>	6

Docket Item	Case Assignee	Case Information	Council District
19	Alec Gustafson	<p>CD-BZA-2024-00129 - 16201 Ess Rd - A request to approve a variances to the height and square footage of accessory buildings on the subject site, plus any additional variances on about 52.948 acres generally located at 16201 Ess Rd.</p> <p><u>Owner:</u> The Stephenson Family Company LLC <u>Applicant:</u> Phil LeVota <u>Representation Status:</u> Owner Present</p>	5
20	Ahna Nanoski	<p>CD-BZA-2023-00049 - 5500 Bennington Ave - 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><u>Owner:</u> Heryer Daniel & Salvaggio Brooke <u>Applicant:</u> Kristen Johnson <u>Representation Status:</u> Attorney Representing</p> <p>Continued From: September 11, 2024 Quorum: Moran, Ebbitts, Gorenc, Mixdorf, Wright Previous BZA Hearings: 9/11/24, 7/10/24, 1/9/24, 12/12/23, 8/8/23, 6/13/23 Requested Board Action: Dismiss</p>	5
21	Larisa Chambi	<p>CD-BZA-2024-00138 - 6902 Prospect Ave - A request to appeal city staff's determination on the revocation of an approved alternative compliance parking plan on about 0.138 acres generally located at the southwest corner of East 69th Street and Prospect Avenue.</p> <p><u>Owner:</u> Lounge 42 LLC <u>Applicant:</u> John Roe - The Roe Law Firm LLC <u>Representation Status:</u> Attorney Representing</p>	5
22	Connor Tomlin	<p>CD-BZA-2024-00127 - 5004 NW 66th St - A request to approve a variance to the required side setback in an R-7.5 zoning district to permit the reconstruction of a deck, plus any additional variances on about 0.27 acres generally located at 5004 NW 66th Street.</p> <p><u>Owner:</u> Cohen, Stuart A & Randa L <u>Applicant:</u> DAVIS CONSTRUCTION <u>Representation Status:</u> Owner Present</p>	2
23	Ahna Nanoski	<p>CD-BZA-2024-00052 - 5005 N Brighton Ave - 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><u>Owner:</u> Trinity Christian Center <u>Applicant:</u> Randall Brack - Trinity Christian Center <u>Representation Status:</u> Owner Present</p> <p>Continued From: July 10, 2024 Quorum: Moran, Ebbitts, Gorenc, Hays, Mixdorf Previous BZA Hearings: 7/10/24, 6/14/24, 6/12/24 Requested Board Action: Continue to Nov. 13, 2024</p>	2

Docket Item	Case Assignee	Case Information	Council District
24	Connor Tomlin	<p>CD-BZA-2024-00081 - 1801 White Ave - 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><u>Owner:</u> City of Kansas City Property & Ins Div <u>Applicant:</u> Douglas Day - Frontier Restoration, LLC. <u>Representation Status:</u> Representative with Consent Affidavit Continued From: August 14, 2024 Previous BZA Hearings: 8/14/24, 7/10/24</p>	3
25	Connor Tomlin	<p>CD-BZA-2024-00124 - 511 Gladstone Blvd - A request to approve a special exception to permit a fence greater than 4 feet in the front yard in a R-7.5 zoning district, plus any additional variances on about 0.43 acres generally located at 511 Gladstone Boulevard.</p> <p><u>Owner:</u> Ozmd LLC <u>Applicant:</u> Megan Duma - MD KC, LLC <u>Representation Status:</u> Owner Present</p>	3
26	Stephanie Saldari	<p>CD-BZA-2024-00077 - 8541 N McKinley Ave - A request to approve a variance to the accessory structures to allow a shorter setback for a swimming pool, plus any other needed variances in the Shoal Creek zoning district on about 0.35 acres generally located at 8541 N McKinley Avenue.</p> <p><u>Owner:</u> Anson Neal & Kari <u>Applicant:</u> Neal Anson <u>Representation Status:</u> Owner Present</p>	1