



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Agenda

Board of Zoning Adjustment

Tuesday, September 14, 2021

9:00 AM

BOARD OF ZONING ADJUSTMENT DOCKET

September 14, 2021

9:00 A.M.

First Published September 9, 2021

Last Published September 9, 2021

The Board of Zoning Adjustment hearing will be held remotely through the video conference platform Zoom. Those wishing to participate should do so using this link: 9-14-21 BZA Zoom Link

Those wishing to simply view the hearing may do so via livestream using this link City Planning & Development YouTube

We have also updated our webpage with important information about how to join and participate in the video conference.

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.

DOCKETED CASES

Council District Planner Docket Item

- 5 ZN 1 CASE # CD-SUP-2021-00050 – Kwik Auto – 8716 E 67th St. – A request to approve a special use permit on about 1.2 acres in District B3-2 (Community Business dash 2) located at 8716 E. 67th Street, to allow for auto sales.

Owner: Matthew Cross, Kaw Valley Engineering Inc Staff

Recommendation: Approval with Conditions

Continued From: August 10, 2021 Quorum Established On: N/A

Required Quorum: None

- 1 ZN 2 CASE #CD-SUP-2021-00063 – 5199 NE 80th Ter. – A request to approve a special use permit on about 10.7 acres in District B3-2 (Community Business dash 2) located at 5199 NE 80th Terrace to allow for fuel sales, plus any other necessary variances.

Owner: Jeffrey Laubach, SBB Engineering, LLC Staff

Recommendation: Approval with Conditions

- 6 AH3 CASE # CD-BZA-2021-00069 – 9301 Stateline Rd. – A request to approve a variance to the size of a wall-mounted sign on about 27 acres generally located at 9301 State Line Rd, plus any other necessary variances.

Owner: Julie Higgins

Applicant's Request: Approval

Continued From: August 10, 2021

Quorum Established On: August 10, 2021

Required Quorum: Otto, Keleher, Stiller, Ebbitts, Bonuchi, Mixdorf

- 4 AN4 CASE #CD-BZA-2021-00080 – 4622 Pennsylvania Ave. – A request to approve a variance to the size of two projecting signs on about 1.1 acres generally located at 4622 Pennsylvania Ave, plus any other necessary variances.

Owner: INFINITY SIGNS, INC

Applicant's Request: Approval

Continued From: August 19, 2021 Quorum Established On: N/A

Required Quorum: None

- 3 AN5 CASE #CD-BZA-2021-00092 – 4315 Troost Ave. – A request to appeal city staff's determination, denial of Request for Certificate of Legal Nonconformance on about .35 acres generally located at 4315 Troost Ave.

Owner: Hani Daifallah, network investments.com

Applicant's Request: Approval

Continued From: August 18, 2021 Quorum Established On: N/A

Required Quorum: None

- 1 JC 6 CASE #CD-BZA-2020-00097 – 5132 N Cypress Ave. – A request to approve a variance to the maximum footprint area of an accessory building and any other necessary variances on about .29 acres of land generally located at 5132 N Cypress Ave.

Owner: William Famrough, Famrough and Associates, Inc. Staff

Recommendation: Continuance to October 12, 2021, With Fee Continued From:
August 10, 2021

Quorum Established On: N/A Required Quorum: None

- 3 AN7 CASE # CD-BZA-2021-00067 – 1401 Kansas Ave. – A request to approve a variance to parking requirements on about .11 acres generally located at 3262 Gillham Rd, and any other necessary variances.

Owner: Thomas Utterback, Exodus Reentry Villages, Inc. Staff

Recommendation: Denial

- 5 AN8 CASE # CD-SUP-2021-00040 – 6901 Manchester Ave. – A request to approve a special use permit in district R-7.5 for a short-term rental on about 1.2 acres generally located at 6901 Manchester Ave.

Owner: Mike Arnone

Staff Recommendation: Approval with Conditions

- 6 AN9.A CASE #CD-SUP-2021-00051 – 10638 Bales Ave. – A request to approve a special use permit in district R-7.5 for a short-term rental on about .2 acres generally located at 10638 Bales Ave.

Owner: Robert Hartley, H&H Management / Maintenance LLC Staff

Recommendation: Approval with Conditions

- 6 AN9.B CASE # CD-SUP-2021-00052 – 10636 Walrond Ave. – A request to approve a special use permit in district R-7.5 for a short-term rental on about .2 acres generally located at 10636 Walrond Ave.

Owner: Robert Hartley, H&H Management / Maintenance LLC Staff

Recommendation: Denial

- 5 JC 10 CASE #CD-SUP-2021-00064 – 8725 Sycamore Ave. – A request to approve a Special Use Permit renewal to continue operating a Short-Term Rental on about 0.06 acres of land generally located at 8725 Sycamore Avenue.

Owner: Joanna Karpinska

Applicant's Request: Approval

- 4 JC 11.A CASE #CD-SUP-2021-00045 – 212 Armour Blvd. Unit 1 – A request to approve a special use permit for a Short-Term Rental on about 0.09 acres generally located at 212 W Armour Blvd.

Owner: Thomas Sharkey

Staff Recommendation: Approval with Conditions

- 4 JC 11.B CASE # CD-SUP-2021-00046 – 212 Armour Blvd. Unit 2 – A request to approve a special use permit for a Short-Term Rental on about 0.09 acres generally located at 212 W Armour Blvd.

Owner: Thomas Sharkey

Staff Recommendation: Approval with Conditions

- 4 JC 12.A CASE # CD-SUP-2021-00047 – 2745 Holmes St. Unit 1 – A request to approve a special use permit for a Short-Term Rental on about 0.14 acres generally located at 2745 Holmes St.

Owner: Thomas Sharkey

Staff Recommendation: Approval with Conditions

- 4 JC 12.B CASE # CD-SUP-2021-00048 – 2745 Holmes St. Unit 2 – A request to approve a special use permit for a Short-Term Rental on about 0.14 acres generally located at 2745 Holmes St.

Owner: Thomas Sharkey

Staff Recommendation: Approval with Conditions

- 6 JC 13.A CASE # CD-BZA-2021-00042 – 350 W 104th Ter.– A request to approve a variance to the maximum wall sign square footage in the R-1.5 district on about 6.24 acres generally located at 350 W 104th Ter., plus any other necessary variances.

Owner: Tim Eicherl, Priage Fire Signs and Graphics

Applicant's Request: Approval

- 6 JC 13.B CASE #CD-BZA-2021-00100 – 350 W 104th Terrace – A request to approve a variance to the maximum allowable monument square footage in the R-1.5 district on about 6.24 acres generally located at 350 w 104th Ter., plus any other necessary variances.

Owner: Tim Eicherl, Priage Fire Signs and Graphics

Applicant's Request: Approval

- 4 AN 14 CASE #CD-BZA-2021-00067 3262 Gillham Rd. – A request to approve a variance to parking requirements on about .11 acres generally located at 3262 Gillham Rd, and any other necessary variances.

Owner: Kadim Al-Asady

Applicant's Request: Approval

- 2 NM 15 CASE #CD-BZA-2021-00083 – 5026 NW 85th Ct. – A request to approve a variance to the side yard setback in the R-6 district on about .3 acres generally located at 5026 NW 85th Ct, plus any other necessary variances.

Owner: Tom Stiller, Squareone Collaboration, Inc.

Applicant's Request: Approval

- 3 JC 16 CASE #CD-BZA-2021-00084 – 9812 E 41st St. – A request to approve a variance to allow for two existing principal structures to remain on a single lot in the R-7.5 district on about 0.71 acres generally located at 9812 E 41st St, plus any other necessary variances.

Owner: Mackaylee Beach, 1 Cash Flow Source LLC

Applicant's Request: Approval

- 2 JC 17 CASE #CD-BZA-2021-00088 – 7901 NW Tiffany Springs Pkwy – A request to approve a variance to the side-setback of a monument sign in a zoning district B3-3 on about

4.37 acres generally located at 7901 NW Tiffany Springs Pkwy, plus any other necessary variances.

Owner: INFINITY SIGNS, INC.

Applicant's Request: Approval

3 AN18 CASE #CD-BZA-2021-00097 – 3030 Troost Ave. – A request to approve a variance to fencing requirements within the Troost Overlay District on about .4 acres generally located at 3030 Troost Ave, plus any other necessary variances.

Owner: Chris Jimenez, Clockwork

Applicant's Request: Approval

6 NM 19 CASE #CD-BZA-2021-00098 – 617 W Dartmouth Rd.– A request to approve a variance to the side yard setback in the R-6 district on about .1 acres generally located at 617 W Dartmouth Rd, plus any other necessary variances.

Owner: Dustin Burrton, Renaissance Infrastructure Consulting

Applicant's Request: Approval

2 AN20 CASE #CD-BZA-2021-00099 – 5723 Mayview Ave. – A request to approve a variance to the rear yard setback in the R-6 district on about .2 acres generally located at 5723 Mayview Ave, plus any other necessary variances.

Owner: John Graber, GRABER OUTDOORS

Applicant's Request: Approval

5 JC 21 CASE #CD-BZA-2021-00101 – 7000 Lee's Summit Rd.– A request to approve a variance to the maximum allowable size of a ground-mounted solar system and to its location in the front yard in zoning district R-7.5 on about 5.42 acres generally located at 7000 Lee's Summit Road, plus any other necessary variances.

Owner: Jesse Wiederin, The Solar Guys, LLC

Applicant's Request: Approval

3 JC 22 CASE #CD-BZA-2021-00102 – 4214 E 7th St – A request to approve a variance to the minimum lot area per unit in zoning district R-2.5 on about 0.12 acres generally located at 4214 E 7th St, plus any other necessary variances.

Owner: Addison Bliss, The Solar Guys, LLC

Staff Recommendation: Continuance to October 12, 2021 With Fee

1 AN23 CASE #CD-BZA-2021-00104 – 2835 NE Vivion Rd. – A request to appeal staff's determination surrounding property violations related to a pole sign on about 18 acres generally located at 2835 NE Vivion Rd.

Owner: Sam Devinki, Devinki Real Estate

Applicant's Request: Approval

5 JC 24 CASE #CD-BZA-2021-00105 – 8812 Indiana Ave. – A request to appeal staff's decision to deny a Certificate of Legal Nonconforming Use on about 5 acres generally located at 8812 Indiana Ave.

Owner: Daniel Johnson

Applicant's Request: Approval

3 AN25.A CASE #CD-BZA-2021-00106 – 4332 Forest Ave. – A request to approve a variance to the minimum lot width in the R-1.5 district on about .1 acres generally located at 4332 Forest Ave, plus any other necessary variances..

Owner: Benjamin Shrauner, Crown Town Properties, LLC

Applicant's Request: Approval

3 AN25.B CASE #CD-BZA-2021-00123 – 4334 Forest Ave. – A request to approve a variance to the minimum lot width in the R-1.5 district on about .1 acres generally located at 4334 Forest Ave, plus any other necessary variances.

Owner: Benjamin Shrauner, Crown Town Properties, LLC

Applicant's Request: Approval

1 JC 26 CASE #CD-BZA-2021-00107 – 1514 NE 80th Ct. – A request to approve a variance to the street side yard setback in the R-7.5 district on about .3 acres generally located at 1514 NE 80th Ct, plus any other necessary variances.

Owner: Ryan Waggener

Applicant's Request: Approval

4 JC 27 CASE #CD-BZA-2021-00108 – 3334 Campbell St. – A request to approve a variance to the maximum accessory structure square footage in zoning district R-2.5 on about 0.25 acres generally located at 3334 Campbell St, plus any other necessary variances.

Owner: Megan Hail, RISINGSUN EPC

Applicant's Request: Approval

4 AN28 CASE #CD-BZA-2021-00109 – 3759 Washington St. – A request to approve a special exception for fence height in the front yard in the R-6 district on about .2 acres generally located at 3759 Washington St.

Owner: Adam Sachs, Kansas City Royals Baseball Club

Applicant's Request: Approval

4 JC 29 CASE #CD-BZA-2021-00110 – 1601 Oak St. - A request to approve a variance to the off-street parking requirements for a restaurant in zoning district M1-5 on about 0.17 acres generally located at 1601 Oak Street.

Owner: Tom Stiller, Squareone Collaboration, Inc.

Applicant's Request: Approval

3
AN
30

CASE #CD-BZA-2021-00111 – 2836 South Benton Ave. – A request to approve a variance to the minimum lot area per unit in the R-2.5 district on about .1 acres generally located at 3836 South Benton Ave, plus any other necessary variances.

Owner: Addison Bliss, Veritas Architecture and Design

Applicant's Request: Approval

3 JC 31 CASE #CD-BZA-2021-00112 – 2924 Harrison St. – A request to approve a variance to the maximum allowable size of a ground-mounted solar system in zoning district R-2.5 on about 0.61 acres generally located at 2924 Harrison St, plus any other necessary variances.

Owner: Jesse Wiederin, The Solar Guys, LLC

Applicant's Request: Approval

3 AN32 CASE #CD-BZA-2021-00114 – 3801 Troost Ave. – A request to appeal staff's determination surrounding property violations related to the Troost Overlay District on about .3 acres generally located at 3801 Troost Ave..

Owner: Patricia Jensen, Rouse Frets White Goss Gentile Rhodes, P.C.

Staff Recommendation: Continuance to October 12, 2021 With Fee

6 JC 33 CASE #CD-BZA-2021-00116 – 6519 Valley Rd – A request to approve a variance to the rear yard setback in zoning district R-6 on about 0.32 acres generally located at 6519 Valley Road, plus any other necessary variances.

Owner: JOHN ROUCHKA

Applicant's Request: Approval

- 4 AN34 CASE #CD-BZA-2021-00117 – 1805 Washington St. – A request to approve a variance to the street side yard setback in the M1-5 district on about .4 acres generally located at 1805 Washington St, plus any other necessary variances.

Owner: Charles Keller, Slaggie Architects, Inc.

Applicant's Request: Approval

6
JC
35

- CASE #CD-BZA-2021-00118 – 650 W 67h St. – A request to approve a variance to the rear yard setback in the R-6 district on about .3 acres generally located at 650 W 67th St, plus any other necessary variances.

Owner: Adam Sachs, Kansas City Royals Baseball Club

Applicant's Request: Approval

1
AN
36

- CASE #CD-BZA-2021-00119 – 10450 N Hardesty Ave. – A request to approve a variance to the maximum height of a detached garage in the R-7.5 district on about 8.5 acres generally located at 10450 N Hardesty Ave, plus any other necessary variances.

Owner: Joe Ferrara

Applicant's Request: Approval

4
AN
37

- CASE #CD-BZA-2021-00120 – 811 W 18th St. – A request to approve a variance to the rear yard setback in the R-6 district on about .06 acres generally located at 811 W 18th St, plus any other necessary variances.

Owner: Nathan Benjamin, K.M. Forward, LLC

Applicant's Request: Approval

For further information, please call: 816.513.8801.

Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311, 816-513-1313, TTY 513-1889 or by email at actioncenter@kcmo.org.