



Agenda
Board of Zoning Adjustment

Tuesday, October 12, 2021

9:00 AM

Virtual

10-12-21 BZA Zoom Link

First Published October 6, 2021
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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: 10-12-21 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.

BZA CASES

Council District	Planner	Docket Item
4	AN	0

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: See above

Affidavit or Meeting Attendance: Attendance

6	JC	00
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CD-BZA-2021-00063 – 9818 Summit - A request to approve an appeal of determination of a Short Term Rental (STR) on about .6 acres generally located at 9818 Summit St.

Owner: Wheeler Ronald E & Cynthia J-Trustees

4 AN 6
CD-BZA-2021-00096 – 826 W 54th Ter – A request to approve a variance to the side yard setback on about .25 acres generally located at 826 W 54th Ter, and any other necessary variances.
Owner: Aaron and Amy Gaul
Applicant: Rob Dagley, Megan Heese (ALH Home Renovations, LLC)
Affidavit or Meeting Attendance: Attendance
Continued from 8/19/2021
Required Quorum: Ebbitts, Gorenc, Keleher, Otto, Stiller, Bonuchi, Mixdorf

4 AN 7.A
CD-BZA-2021-00055 – 901 E 39th St – An appeal to staff’s decision to deny a Certificate of Legal Nonconforming Use.
Owner: John Moran
Applicant: Steven Lucas
Affidavit or Meeting Attendance: Attendance
Continued from 8/10/2021

4 AN 7.B
CD-BZA-2021-00056 – 907 E 39th St –An appeal to staff’s decision to deny a Certificate of Legal Nonconforming Use.
Owner: John Moran
Applicant: Steven Lucas
Affidavit or Meeting Attendance: Attendance
Continued from 8/10/2021

2 JC 8
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: Hospitality Properties Trust
Applicant: Infinity Signs
Affidavit or Meeting Attendance: Attendance
Continued from 9/14/2021

3 AN 9
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: Mary Esselman (Operation Breakthrough)
Applicant: Chris Jimenez (Clockwork)
Affidavit or Meeting Attendance: Attendance
Continued from 9/14/2021
To be continued to November 9, 2021, No Fee

6 NM 10
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

Applicant: See above

Affidavit or Meeting Attendance: Attendance

Continued from 9/14/2021

2 AN 11

CD-BZA-2021-00099 – 1805 Washington St. – 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: Christopher and Wendy Nelson

Applicant: See above

Affidavit or Meeting Attendance: Attendance

Continued from 9/14/2021

5 JC 12

CD-BZA-2021-000101 – 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: Started on Lee Jackson County LLC

Applicant: The Solar Guys, LLC

Affidavit or Meeting Attendance: Affidavit

Continued from 9/14/2021

3 JC 13

CD-BZA-2021-000112 – 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: Bryan & Lily Stork

Applicant: The Solar Guys, LLC

Affidavit or Meeting Attendance: Affidavit

Continued from 9/14/2021

3 AN 14.A

CD-BZA-2021-000106 – 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: Ben Shrauner (Crown Town Properties, LLC)

Applicant: See above

Affidavit or Meeting Attendance: Meeting Attendance

Continued from 9/14/2021

3 AN 14.B

CD-BZA-2021-000123 – 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: Ben Shrauner (Crown Town Properties, LLC)
Applicant: See above
Affidavit or Meeting Attendance: Meeting Attendance
Continued from 9/14/2021

1 JC 15
CD-BZA-2021-000107 – 1514 NE 80th Court – A request to approve a variance to the street side yard setback in the R-7.5 district on about 0.3 acres generally located at 1514 NE 80th Court, plus any other necessary variances.
Owner: Ryan Waggener
Applicant: See above
Affidavit or Meeting Attendance: Attendance
Continued from 9/14/2021

4 JC 16
CD-BZA-2021-000108 – 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: Ronald & Melissa Porter
Applicant: Megan hail – Rising Sun EPC
Affidavit or Meeting Attendance: Affidavit
Continued from 9/14/2021

4 AN 17
CD-BZA-2021-000109 – 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: Whit Merrifield
Applicant: Adam Sachs
Affidavit or Meeting Attendance: Affidavit
Continued from 9/14/2021

6 AN 18
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
Applicant: See above
Affidavit or Meeting Attendance: Attendance
Continued from 9/14/2021

3 JC 19
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: Eric & Susan Rose
Applicant: William Fambrough
Affidavit or Meeting Attendance: Attendance

Continued from 9/14/2021

Staff Recommends The Following BZA Cases Be Continued To The October 26th Special Meeting

Council District	Planner	Docket Item
4	JC	20

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: Sugar Magnolia Holdings LLC
 Applicant: Tom Stiller Squareone Collaboration, Inc
 Affidavit or Meeting Attendance: Unknown
 Continued from 9/14/2021

3	AN	21
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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: Ryan Beckland
 Applicant: Addison Bliss (Veritas Architecture)
 Affidavit or Meeting Attendance: Affidavit
 Continued from 9/14/2021

6	JC	22
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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: Michae; and Jance Fee
 Applicant: John Rouchka
 Affidavit or Meeting Attendance: Unknown
 Continued from 9/14/2021

4	AN	23
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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: Mark Spence
 Applicant: Chris and Scott (Slaggie Architecture)
 Affidavit or Meeting Attendance: Affidavit
 Continued from 9/14/2021

1	AN	24
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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

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Applicant: See above

Affidavit or Meeting Attendance: Attendance

Continued from 9/14/2021

4 AN 25

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

Applicant: See above

Affidavit or Meeting Attendance: Attendance

Continued from 9/14/2021

1 AN 26

CD-BZA-2021-00094 – 5000 N Oakley Ave - A request to approve a variance to accessory structure siting requirements in the R-5 district on about .4 acres generally located at 5000 N Oakley Ave, plus any other necessary variances.

Owner: Maria Pacheco

Applicant: James Ayala Pacheco

Affidavit or Meeting Attendance: Unknown

4 JC 27

CD-BZA-2021-00113 – 705 E 39th St - A request to approve a special exception to allow for an eight-foot fence on about 0.14 acres generally located at 705 E 39th Street.

Owner: Brenda Horton

Applicant: See above

Affidavit or Meeting Attendance: Attendance

4 AN 28

CD-BZA-2021-00121- 4646 Roanoke Pkwy - A request to approve a sign variance for a monument sign in the B1-1 district on about .3 acres generally located at 4646 Roanoke Pkwy, plus any other necessary variances.

Owner: Plaza Legacy Properties LLC

Applicant: Robin Hurshman (KC Sign Express, Inc.)

Affidavit or Meeting Attendance: Unknown

2 JC 29

CD-BZA-2021-00122 – 7801 N Strathbury Ave - A request to approve a special exception to allow for a six-foot fence generally located at 7801 N Strathbury Ave.

Owner: Miguel Aurich

Applicant: See above

Affidavit or Meeting Attendance: Attendance

6 NM 30

CD-BZA-2021-00124 – 243 E 72nd Ter - A request to approve a variance to the maximum area of an accessory structure in the R-5 district on about .2 acres generally located at 243 E 72nd Ter., plus any other necessary variances.

6

AN

36

CD-BZA-2021-00125 – 8303 Wornall Rd – A request to appeal staff's determination to deny a Certificate of Legal Nonconforming Use on about .4 acres generally located at 8303 Wornall Rd.

Owner: Dorothy Garrett

Applicant: Ronald Shouse

Affidavit or Meeting Attendance: Unknown