



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Agenda - Final
Board of Zoning Adjustment

Tuesday, November 9, 2021

9:00 AM

26th Floor, Council Chambers

<https://kcmo.gov/bza>

2nd REVISED-*VIRTUAL MEETING***BOARD OF ZONING ADJUSTMENT DOCKET****2nd REVISED-***VIRTUAL MEETING*****

Details regarding how to view the hearing and participate can be found at <https://kcmo.gov/bza>

*****Revised***BOARD OF ZONING ADJUSTMENT DOCKET**

November 9, 2021

9:00 A.M.

First Published November 3, 2021

Last Published November 3, 2021

The Board of Zoning Adjustment hearing will be held remotely by video conference. Details regarding how to view the hearing and participate 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.

BZA CASES

Council District Planner Docket Item

6 ZN 1 CD-SUP-2021-00065 – 5300 E 155th St - A request to approve a special use permit on about 42 acres in District M1-5 (Manufacturing 1 dash 5) located at 5300 E. 155th Street, to allow for general manufacturing.

Owner: The Port Authority of KCMO Applicant: James Wilkins, Ideker, Inc.

Affidavit or Meeting Attendance: Meeting Attendance

CPC Recommendation: Approval with Conditions

6 XW 2 CD-SUP-2021-00066 – 14707 Prospect Ave.- Gotcha Covered - A request to approve a Special Use Permit to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

Owner: Shelly Little, Gotcha Covered, LLC Applicant: Judd Claussen, Phelps Engineering

Affidavit or Meeting Attendance: Unknown

CPC Recommendation: Approval with Conditions

5 AN 3 CD-BZA-2018-11457 – 3808 E 78th St -A property zoned M3-5 (Manufacturing 3) and R-6 (Residential 6) and approximately 6.7 acres in size, generally located on the west side of Union Pacific Railroad between E. 75th Terrace to the north and Bruce R. Watkins Drive to the south, to consider an appeal to the determination that the property is being used as a demolition debris landfill and that portion of the property zoned R-6 is being used for outdoor storage.

Owner: Hoelzel Frank Willis Applicant: Phillip Klawuhn

Affidavit or Meeting Attendance: Unknown

Continued From: May 11, 2021

Recommends Continuance to: December 14, 2021 Required Quorum: Bonuchi, Ebbitts, Otto,

Stiller

4 JC 4.A CD-SUP-2021-00043 – 3929 Walnut St Unit 1 - A request to approve a special use permit for a Short-Term Rental on about 0.13 generally located at 3929 Walnut Street.

Owner: 3929 Walnut LLC Applicant: Thomas Sharkey

Affidavit or Meeting Attendance: Affidavit

CPC Recommendation: Approval with Conditions

4 JC 4.B CD-SUP-2021-00044 – 3929 Walnut St Unit 2 - A request to approve a special use permit for a Short-Term Rental on about 0.13 acres generally located at 3929 Walnut Street.

Owner: 3929 Walnut LLC Applicant: Thomas Sharkey

Affidavit or Meeting Attendance: Affidavit

CPC Recommendation: Approval with Conditions

6 NM 5 CD-SUP-2021-00010 – 20 E 115th Ter. - A request to approve a Special Use Permit to continue operating a Short-Term Rental in an R-7.5 zone on about 0.265 acres generally located at 20 E 115th Ter.

Owner: Tracy Stein Applicant: Tracy Stein

Affidavit or Meeting Attendance: Affidavit

CPC Recommendation: Approval with Conditions

4 AN6 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: Whit Merrifield Applicant: Adam Sachs

Affidavit or Meeting Attendance: Affidavit

Continued from 9/14/2021 Continued from 10/26/2021

Required Quorum: Gorenc, Keleher, Mixdorf, Otto, Stiller

3 JC 7 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: Bryan & Lily Stork Applicant: The Solar Guys, LLC

Affidavit or Meeting Attendance: Affidavit

Continued from 9/13/2021 Continued from 10/26/2021

4 AN8 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: Affidavit

Continued from 10/26/2021

Required Quorum: Gorenc, Keleher, Otto, Stiller

2 NM 9 CD-BZA-2021-00064 – 6801 N Pontiac Ave- A request to approve a special exception to allow for a 6-foot fence on a corner lot in the front and street-side yard on about .205 acres generally located at 6801 N Pontiac Ave.

Owner: Solomon Meskele and Tibeb Woldekidan Applicant: Tibeb Woldekidan

Affidavit or Meeting Attendance: Meeting Attendance

4 AC10 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, plus any other necessary variances.

Owner: Brenda Horton Applicant: See Above

Affidavit or Meeting Attendance: Meeting Attendance

Continued from 10/26/2021

5 JC 11 CD-BZA-2021-00127 – 4937 Lydia Ave.- A request to approve a variance to the side yard setback, minimum driveway depth, and maximum percentage of pavement in the front yard in zoning district R-6 on about 0.12 acres generally located at 4937 Lydia Avenue.

Owner: Tayro Christanio, Royal Flush Remodeling Applicant: Darryl Hawkins, Innovative Design & Renovation Affidavit or Meeting Attendance: Meeting Attendance

6 GK12 CD-BZA-2021-00132 – 6744 Edgevale Ave.- A request to approve a variance to the rear yard setback in the R-6 district on about .2 acres generally located at 6744 Edgevale Rd, plus any other necessary variances.

Owner: Michael Patterson Applicant: See Above

Affidavit or Meeting Attendance: Meeting Attendance

4 NM 13 CD-BZA-2021-00133 – 1101 Pacific St. - A request to approve variances to the front and rear setback requirements, as well as the residential vehicular use area dimensions on about .089 acres generally located at 1101 Pacific St.

Owner: Mary Fasone and Jean Fiorello Applicant: See Above

Affidavit or Meeting Attendance: Meeting Attendance

2 NM 14 CD-BZA-2021-00134 – 10427 N Virginia Ave.- A request to approve a variance to the residential vehicular use area dimensions in the front yard on about .287 acres generally located at 10427 N Virginia Ave.

Owner: Chris Teel Applicant: See Above

Affidavit or Meeting Attendance: Unknown

4 JC 15 CD-BZA-2021-00129 – 3625 Central St.- A request for rehearing of a previously denied appeal case regarding the denial of a CLNU for a triplex on about 0.12 acres in zoning district R-6 generally located at 3625 Central Street.

Owner: Crew Partners LLC

Applicant: Sarah Westerhouse, Morrow Willnauer Church, LLC Affidavit or Meeting Attendance: Meeting Attendance

5 JC 16 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: See above
Affidavit or Meeting Attendance: Meeting Attendance
Continued from 9/14/2021 Continued from 10/26/2021

3 AN17 CD-BZA-2021-00060 – 416 Prospect Ave- A request to appeal staff's determinations surrounding violations related to a Certificate of Legal Nonconforming Use on about .14 acres generally located at 416 Prospect Blvd.

Owner: Thomas Mix (Mix Investments LLC) Applicant: See Above
Affidavit or Meeting Attendance: Unknown

6 NM 18 CD-BZA-2021-00130 – 8019 Wornall Rd.- A request to appeal staff's determination surrounding a non-conforming pole sign on about .105 generally located at 8019 Wornall Rd.

Owner: Guaranty 2 Wornall LLC
Applicant: Samantha Geier, Collins & Jones, P.C. Affidavit or Meeting Attendance: Unknown
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, 816-513-1313, TTY 513-1889 or by email at actioncenter@kcmo.org.

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