



BOARD OF ZONING ADJUSTMENT DOCKET

January 25, 2022

9:00 A.M.

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The Board of Zoning Adjustment hearing will be virtual. 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	
4	JC	1	<p>CD-SUP-2021-00084 – A request to approve a Special Use Permit for outdoor storage on about 0.94 acres generally located at 321 N Main Street.</p> <p>Owner: Douglas and Sheila Jones Applicant: Jacob Hodson Affidavit or Meeting Attendance: Affidavit CPC Recommendation: Approved with Conditions</p>
3	JC	2	<p>CD-SUP-2021-00076 – 1302 Brush Creek Blvd - A request to approve a Special Use Permit to allow for office use in a mixed-used building (office and residential) on about 0.15 acres generally located at 1302 Brush Creek Blvd.</p> <p>Owner: Terrell Jolly Applicant: Shaw Hofstra + Associates Affidavit or Meeting Attendance: Attendance CPC Recommendation: Approval with Conditions</p>
3	AN	3	<p>CD-SUP-2021-00085 – 2316 Troost Ave - A request to approve a Special Use Permit in the M1-5 (Industrial) district to allow for the expansion of Limited Manufacturing, Production, and Industrial Services (New Horizons LLC) on about 1.6 acres generally located at 2316 Troost Ave.</p> <p>Owner: Stephanie Isaacson (New Horizons) Applicant: Jeffery Schutzler (Pluribus Architectural Collaborative, LLC) Affidavit or Meeting Attendance: Meeting Attendance CPC Recommendation: Approval with Conditions</p>
4	JC	4	<p>CD-BZA-2021-00142 – 2116 Summit St - A request to approve height, footprint, and setback variances on an accessory building, plus any other necessary variances on about 0.1 acres generally located at 2116 Summit Street.</p>

Owner: Phillip Tinoco
Applicant: Phillip Tinoco
Affidavit or Meeting Attendance: Attendance
Continued from 12/14/2021

- 2 JC 5 **CD-BZA-2021-00139 – 6400 N Gower Dr** - A request to approve an accessory structure location & size variance, plus any other necessary variances on about 7.9 acres of land generally located at 6400 N Gower Drive.
- Owner: Todd Burnidge
Applicant: Todd Burnidge
Affidavit or Meeting Attendance: Attendance
- 4 NM 6 **CD-BZA-2021-00147 – 3109 Campbell St** - A request to approve a Special Exception to fence height in zoning district B3-2 on about 0.08 acres generally located at 3109 Campbell Street.
- Owner: Save Inc.
Applicant: Blaine Proctor
Affidavit or Meeting Attendance: Affidavit
- 4 NM 7 **CD-BZA-2021-00148 – 25 W 38th St** - A request to approve a variance to the rear yard setback requirements in a R-6 district on about 0.086 generally located at 25 W 38th St.
- Owner: City of Kansas City Missouri
Attn: Jason Waldron Pe Env Sp - Director of Multi
Applicant: Stan Parks
Affidavit or Meeting Attendance: Unknown
- 3 MB 8 **CD-BZA-2021-00144 – 3525 Ashland Ridge Rd** - A request to approve a variance to the maximum height of an accessory structure in the R-7.5 district on about 2 acres generally located at 3525 Ashland Ridge Road.
- Owner: John Mann
Applicant: Shane Fowler (Mindmade)
Affidavit or Meeting Attendance: Attendance
- 3 NM 9 **CD-BZA-2021-00149 – 3300 Cleveland Ave** - A request to approve a 6' tall chain link fence with privacy slats on a corner lot in a residential district on about 0.187 acres generally located at 3300 Cleveland Ave.
- Owner: Spire Missouri Inc
Applicant: Deanna Brantley
Affidavit or Meeting Attendance: Unknown
- 3 NM 10 **CD-BZA-2021-00150 – 3306 Cleveland Ave** - A request to approve a 6' tall chain link fence with privacy slats on a corner lot in a residential district on about .091 acres generally located at 3306 Cleveland Ave.
- Owner: Spire Missouri Inc
Applicant: Deanna Brantley

Affidavit or Meeting Attendance: Unknown

6 JC 11 **CD-BZA-2021-00152 – 12303 Oak St** - A request to approve setback variances to allow for the construction of a deck in zoning district R-6 on about 0.18 acres generally located at 12303 Oak Street.

Owner: Chuck Gowans
Applicant: Chuck Gowans
Affidavit or Meeting Attendance: Attendance

3 NM 12 **CD-BZA-2021-00151 – 1657 Oakley Ave** - A request to approve a 6' tall chain link fence with privacy slats on a corner lot in a residential district on about .671 acres generally located at 1657 Oakley Ave.

Owner: Spire Missouri Inc
Applicant: Deanna Brantley
Affidavit or Meeting Attendance: Unknown

4 JC 13 **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
Continued from 12/14/2021

2 AN 14 **CD-BZA-2021-00014 – 8300 N Green Hills Rd** - A request to approve an appeal of determination on about 3.7 acres zoned R-7.5 (Residential) generally located at 8300 N. Green Hills Road.

Owner: Remont LLC
Applicant: Patricia Jensen (Attorney)
Affidavit or Meeting Attendance: Attorney Attendance

4 AN 15 **CD-BZA-2021-00153 – 808 W 29th St** - A request to appeal staff's denial of a CLNU for a duplex in an R-6 zoning district on an interior lot on about .054 acres generally located at 808 W 29th St.

Owner: Byron Pendleton (BB63 II LLC)
Applicant: Keith Mueller (KM Architecture)
Affidavit or Meeting Attendance: Unknown