



BOARD OF ZONING ADJUSTMENT DOCKET

May 10, 2022

9:00 A.M.

First Published May 5, 2022

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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
3	AN	1

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.

Owner: Stephanie Isaacson (New Horizons)

Applicant: Jeffery Schutzler (Pluribus Architectural Collaborative, LLC)

Affidavit or Meeting Attendance: Meeting Attendance

CPC Recommendation: Approval with Conditions

BZA Quorum from 4/12/22: Bonuchi, Ebbitts, Gorenc, Keleher, Mixdorf, Stiller

Additional exhibits added on 4/12/22:

Exhibit 12 Applicants PPT

Exhibit 13 Opposition PPT

Continued from 2/8/22, 3/8/22, 4/12/22

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CD-SUP-2022-00005 – 121 N Quincy Ave - A request to approve a Special Use Permit for an additional school building to be built, as well as any necessary variances on about 2.4 acres generally located at 121 N Quincy Avenue

Owner: Catholic Diocese of KCMO

Applicant: Taylor Maine, Garcia Architecture

Affidavit or Meeting Attendance: Affidavit

CPC Recommendation: Approval with Conditions

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CD-SUP-2022-00012 – 206 E 44th St - A request to approve a Special Use Permit to allow for the bed and breakfast use on about 0.42 acres generally located at 206 E 44th St.

Owner: Ryan Hiser

Applicant: Ryan Hiser

Affidavit or Meeting Attendance: Unknown

CPC Recommendation: Approval with Conditions

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| 4 | JC | 4 | <p>CD-BZA-2021-00157 – 130 E Linwood Blvd - A request to approve a rear setback variance in zoning district B3-2, plus any other necessary variances on about 0.44 acres generally located at 130 E Linwood Boulevard.</p> <p>Owner: Gurpreet Sangha
 Applicant: Jasmin Sangha
 Affidavit or Meeting Attendance: Affidavit
 BZA Quorum from 3/8/22: Bonuchi, Ebbitts, Gorenc, Otto
 Continued from 2/8/22, 3/8/22</p> |
| 4 | AN | 5 | <p>CD-BZA-2022-00013 – 3922 Troost Ave- A request to approve a variance to the architectural material standards of the Troost Overlay District in the B3-2 district on about .19 acres. generally located at 3922 Troost Ave, plus any other necessary variances.</p> <p>Owner: Troost Thrift Store Inc
 Applicant: Julia Hartman, Odimo
 Affidavit or Meeting Attendance: Affidavit
 Continued from 3/8/22, 4/12/22</p> |
| 4 | JC | 6 | <p>CD-BZA-2022-00027 – 561 Harrison St- A request to approve a variance to density standards to allow for a five unit residential structure where a three unit residential structure exists in zoning district R-1.5 on about 7000 square feet generally located at 541 Harrison Street.</p> <p>Owner: Hastings Holdings LLC
 Applicant: Corey Henry, Chinnery Evans & Nail, P.C.
 Affidavit or Meeting Attendance: Affidavit
 Continued from 4/12/22</p> |
| 6 | NM | 7 | <p>CD-BZA-2022-00030 – 6801 Holmes Rd- A request to approve a variance to the size and placement of a wall sign and all other necessary variances on about 12.673 acres generally located at 6801 Holmes Rd</p> <p>Owner: University Academy Supporting Foundation
 Applicant: Albert Ray, Hollis and Miller Architects
 Affidavit or Meeting Attendance: Affidavit
 BZA Quorum: Gorenc, Keleher, Mixdorf, Stiller, Otto
 Continued from 4/12/22</p> |
| 4 | NM | 8.1 | <p>CD-BZA-2022-00032 – 2826 Summit St – A request to approve variances to the lot and building standards in an R-6 district to re-establish former lot lines on about .224 acres generally located at 2826 Summit St.</p> <p>Owner: Thomas N III & Kathleen B Kennedy
 Applicant: Dale Scott
 Affidavit or Meeting Attendance: N/A
 Continued from 4/12/22</p> |
| 4 | NM | 8.2 | <p>CD-BZA-2022-00033 – 2828 Summit St – A request to approve variances to the lot and building standards in an R-6 district to re-establish former lot lines on about .224 acres generally located at 2828 Summit St.</p> |

Owner: Thomas N III & Kathleen B Kennedy
Applicant: Dale Scott
Affidavit or Meeting Attendance: N/A
Continued from 4/12/22

4 NM 8.3 **CD-BZA-2022-00034 – 2830 Summit St** – A request to approve variances to the lot and building standards in an R-6 district to re-establish former lot lines on about .224 acres generally located at 2830 Summit St.

Owner: Thomas N III & Kathleen B Kennedy
Applicant: Dale Scott
Affidavit or Meeting Attendance: N/A
Continued from 4/12/22

4 AN 9 **CD-BZA-2021-00135 – 4516 Holly St-** A request to approve a special exception for a wall in the front yard in the R-1.5 district on about .8 acres generally located at 4516 Holly St, plus any other necessary variances.

Owner: Cliff House Condo Association
Applicant: Ronald Grego
Affidavit or Meeting Attendance: Unknown
To be continued to 6/14/22

5 MB 10 **CD-BZA-2022-00040 – 5204 Spring St-** A request to approve a variance to the required setback for an established driveway in the R-7.5 district on about 0.2 acres generally located at 5204 Spring Street.

Owner: Reda Abdalla & Kalina Ibrahim
Applicant: Addison Bliss, Veritas Architecture and Design
Affidavit or Meeting Attendance: Unknown
To be continued to 6/14/22

4 AN 11 **CD-BZA-2022-00041 – 4041 Main St-** A request to approve a variance to fencing requirements of the Main Street Overlay District in the B3-2 and R-1.5 district on about 4.4 acres generally located at 4041 Main St, plus any other necessary variances.

Owner: St Pauls Episcopal Church
Applicant: Mark O'Hara
Affidavit or Meeting Attendance: Meeting Attendance

4 JC 12 **CD-BZA-2022-00042 – 4737 Holly St-** A request to approve a front yard setback variance, plus any other necessary variances on about 0.117 acres generally located at 4737 Holly St

Owner: Steven & Cheryl Tulipana
Applicant: Cheryl Tulipana
Affidavit or Meeting Attendance: Meeting Attendance

5 NM 13 **CD-BZA-2022-00044 – 5025 Lydia Ave-** A request to approve variances to the lot and building standards, to reestablish the previous lot lines,

and all other necessary variances on about .375 acres in an R-6 district generally located at 5025 Lydia Ave

Owner: Cubmex Property Partners LLC
Applicant: Robert Young, RL Buford
Affidavit or Meeting Attendance: Unknown
To be continued to 6/14/22

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| 2 | JC | 14 | CD-BZA-2022-00045 – 5339 N Merrimac Ave- A request to approve a variance to accessory building siting requirements, plus any other necessary variances on about 1.94 acres generally located at 5339 N Merrimac Ave

Owner: Diane Hepburn
Applicant: Diane Hepburn
Affidavit or Meeting Attendance: Meeting Attendance |
| 5 | NM | 15 | CD-BZA-2022-00046 – 5400 Wayne Ave- A request to approve a variance to the lot and building standards and all other necessary variances on about .13 acres in an R-6 district generally located at 5400 Wayne Ave

Owner: Eric Strack, Keystone KC Construction
Applicant: Core Urban Renew LLP
Affidavit or Meeting Attendance: Unknown |
| 3 | NM | 16 | CD-BZA-2022-00047 – 350 Garfield Ave- A request to approve a variance to the lot and building standards and all other necessary variances on about .15 acres in an R-6 district generally located at 350 Garfield Ave.

Owner: Joshua Ross & Katie Ballard
Applicant: Astoria Design Build, LLC
Affidavit or Meeting Attendance: Unknown |
| 6 | JC | 17 | CD-BZA-2022-00048 – 1001 W 59th Ter- A request to approve a rear yard setback variance, plus any other necessary variances on about 0.28 acres generally located at 1001 W 59 th Ter

Owner: Elizabeth Bennett and Brendan Franzoni
Applicant: John Wind
Affidavit or Meeting Attendance: Meeting Attendance |
| 6 | NM | 18 | CD-BZA-2022-00050 – 1239 W 61st St - A request to approve a variance to the lot and building standards and all other necessary variances on about .293 acres in an R-6 generally located at 1239 W 61 st St

Owner: Gary Head
Applicant: Tim Hauschild, NSPJ Architects
Affidavit or Meeting Attendance: Affidavit |
| 1 | NM | 19.1 | CD-BZA-2022-00051 – 2516 NE 34th Ter- A request to approve variances to the lot and building standards and all other necessary variances on |

about .34 acres in an R-7.5 district generally located at 2516 NE 34th Ter

Owner: Diane Binckley

Applicant: Douglas Stone, Attorney and Diane Binckley

Affidavit or Meeting Attendance: Meeting Attendance

1 NM 19.2 **CD-BZA-2022-00052 – 2517 NE 34th Ter-** A request to approve a variances to the lot and building standards and all other necessary variances on about .34 acres in an R-7.5 district generally located at 2517 NE 34th Ter

Owner: Diane Binckley

Applicant: Douglas Stone, Attorney and Diane Binckley

Affidavit or Meeting Attendance: Meeting Attendance

3 NM 20 **CD-BZA-2022-00053 – 4330 Forest Ave-** A request to approve a variance to the maximum percentage of pavement in the front yard and all other necessary variances on about .094 acres in an R 1.5 district generally located at 4330 Forest Ave

Owner: Mike Yancik, Elevate Design + Build LLC

Applicant: Sara Ladd, Elevate Design + Build LLC

Affidavit or Meeting Attendance: Unknown

3 JC 21 **CD-BZA-2022-00056 – 8308 E 47th Ter-** A request to approve a variance to accessory building siting requirements, plus any other necessary variances on about 0.47 acres generally located at 8308 E 47th Ter

Owner: Donnie Goodell

Applicant: Donnie Goodell

Affidavit or Meeting Attendance: Meeting Attendance

To be continued to 6/14/22

4 AN 22 **CD-BZA-2022-00057 – 3838 Broadway Blvd-** A request to approve a variance to the Park and Boulevard Standards in a UR district on about .36 acres generally located at 3838 Broadway Blvd, plus any other necessary variances.

Owner: JSJD LLC

Applicant: Jacob Hodson (Olsson)

Affidavit or Meeting Attendance: Meeting Attendance

To be continued to 6/14/22

4 JC 23 **CD-BZA-2022-00058 – 4338 Terrace St-** A request to approve variances to the rear and side yard setback requirements, plus any other necessary variances on about 0.086 acres generally located at 4338 Terrace St

Owner: Lucinda Dill & John Lawrence

Applicant: Jacob Roach

Affidavit or Meeting Attendance: Affidavit

- 2 AN 24 **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 (Rouse Frets White Goss)
Affidavit or Meeting Attendance: Meeting Attendance
Continued from 3/9/21, 6/8/21, 10/12/21, 1/25/22
To be continued to 7/12/22 With Fee
- 5 JC 25 **CD-BZA-2022-00019 – 8820 Indiana Ave -** A request for rehearing regarding a previously dismissed appeal to the denial of a Certificate of Legal Non-Conforming Use in zoning district R-7.5 on about five acres generally located at 8820 Indiana Ave.
- Owner: Daniel Johnson
Applicant: Michaela Hunter
Affidavit or Meeting Attendance: Affidavit
Continued from 4/12/22
- 4 AN 26 **CD-BZA-2022-00020 – 118 E 46th St-** A request to appeal staff's determination surrounding property violations related to un-permitted uses on about .5 acres generally located at 118 E 46th St.
- Owner: Aaron Clemons
Applicant: Southmoreland Partners LLC
Affidavit or Meeting Attendance: Meeting Attendance
Continued from 4/12/22
- 4 AN 27 **CD-BZA-2022-00025 – 3901 N Wayne Ave-** A request to appeal city staff's determination related to multiple zoning violations related to pole signs on the subject site on about .9 acres generally located at 3901 N Wayne St.
- Owner: Randall Robb (Thistle Hill Development)
Applicant: See above
Affidavit or Meeting Attendance: Meeting Attendance
- 4 AN 28 **CD-BZA-2022-00043 – 4343 Oak St-** A request to appeal staff's determination surrounding several property violations related to a Bed and Breakfast on about .5 acres generally located at 4343 Oak St.
- Owner: 4343 Oak Street Investors LLC (Clemons Life)
Applicant: Aaron Clemons (Clemons Life)
Affidavit or Meeting Attendance: Meeting Attendance
- JC 29 **Presentation of the 2021 BZA Annual Report**
- 30 **Voting and election of Chair and Vice-chair**