



# BOARD OF ZONING ADJUSTMENT DOCKET

## May 24<sup>th</sup>, 2022 Special Meeting

9:00 A.M.

First Published May 17, 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	
4	JC	4	<p><b>CD-BZA-2021-00157 – 130 E Linwood Blvd</b> - 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 <b>BZA Quorum from 3/8/22: Bonuchi, Ebbitts, Gorenc, Otto</b> <b>Continued from 2/8/22, 3/8/22</b></p>
2	JC	14	<p><b>CD-BZA-2022-00045 – 5339 N Merrimac Ave-</b> 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</p> <p>Owner: Diane Hepburn Applicant: Diane Hepburn Affidavit or Meeting Attendance: Meeting Attendance</p>
5	NM	15	<p><b>CD-BZA-2022-00046 – 5400 Wayne Ave-</b> 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</p> <p>Owner: Eric Strack, Keystone KC Construction Applicant: Core Urban Renew LLP Affidavit or Meeting Attendance: Unknown</p>
3	NM	16	<p><b>CD-BZA-2022-00047 – 350 Garfield Ave-</b> 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.</p> <p>Owner: Joshua Ross &amp; Katie Ballard</p>

Applicant: Astoria Design Build, LLC  
Affidavit or Meeting Attendance: Unknown

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| 6 | JC | 17   | <b>CD-BZA-2022-00048 – 1001 W 59<sup>th</sup> Ter-</b> A request to approve a rear yard setback variance, plus any other necessary variances on about 0.28 acres generally located at 1001 W 59th Ter<br><br>Owner: Elizabeth Bennett and Brendan Franzoni<br>Applicant: John Wind<br>Affidavit or Meeting Attendance: Meeting Attendance   |
| 6 | NM | 18   | <b>CD-BZA-2022-00050 – 1239 W 61<sup>st</sup> St -</b> 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 61st St<br><br>Owner: Gary Head<br>Applicant: Tim Hauschild, NSPJ Architects<br>Affidavit or Meeting Attendance: Affidavit   |
| 1 | NM | 19.1 | <b>CD-BZA-2022-00051 – 2516 NE 34<sup>th</sup> Ter-</b> 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<br><br>Owner: Diane Binckley<br>Applicant: Douglas Stone, Attorney and Diane Binckley<br>Affidavit or Meeting Attendance: Meeting Attendance                     |
| 1 | NM | 19.2 | <b>CD-BZA-2022-00052 – 2517 NE 34<sup>th</sup> Ter-</b> 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 2517 NE 34th Ter<br><br>Owner: Diane Binckley<br>Applicant: Douglas Stone, Attorney and Diane Binckley<br>Affidavit or Meeting Attendance: Meeting Attendance                     |
| 3 | NM | 20   | <b>CD-BZA-2022-00053 – 4330 Forest Ave-</b> 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<br><br>Owner: Mike Yancik, Elevate Design + Build LLC<br>Applicant: Sara Ladd, Elevate Design + Build LLC<br>Affidavit or Meeting Attendance: Unknown |
| 4 | JC | 23   | <b>CD-BZA-2022-00058 – 4338 Terrace St-</b> 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<br><br>Owner: Lucinda Dill & John Lawrence<br>Applicant: Jacob Roach<br>Affidavit or Meeting Attendance: Affidavit  |

5	JC	25	<p><b>CD-BZA-2022-00019 – 8820 Indiana Ave</b> - 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.</p> <p>Owner: Daniel Johnson  Applicant: Michaela Hunter  Affidavit or Meeting Attendance: Affidavit  <b>Continued from 4/12/22</b></p>
4	AN	27	<p><b>CD-BZA-2022-00025 – 3901 N Wayne Ave-</b> 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.</p> <p>Owner: Randall Robb (Thistle Hill Development)  Applicant: See above  Affidavit or Meeting Attendance: Meeting Attendance</p>
	JC	29	<p><b>Presentation of the 2021 BZA Annual Report</b></p>
		30	<p><b>Voting and election of Chair and Vice-chair</b></p>