



BOARD OF ZONING ADJUSTMENT DOCKET

September 22, 2022

9:00 A.M.

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

Docket Item	Planner	Case Information	Council District
1	NM	<p>CD-SUP-2022-00030 – 4319 Independence Ave – A request to approve a Special Use Permit for a mixed-use residential structure to include apartments, offices, and a drive-through grocery store on about 0.6 acres generally located at 4319 Independence Ave.</p> <p>Owner: Ra Construction KC Applicant: Khalid Bandy, KAM Design Group LLC Affidavit or Meeting Attendance: Attendance CPC Recommendation: Approval Subject to Conditions</p>	6
2	GK	<p>CD-SUP-2022-00031 – 221 NE 114th St – Nashua Elementary School – A request to approve a Special Use Permit to allow for the demolition of the existing Nashua Elementary School to build a new, larger school in its place on about 10 acres generally located at the southwest corner of NW 114th St and N Oak Trfy.</p> <p>Owner: Jeff Vandel – School District 74 Applicant: Braden Taylor – MKEC Engineering, Inc Affidavit or Meeting Attendance: unknown CPC Recommendation: Approval Subject to Conditions</p>	2
3	NM	<p>CD-SUP-2022-00027 – 7112 N Overland Dr – A request to approve a Special Use Permit for the expansion of a church and school in a residentially zoned district on about 2.6 acres generally located at 7112 N Overland Dr.</p> <p>Owner: Northland Lutheran School Association Inc Applicant: Jacob Hodson, Olsson Affidavit or Meeting Attendance: Affidavit CPC Recommendation: Approval Subject to Conditions</p>	2

4	JC	<p>CD-SUP-2022-00028 – 3033 E 59th St – A request to approve a special use permit to allow for a short-term rental in zoning district R-2.5 on about 0.1 acres of land generally located at 3033 E 59th St.</p> <p>Owner: Laurice Rainey Applicant: Laurice Rainey Affidavit or Meeting Attendance: Attendance CPC Recommendation: Approval Subject to Conditions</p>	5
5	NM	<p>CD-SUP-2022-00035 – 5617 NE 51st St – A request to approve a Type 2- Year-Round Short-term Rental Special Use Permit on about .479 acres generally located at 5717 NE 51st St.</p> <p>Owner: Robert Scarborough, Fresh Home Investments, LLC Applicant: See above. Affidavit or Meeting Attendance: Unknown CPC Recommendation: Dismissal</p>	1
6	NM	<p>CD-SUP-2022-00036 – 5619 NE 51st St – A request to approve a Type 2- Year-Round Short-term Rental Special Use Permit on about .479 acres generally located at 5719 NE 51st St.</p> <p>Owner: Robert Scarborough, Fresh Home Investments, LLC Applicant: See above. Affidavit or Meeting Attendance: Unknown CPC Recommendation: Dismissal</p>	1
7	MB	<p>CD-SUP-2022-00037 – 4327 N Holmes St – A request to approve a Special Use Permit in District R-6 on about 7 acres generally located on the east side of North Holmes Road at the intersection of Northeast Greenfield Road to allow for the reconstruction of a school (Civic Use).</p> <p>Owner: James Vandell, North Kansas City Schools Applicant: James Ratley, MKEC Engineers Affidavit or Meeting Attendance: Meeting Attendance CPC Recommendation: N/A</p>	4
8	OA	<p>CD-SUP-2022-00007 – 9500 E 47th St – A request to approve a Special Use Permit for a temporary land preparation site in an R-7.5 (Residential) zoning district on about 106.7 acres generally located at 9500 E 47th St.</p> <p>Owner: J A Lillig Construction Applicant: Amy Grant, Polsinelli Affidavit or Meeting Attendance: Meeting Attendance Continued from 6/14/22, 6/28/22, 8/9/22 Continue to 10/11/22</p>	3

9	MB	<p>CD-SUP-2022-00034 – 9298 N Congress Ave – A request to approve a Special Use Permit to allow for a vehicle fuel center on about 3 acres generally located at the northwest corner of Old Tiffany Springs Road and North Congress Road.</p> <p>Owner: N/A Applicant: Hilary Zerr, Davidson AE Affidavit or Meeting Attendance: Meeting Attendance CPC Recommendation: Approval with Conditions</p>	2
10.1	NM	<p>CD-BZA-2022-00104 – 2509 Chestnut Ave – A request to approve variances to the lot and building standards and all other necessary variances on about 0.07 acres generally located at 2509 Chestnut Avenue.</p> <p>Owner: Whitestone And Co LLC Applicant: Rachelle Biondo Affidavit or Meeting Attendance: Unknown Continued from 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	3
10.2	NM	<p>CD-BZA-2022-00105 – 2422 Chestnut Ave – A request to approve variances to the lot and building standards and all other necessary variances on about .094 acres generally located at 2422 Chestnut Ave</p> <p>Owner: Wref II LLC Applicant: Rachelle Biondo Affidavit or Meeting Attendance: Unknown Continued from 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	3
10.3	NM	<p>CD-BZA-2022-00106 – 2426 Chestnut Ave – A request to approve variances to the lot and building standards and all other necessary variances on about .093 acres generally located at 2426 Chestnut Ave</p> <p>Owner: Wref II LLC Applicant: Rachelle Biondo Affidavit or Meeting Attendance: Unknown Continued from 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	3
10.4	NM	<p>CD-BZA-2022-00107 – 2432 Chestnut Ave – A request to approve variances to the lot and building standards and all other necessary variances on about .076 acres generally located at 2432 Chestnut Ave</p> <p>Owner: Wref II LLC Applicant: Rachelle Biondo Affidavit or Meeting Attendance: Unknown Continued from 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	3

10.5	NM	<p>CD-BZA-2022-00108 – 2434 Chestnut Ave – A request to approve variances to the lot and building standards and all other necessary variances on about .114 acres generally located at 2434 Chestnut Ave Owner: Wref II LLC Applicant: Rachelle Biondo Affidavit or Meeting Attendance: Unknown Continued from 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	3
10.6	NM	<p>CD-BZA-2022-00109 – 2523 Chestnut Ave – A request to approve variances to the lot and building standards and all other necessary variances on about 0.09 acres generally located at 2523 Chestnut Avenue. Owner: Whitestone And Co LLC Applicant: Rachelle Biondo Affidavit or Meeting Attendance: Unknown Continued from 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	3
10.7	NM	<p>CD-BZA-2022-00110 – 2531 Chestnut Ave – A request to approve variances to the lot and building standards and all other necessary variances on about 0.09 acres generally located at 2531 Chestnut Avenue. Owner: Whitestone And Co LLC Applicant: Rachelle Biondo Affidavit or Meeting Attendance: Unknown Continued from 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	3
11	JS	<p>CD-BZA-2022-00094 – 6010 NW Klamm Dr – A request to approve a special exception for a fence on about 0.351 acres generally located at 6010 NW Klamm Dr. Owner: Harlan Bowser Applicant: Harlan Bowser Affidavit or Meeting Attendance: Attendance</p>	2
12	NM	<p>CD-BZA-2022-00127 - 5435 NW Parkdale Rd – A request to approve a variance to the lot size and width, and all other necessary variances on about .399 acres zoned R-80 generally located at 5435 NW Parkdale Rd. Owner: Bundy Family Revocable Trust Applicant: Curtis Bundy Affidavit or Meeting Attendance: Attendance</p>	2
13	JC	<p>CD-BZA-2022-00097 – 3715 Denton Rd – A request to approve variances to the lot and building standards and all other necessary variances on about 0.26 acres generally located at 3715 Denton Road. Owner: Larry Wooldridge Applicant: Larry Wooldridge Affidavit or Meeting Attendance: Attendance Continued from 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	3

14	JC	<p>CD-BZA-2022-00100 – 4200 Bell St – A request to approve variances to the lot and building standards and all other necessary variances on about 0.13 acres generally located at 4200 Bell Street. Owner: South KC Properties LLC Applicant: Travis Willson, Veritas A&D Affidavit or Meeting Attendance: Affidavit Continued from 8/9/22 Continue to 10/11/22</p>	4
15	JS	<p>CD-BZA-2022-00115 – 700 NW 78th Ter - A request to approve a detached garage to a single-family residence on about 0.7 acres generally located at the corner of North Summit Street and Northwest 78th Terrace.</p> <p>Owner: Kris Kohrs Applicant: Kris Kohrs Affidavit or Meeting Attendance: Attendance</p>	2
16	LC	<p>CD-BZA-2022-00117 – 654 W 69th Ter – A request to approve a variance to the lot and building standards and all other variances on about 0.189 acres generally located at 654 W 69th Terrace</p> <p>Owner: Mark and Laura Gromowsky Applicant: Hodges Garages Affidavit or Meeting Attendance: Attendance</p>	6
17	NM	<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 Continued from 4/12/22, 5/10/22, 6/28/22, 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller</p>	6
18	JC	<p>CD-BZA-2022-00120 – 612 W 47th St – A request to approve variances to projecting sign square footage requirements in zoning district B4-5 on about 0.52 acres generally located at 612 w 47th Street.</p> <p>Owner: Port Authority of Kansas City Missouri Applicant: Daniel Motush, Infinity Signs Affidavit or Meeting Attendance: Affidavit</p>	4
19	LC	<p>CD-BZA-2022-00121 – 719 Gladstone – A request to approve an oversized garage and all other necessary variances on about 0.09 acres generally located at 719 Gladstone Avenue</p> <p>Owner: Joel Avitia Applicant: Joel Avitia Affidavit or Meeting Attendance: Attendance</p>	3

20	JC	<p>CD-BZA-2022-00122 – 5908 NW 104th St – A request to approve a variance to the rear setback requirements of zoning district R-7.5, plus any other necessary variances on about 0.22 acres generally located at 5908 NW 104th street.</p> <p>Owner: Julian Modrcin Dev. Co. Inc. Applicant: Steve Warger Affidavit or Meeting Attendance: Affidavit</p>	2
21	NM	<p>CD-BZA-2022-00092 – 7000 Cleveland Ave – A request to approve a variance to the lot and building standards and all other necessary variances on about .616 acres generally located at 7000 Cleveland Ave</p> <p>Owner: STKC Properties LLC Applicant: Tom Stiller Affidavit or Meeting Attendance: Unknown Continue to 10/11/22</p>	5
22	JS	<p>CD-BZA-2022-00124 – 335 N Lawn Ave – A request to approve a five-foot chain-link fence to the front of the residence on about 0.1 acres generally located at North Lawn Avenue in between Sunrise Drive and Scarritt Avenue.</p> <p>Owner: William Elkins Applicant: Williams Elkins Affidavit or Meeting Attendance: Attendance</p>	4
23	JC	<p>CD-BZA-2022-00123 – 2924 Harrison St – A request to approve a variance to the maximum accessory structure square footage requirement plus any other necessary variances on about 0.61 acres generally located at 2924 Harrison Street.</p> <p>Owner: Bryan & Lily Stork Applicant: Jesse Wiederin Affidavit or Meeting Attendance: Affidavit</p>	3
24	JC	<p>CD-BZA-2022-00125 – 1614 Summit – A request to approve a variance to lot width requirements, plus any other necessary variances on about 0.21 acres of land generally located at 1614 Summit Street.</p> <p>Owner: Tyler Kopp Applicant: Tyler Kopp Affidavit or Meeting Attendance: Attendance</p>	4
25	LC	<p>CD-BZA-2022-00112 – 5710 Scarritt Ave – A request to approve variances to the lot and building standards and all other necessary variances on about .064 acres generally located at 5710 Scarritt Avenue</p> <p>Owner: Michele Dawson and KLS Property Investments LP Applicant: Michele Dawson and KLS Property Investments LP Affidavit or Meeting Attendance: Attendance</p>	4

26	JC	<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 561 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, 5/10/22, 6/28/22, 7/12/22, 8/9/22 Quorum established on 5/10/22: Bonuchi, Ebbits, Gorenc, Mixdorf, Stiller</p>	4
27	JC	<p>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</p> <p>Owner: Daniel Johnson Applicant: Michaela Hunter Affidavit or Meeting Attendance: Affidavit Continued from 4/12/22, 5/24/22, 6/28/22, 7/12/22, 8/9/22 Quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller Continue to 10/11/22</p>	5
28	JC	<p>CD-BZA-2022-00024 – 4507 Blue Ridge Cutoff – A request to appeal staff's determination surrounding property violations related to the storage of commercial vehicles on about 9 acres generally located at 4507 Blue Ridge Cutoff.</p> <p>Owner: Kristi Lillig Applicant: Amy Grant (Polsinelli) Affidavit or Meeting Attendance: Affidavit Continued from 4/12/22, 6/28/22, 8/9/22 Continue to 10/11/22</p>	3
29	JC	<p>CD-BZA-2022-00114 – 3901 N Wayne Ave – A request to rehear an of appeal city staff's determination related to multiple zoning violations related to pole signs on the subject site on about 0.9 acres generally located at 3901 N Wayne St.</p> <p>Owner: Randall Robb Applicant: Thistle Hill Development Inc. Affidavit: Attendance</p>	4
30	JC	<p>CD-BZA-2022-00017 – 4500 N Brighton Ave – A request to appeal staff's determination to deny a Certificate of Legal Nonconforming Use on about 1.5 acres generally located at 4500 N Brighton Ave.</p> <p>Owner: Brent Cline Applicant: Lillian Mehler Affidavit or Meeting Attendance: Affidavit</p>	1