



Board of Zoning Adjustment Minutes

Hearing Date: January 25, 2022

414 E 12th Street, 26th Floor, Council Chamber
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: 1

CD-SUP-2021-00084 A request to approve a Special Use Permit for outdoor storage uses on about 0.94 acres generally located at 321 N Main Street

Applicant: Jacob Hodson of Olsson

Commissioners Present: Ebbitts; Gorenc; Keleher; Otto; Stiller

Commissioners Absent:

Commissioners Recusing: None

Chairwoman Otto introduced the case. Jared Clements presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and approved the Special Use Permit with conditions, but denied the variance.

Motion: Approved with Conditions

Motioned by: Keleher

Seconded by: Stiller

Docket Item: 2

CD-SUP-2021-00076 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.

Applicant: B. Shaw of Shaw Hofstra + Associates

Commissioners Present: Ebbitts; Gorenc; Keleher; Otto; Stiller

Commissioners Absent:

Commissioners Recusing: None

Chairwoman Otto introduced the case. Jared Clements presented the case. The applicants and owners appeared and spoke about their requests. Board members discussed the merits of the case and approved it with conditions, as written in the staff report.

Motion: Approved with Conditions

Motioned by: Ebbitts

Seconded by: Keleher

Docket Item: 3

CD-SUP-2021-00085 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.

Applicant: Jeffrey Schutzler of Pluribus Architectural Collaborative LLC

Commissioners Present: Ebbitts; Gorenc; Keleher; Otto; Stiller

Commissioners Absent: Bonuchi

Commissioners Recusing: None

Testimony: No

Chairwoman Otto introduced the case. Ahnna Nanoski advised the applicant requested a continuance to February 8, 2022. The applicant appeared and agreed. Board members continued the case to February 8, 2022.

Motion: Continued Fee: NO

Motioned by: Keleher

Seconded by: Ebbitts

Docket Item: 4

CD-BZA-2021-00142 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.

Applicant: Phillip Tinoco of Caterpillar Inc

Commissioners Present: Bonuchi; Ebbitts; Keleher; Otto; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Chairwoman Otto introduced the case. Jared Clements presented the case. The applicant appeared and submitted a powerpoint presentation, admitted as exhibit 10. Richard Hernandez, president of the Westside Neighborhood Association appeared and voiced his support for the garage, but opposition to the 2nd story. Board members discussed the merits of the case and suggested a continuance to allow the applicant time to submit a new plan. The applicant agreed to a continuance to March 8, 2022. Boardmembers continued the case to March 8, 2022.

Motion: Continued Fee: NO

Docket Item: 5

CD-BZA-2021-00139 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

Applicant: Todd Burnidge of

Commissioners Present: Bonuchi; Ebbitts; Gorenc; Otto; Stiller

Commissioners Absent:

Commissioners Recusing: None

Chairwoman Otto introduced the case. Jared Clements presented the case and adjusted the height variance request to 19.33 feet. The applicant appeared and spoke about his request. Board members discussed the merits of the case and approved it, including the change in the height.

Motion: Approved with Conditions

Motioned by: Stiller

Seconded by: Gorenc

Docket Item: 6

CD-BZA-2021-00147 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

Applicant: Blaine Proctor of Alhaven Kansas City LLC

Comissioners Present: Ebbitts; Gorenc; Keleher; Otto; Stiller

Comissioners Absent:

Comissioners Recusing: None

Testimony: Yes

Chairwoman Otto introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about their requests. Scout De Simio, Bill Walberg, Mary Allison Joseph and Reverend Tex Sample appeared and voiced their support for the business. Hyde Park Neighborhood Association president Angie Splittgerber appeared and voiced her opposition to the type of fence, not the 6ft height variance request. She asked for a more transparent fence to allow visibility for first responders. She mentioned problems the neighbors were having with residents of the house. Board members discussed the merits of the case and suggested a continuance to allow the applicant time to discuss a resolution with the neighborhood. He agreed. Board members continued the case to March 8, 2022.

Docket Item: 7

CD-BZA-2021-00148 A request to approve a variance to the rear yard setback on about 0.086 generally located at 25 W 38th St

Applicant: Stan Parks of HNTB Corporation

Comissioners Present: Ebbitts; Gorenc; Keleher; Otto; Stiller

Comissioners Absent:

Comissioners Recusing: None

Chairwoman Otto introduced the case. Najma Muhammad presented the case. The applicant team of Jason Waldron, Stan Parks and Nick Stadem of the KCMO Public Works Dept appeared and spoke about the case. Board members discussed the merits of the case and approved it as written in the staff report.

Motion: Approved

Motioned by: Stiller

Seconded by: Keleher

Docket Item: 8

CD-BZA-2021-00144 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.

Applicant: Shane Fowler of MINDMADE; JOHN MANN of

Comissioners Present: Ebbitts; Gorenc; Keleher; Otto; Stiller

Comissioners Absent:

Comissioners Recusing: None

Chairwoman Otto introduced the case. Matt Barnes presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and approved it as written in the staff report.

Motion: Approved

Motioned by: Ebbitts

Seconded by: Keleher

Voting Aye: Ebbitts; Gorenc; Keleher; Otto; Stiller

Docket Item: 9

CD-BZA-2021-00149 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.

Applicant: DEANNA BRANTLEY of SPIRE

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Keleher; Otto

Comissioners Absent:

Comissioners Recusing: None

Chairwoman Otto introduced the case. Najma Muhammad presented the case. The applicant team of Johnny Strauss and Chris Collins with Spire Energy appeared and spoke about their requests. Board members discussed the merits of the case and approved it as written in the staff report.

Motion: Approved

Motioned by: Ebbitts

Seconded by: Bonuchi

Docket Item: 10

CD-BZA-2021-00150 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

Applicant: DEANNA BRANTLEY of SPIRE

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Keleher; Otto

Comissioners Absent:

Comissioners Recusing: None

Chairwoman Otto introduced the case. Najma Muhammad presented the case. The applicant team of Johnny Strauss and Chris Collins with Spire Energy requested a dismissal as this property will be joined with 3300 Cleveland, Case No. CD-BZA-2021-00149. Board members dismissed the case.

Motion: Dismissed

Motioned by: Keleher

Seconded by: Bonuchi

Docket Item: 11

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

Applicant: Chuck Gowans of

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Keleher; Otto

Comissioners Absent:

Comissioners Recusing: None

Chairwoman Otto introduced the case. Jared Clements presented the case. The applicant Chuck appeared and spoke about his requests. Douglas McMillan appeared in support. Board members discussed the merits of the case and approved it as written in the staff report.

Motion: Approved

Motioned by: Ebbitts

Seconded by: Gorenc

Docket Item: 12

CD-BZA-2021-00151 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.

Applicant: DEANNA BRANTLEY of SPIRE

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Keleher; Otto

Comissioners Absent:

Comissioners Recusing: None

Chairwoman Otto introduced the case. Najma Muhammad presented the case. The applicant team of Johnny Strauss and Chris Collins with Spire Energy appeared and spoke about their requests. Board members discussed the merits of the case and approved it as written in the staff report.

Motion: Approved

Motioned by: Keleher

Seconded by: Bonuchi

Docket Item: 13

CD-BZA-2021-00129 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.

Applicant: Sarah Westerhouse of Morrow Willnauer Church, LLC

Comissioners Present: Bonuchi; Ebbitts; Keleher; Otto; Stiller

Comissioners Absent:

Comissioners Recusing: None

Testimony:

Boardchair Otto introduced the case. Jared Clements presented the case. The applicant team of attorneys, Gary Willnauer, Connor DeWitt, owner Zachary Block, and real estate agent Gayle Flick appeared. Gary Willnauer stated there was more documentation and a change in attorneys to support the re-hearing. Kathleen Brock appeared in support. Angie Splittgerber appeared in opposition. Board members denied the request to re-hear the case.

Motion: Denied Fee:

Motioned by: Keleher

Docket Item: 14

CD-BZA-2021-00014 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.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Comissioners Present: Ebbitts; Gorenc; Keleher; Otto; Stiller

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Chairwoman Otto introduced the case. Ahnna Nanoski advised the applicant requested a continuance to May 10, 2022. The applicant appeared and agreed. Board members continued the case to May 10, 2022.

Motion: Continued Fee: NO

Motioned by: Keleher

Seconded by: Ebbitts

Voting Aye: Ebbitts; Gorenc; Keleher; Otto; Stiller

Docket Item: 15

CD-BZA-2021-00153 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

Applicant: Keith Mueller of Keith Mueller Architecture

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Otto; Stiller

Comissioners Absent:

Comissioners Recusing: None

Chairwoman Otto introduced the case. Ahnna Nanoski presented the case. The applicant team of Robert Pendleton and Keith Mueller appeared and spoke about their requests. President of the Westside Neighborhood Association, Richard Hernandez and neighbor Jamaine Abidogun appeared in opposition. Jamaine Abidogun shared a powerpoint presentation that was admitted as exhibit 11. Board members discussed the merits of the case and upheld staff's denial, denying the appeal.

Motion: Denied