



Board of Zoning Adjustment Minutes

Hearing Date: August 9, 2022

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

Docket Item:

CD-BZA-2022-00080 A request to approve a special exception to a fence on a corner lot on about .12 acres generally located at 750 E 124th St

Applicant: Coby Alexander

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00106 A request to approve variances to the lot and building standards and all other necessary variances on about .093 acres generally located at 2426 Chesnut Ave

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case. The applicant team requested a continuance to allow time for community engagement. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Stiller

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00076 A request to approve a variance to the accessory structure standards and all other necessary variances on about .96 acres generally located at 8401 E 73rd Ter

Applicant: BRIAN WARREN of RAYNE STORM CO LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Ebbitts

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00059 A request to approve a sign variance to allow for a monument sign, plus any other necessary variances on about 10 acres generally located at 9500 Wornall Road

Applicant: Michael Ryan of Greater Works LLC dba Forerunner Signs & Graphics

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chairman Ebbitts introduced the case. Jared Clements presented the case. He submitted revised plans that were admitted as Exhibit 11. The applicant team of Michael Ryan of Fore Runner Signs, Pastor Greg Ealey and Matt Stinson, Finance Officer with the church appeared and spoke about their requests. Michael Ryan submitted pictures that were admitted as Exhibit 10 in the prior hearing.

The following appeared in opposition:

Sherri Elliott of 9401 Wornall, again stated the letter of support from Burns & McDonald in the staff report wasn't notarized and asked for it to be removed. The board agreed. She requested a monument sign. She spoke about the sign visibility from her residence.

Judith Parker of 210 W 94th St was still opposed. She thought the sign would bring property values down.

Carol Winterowd of 9400 Madison and the Center Planning and Development Council said the neighborhood was against it.

Kevin Barthol said a compliant sign was adequate. He asked for a timer on the illumination.

Stan Ebovich of 206 W 94th St didn't want an illuminated sign. He said the sign was obtrusive.

Kevin Mullin of 9401 Wornall was opposed to an illuminated sign. He said no churches in the area have illuminated signs.

The applicant team stated the sign was smaller, had less light and would be on a timer to go off at 10pm.

Board members discussed the merits of the case and motioned to approve it, but was the motion failed, 3-1.

Motion: Denied

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf

Voting Nay: Stiller

Abstaining: None

Docket Item:

CD-BZA-2022-00096 A request to appeal staff's decision regarding use determination on about 3.2 acres generally located at 4201 E 100th Terrace.

Applicant: Randall Crawford of Randall D. Crawford, P.C.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Jared Clements presented the case. The applicant team of Randall Crawford & Attorney Doug Stone with Lewis Rice appeared and spoke about their requests. No one else appeared for testimony. Board members held a closed session from 2:03pm to 2:40pm.

They returned from closed session, discussed the merits of the case and overturned staff's decision.

Motion: Approved

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2022-00011 A request to approve a special use permit to allow for a short term rental operation on about 0.12 acres of land generally located at 120 e 79th street

Applicant: Theodore Anderson of The Real Estate Law Firm

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case and stated it was to be continued to September 13, 2022. No one appeared for testimony. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00089 A request to approve variances to the lot and building standards and all other necessary variances on about .16 acres generally located at 3107 E 54th St

Applicant: John Horner

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Jared Clements presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Stiller

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00101 A request to approve variances to the side setback requirements and minimum lot width requirements and all other necessary variances on about .06 acres generally located at 1508 Kensington Ave.

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Larisa Chambi presented the case. The applicant team appeared and spoke about their requests. They gave a presentation that was admitted as Exhibit 10. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00027 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

Applicant: Corey Henry of Chinnery Evans & Nail, P.C.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case and stated it was to be continued to September 13, 2022 with a fee. No one appeared for testimony. Board members continued the case to September 13, 2022 with a continuance fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2022-00020 A request to approve a Special Use Permit for the Martin City Elementary zoned R.75 (Residential) on about 10 acres generally located at 201 E 133rd St.

Applicant: James Ratley of MKEC Engineering, Inc.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Jared Clements presented the case. Lana Thorpe with Holis + Miller and David Ratley with MKEC Engineering appeared and spoke about their requests. They gave a presentation, which was admitted as Exhibit 10 and a Google Earth picture that was admitted as Exhibit 11. No one else appeared for testimony. Board members discussed the merits of the case and approved it with conditions but not including condition 4 regarding the sign variance.

Motion: Approved with Conditions

Motioned by: Stiller

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00030 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

Applicant: Albert Ray of Hollis and Miller Architects

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case and stated it was to be continued to September 13, 2022 with a fee. No one appeared for testimony. A new quorum was established: Ebbitts, Gorenc, Mixdorf, Stiller.

Board members continued the case to September 13, 2022 with a continuance fee.

Motion: Continued - With Fee

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2022-00026 A request to approve a Special Use Permit for a Short-term Rental in an R-1.5 district on about .174 acres generally located at 16108 E 49th St

Applicant: Ahmad Abotteen

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved the Special Use Permit with conditions for 3 years.

Motion: Approved with Conditions

Motioned by: Mixdorf

Seconded by: Stiller

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00109 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

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Vice chairman Ebbitts introduced the case. Jared Clements presented the case. The applicant team appeared and spoke about their requests. They gave a presentation that was admitted as Exhibit 10. Robin Humphrey, resident of the Washington Wheatley neighborhood, appeared and requested community engagement regarding the project. The applicants agreed and requested a continuance. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00102 A request to approve variances to the side setback requirements and minimum lot width requirements and all other necessary variances on about 0.09 acres generally located at 1510 Kensington Avenue

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Larisa Chambi presented the case. The applicant team appeared and spoke about their requests. They gave a presentation that was admitted as Exhibit 10. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Stiller

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00019 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

Applicant: Michaela Hunter of Milana Hunter Consulting LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case. The applicant team requested a continuance to allow time for community engagement. Board members continued the case to September 13, 2022. New quorum established on 8/9/22: Ebbitts, Gorenc, Mixdorf, Stiller

Motion: Continued Fee: NO

Motioned by: Gorenc

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2022-00032 A request to approve a Special Use Permit for the expansion of a religious use and associated variances on about .6 acres generally located at 2800 E Linwood Blvd

Applicant: Jill Turner of STRATA Architecture + Preservation

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Najma Muhammad presented the case. The applicant team of Jill Turner with Strata, Lee Ryherd with UHL Engineering and Marvin Daniels, Director of the The Hope Center appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2022-00007 Site Preparations - A request to approve a Special Use Permit to allow for a Temporary Use Permit for Demolition and Debris landfill (grading, rock crushing, and filing) in district R-7.5 (Residential) on about 110 acres generally located at 4507, 4521 and 4523 Blue Ridge Cut Off, and 9500 E 47th Street.

Applicant: Amy Grant of Polsinelli PC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case and stated it was to be continued to September 13, 2022. No one appeared for testimony. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2021-00135 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.

Applicant: Ronald Grego of Grego's Hardscape & Concrete, LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case and stated it was to be dismissed. No one appeared for testimony. Board members dismissed the case.

Motion: Dismissed

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2022-00033 A request to approve a drive-through facility on about .55 acres generally located at E. Linwood Boulevard and Van Brunt Boulevard.

Applicant: Matthew Gibbs of BHC Rhodes

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case and stated it was to be continued to October 11, 2022. No one appeared for testimony. Board members continued the case to October 11, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00104 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

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Vice chairman Ebbitts introduced the case. Jared Clements presented the case. The applicant team appeared and spoke about their requests. They gave a presentation that was admitted as Exhibit 10. Robin Humphrey, resident of the Washington Wheatley neighborhood, appeared and requested community engagement regarding the project. The applicants agreed and requested a continuance. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00095 A request to approve an expansion of the home into the rear yard setback and all other necessary variances on about .311 acres generally located at 435 W Meyer Blvd

Applicant:

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Justin Smith presented the case. The applicants Brian King & Rachel Sexton appeared and spoke about their requests. Neighbors Lori Beam and Daniel Pennanen appeared in support. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2022-00028 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

Applicant: Laurice Rainey of MakeYourselfHome, Investors, LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case and stated it was to be continued to September 13, 2022. No one appeared for testimony. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Stiller

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00111 A request to approve a variance to the front yard setback in the R-7.5 district on about .32 acres generally located at 7156 Sni-A-Bar Rd, plus any other additional variances.

Applicant:

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Larisa Chambi presented the case. The applicants appeared and spoke about their requests. They submitted a picture of their home that was admitted as Exhibit 10. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00100 A request to approve a variance to the lot width requirements, plus any other necessary variances in zoning district R-5 on about 0.13 acres generally located at 4200 Bell Street

Applicant: Travis Willson of Veritas A+D

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case and stated it was to be continued to September 13, 2022. No one appeared for testimony. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00110 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

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Vice chairman Ebbitts introduced the case. Jared Clements presented the case. The applicant team appeared and spoke about their requests. They gave a presentation that was admitted as Exhibit 10. Robin Humphrey, resident of the Washington Wheatley neighborhood, appeared and requested community engagement regarding the project. The applicants agreed and requested a continuance. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00097 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

Applicant: Larry Wooldridge

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Vice chairman Ebbitts introduced the case. Jared Clements presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and asked that the lots be combined prior to decision. The applicant agreed and requested a continuance. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Gorenc

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00024 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.

Applicant: George EDDIE JAMES of JAMES SOBBA, LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case and stated it was to be continued to September 13, 2022. No one appeared for testimony. Board members continued the case to September 13, 2022.

Motion: Continued

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2022-00018 A request to approve a Special Use Permit in District R-7.5 on about 7 acres generally located at the southeast corner of Northwest Waukomis Drive and Northwest 72nd Street, to allow for the expansion of a civic use in a residential district.

Applicant: Lee Ryherd of UHL ENGINEERING, INC.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Matt Barnes presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00105 A request to approve variances to the lot and building standards and all other necessary variances on about .094 acres generally located at 2422 Chesnut Ave

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case. The applicant team requested a continuance to allow time for community engagement. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Stiller

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00108 A request to approve a variances to the lot and building standards and all other necessary variances on about .114 acres generally located at 2434 Chesnut Ave

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case. The applicant team requested a continuance to allow time for community engagement. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2022-00107 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

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice chairman Ebbitts introduced the case. The applicant team requested a continuance to allow time for community engagement. Board members continued the case to September 13, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item:
CD-BZA-2022-00103 A request to approve variances to the side setback requirements and minimum lot width requirements and all other necessary variances on about 0.1 acres generally located at 1514 Kensington Avenue.

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

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice chairman Ebbitts introduced the case. Larisa Chambi presented the case. The applicant team appeared and spoke about their requests. They gave a presentation that was admitted as Exhibit 10. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved
Motioned by: Mixdorf
Seconded by: Stiller
Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller
Voting Nay: None
Abstaining: None
