



Board of Zoning Adjustment Minutes

Hearing Date: September 22, 2022

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

Docket Item: 1

CD-SUP-2022-00030 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

Applicant: KHALID BANDAY of KAM DESIGN GROUP LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. Gerald Menefee, Engineer 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: 2

CD-SUP-2022-00031 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 221 NE 114th St

Applicant: Braden Taylor of MKEC Engineering, Inc.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Genevieve Kohn presented the case. The applicant team of Jeff Vandel with the school district, Lauren Bailey with H+ M, and Braden Taylor and Brian Hochstein with MKEC Engineering 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: 3

CD-SUP-2022-00027 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

Applicant: Jacob Hodson of Olsson

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. The applicant team of Jacob Hodson with Olsson and Scott Dixon 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: 4

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

Vice Chair Ebbitts introduced the case. Jared Clements presented the case. The applicant team of Laurice Rainey and William Oats 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: 5

CD-SUP-2022-00035 A request to approve a Type 2- Year Round Short-term Rental Special Use Permit on about .479 acres generally located at 5617 NE 51st St

Applicant: Robert Scarborough of Fresh Home Investments, LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. The applicant requested dismissal. Board members dismissed the case.

Motion: Dismissed

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2022-00036 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

Applicant: Robert Scarborough of Fresh Home Investments, LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. The applicant requested dismissal. Board members dismissed the case.

Motion: Dismissed

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2022-00037 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).

Applicant: James Ratley of MKEC Engineering, Inc.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Matthew Barnes presented the case. The applicant team of James Vandel with North Kansas City Schools and J. David Ratley with MKEC Engineers 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: 8

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 Chair Ebbitts introduced the case and advised 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: 9

CD-SUP-2022-00034 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.

Applicant: Hilary Zerr of Davidson AE

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Matthew 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: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 10.1

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

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. Attorney Aaron March spoke about his client's requests. His presentation was admitted as an exhibit. 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: 10.2

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

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. Attorney Aaron March spoke about his client's requests. His presentation was admitted as an exhibit. 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: 10.3

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

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. Attorney Aaron March spoke about his client's requests. His presentation was admitted as an exhibit. 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: 10.4

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

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. Attorney Aaron March spoke about his client's requests. His presentation was admitted as an exhibit. 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: 10.5

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

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. Attorney Aaron March spoke about his client's requests. His presentation was admitted as an exhibit. 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: 10.6

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

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. Attorney Aaron March spoke about his client's requests. His presentation was admitted as an exhibit. 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: 10.7

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

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. Attorney Aaron March spoke about his client's requests. His presentation was admitted as an exhibit. 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: 11

CD-BZA-2022-00094 A request to approve a special exception for a fence on about 0.351 acres generally located at 6010 NW Klamm Dr.

Applicant: harlan bowser

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Justin Smith presented the case. The applicants appeared and spoke about their requests. They requested a 6ft fence, not the 7.5ft fence mentioned in the staff report. No one else appeared for testimony. Board members discussed the merits of the case and approved it at 6ft.

Motion: Approved

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2022-00127 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

Applicant: Curtis Bundy of N/A Self

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Vice Chair Ebbitts introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about his requests. He presented photos and a plat map that were admitted as Exhibit 10. The following neighbors appeared in opposition:

Alex Mullock
Andy Williams
Richard Cloughley

They said the proposed house was too close to neighboring properties and could be potentially dangerous should a fire start, causing fires at the 2 neighboring properties.

They also said the proposed house didn't fit the character of the neighborhood as it appears private and spaced out, with the other homes on big lots.

They said the house would lower property values.

Board members discussed the merits of the case. They held a closed session with City Attorney Eluard Alegre from 2:15pm to 2:41pm. When they returned, they asked the applicant to continue the case to allow City staff time to research the original lot split. The applicant agreed. Board members continued the case to November 8, 2022.

Motion:	Continued	Fee: NO
Motioned by:		
Seconded by:		
Voting Aye:	None	
Voting Nay:	None	
Abstaining:	None	

Docket Item: 13

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

Vice Chair Ebbitts introduced the case. Jared Clements presented the case. The applicant appeared spoke about his 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: 14

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 Chair Ebbitts introduced the case and advised 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: 15

CD-BZA-2022-00115 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.

Applicant: kris kohrs of precision home concepts

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Justin Smith presented the case. The applicant (General Contractor) appeared and spoke about his requests. He stated Variance A wasn't needed and the wrong plans had been submitted.

He said he would submit updated plans and an affidavit as he was appearing for the homeowner. No one else appeared for testimony. Board members discussed the merits of the case and approved Variance B.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Stiller

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-BZA-2022-00117 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

Applicant: DWAYNE HODGES of HODGES GARAGES, INC.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Larisa Chambi presented the case. The applicant and the owner g 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: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 17

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 Chair 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: Stiller

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-BZA-2022-00120 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

Applicant: of INFINITY SIGNS, INC.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Vice Chair Ebbitts introduced the case. Jared Clements presented the case. The applicant team of Scott Hueschen with Infinity Signs and Britta Klaer and Nick Capo with Chiefs Fit appeared and spoke about their requests. The following appeared in opposition: Robert Martin, the President of the Plaza Westport Neighborhood Association and of 4646 Broadway said they'd submitted a detailed letter with their concerns. He was completely opposed to their requests.

Matt Fuoco with the Plaza Westport Neighborhood Association and of 46th & Jefferson said large signs were not necessary.

The applicant asked for a continuance to October 11, 2022 to have time to gather more support documents and meet with the neighbors.

Board members discussed the merits of the case and continued it to October 11, 2022.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 19

CD-BZA-2022-00121 A request to approve an oversized garage and all other necessary variances on about 0.09 acres generally located at 719 Gladstone Avenue

Applicant: Joel Avitia

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Vice Chair Ebbitts introduced the case. Larisa Chambi presented the case. The applicants Joel Avitia & Joel Avitia Jr. appeared and spoke about their requests. Joe Rexwinkle spoke about the requirements for outdoor storage. Board members discussed the merits of the case and suggested a smaller garage. The applicant agreed and will provide updated plans for a 30 X 30 building at the next BZA hearing. Board members continued the case to October 11, 2022.

Motion: Continued Fee: NO

Motioned by: Gorenc

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 20

CD-BZA-2022-00122 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

Applicant: STEVE WARGER

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Jared Clements presented the case. The applicant appeared and spoke about his requests. Two neighbors had questions, then gave their approval. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 21

CD-BZA-2022-00092 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

Applicant: of Squareone Collaboration, Inc.

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice Chair Ebbitts introduced the case and advised 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: 22

CD-BZA-2022-00124 A request to approve a 5 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.

Applicant: William Elkins

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Justin Smith presented the case. The applicant appeared and spoke about his requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 23

CD-BZA-2022-00123 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

Applicant: Jesse Wiederin of The Solar Guys, LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Jared Clements presented the case. The applicant team of Brandi Priddy-Campbell with the Solar Guys and Dillon Smith with Heartland Decks 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: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 24

CD-BZA-2022-00125 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

Applicant: Tyler Kopp of Ocean Front LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Jared Clements presented the case. The applicant appeared and spoke about his requests. Richard Hernandez, President of the Westside Neighborhood Association was concerned about over crowding and parking. 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: 25

CD-BZA-2022-00112 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 Ave.

Applicant: Michele Dawson of Mpire Development, LLC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Vice Chair Ebbitts introduced the case. Larisa Chambi presented the case. The applicant appeared and spoke about her requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 26

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 Chair Ebbitts introduced the case. The applicant appeared and requested a continuance to October 11, 2022. No one appeared for testimony. Board members continued the case to October 11, 2022.

Motion: Continued Fee: NO

Motioned by: Stiller

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 27

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 Chair Ebbitts introduced the case and advised 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: 28

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 Chair Ebbitts introduced the case and advised 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

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Mixdorf; Stiller

Voting Nay: None

Abstaining: None

Docket Item: 29

CD-BZA-2022-00114 A request to rehear an appeal of city staff's determination related to multiple zoning violations regarding pole signs on about .9 acres generally located at 3901 N Wayne Ave.

Applicant: Randall Robb of THISTLE HILL DEVELOPMENT INC

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice Chair Ebbitts introduced the case and advised 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: 30

CD-BZA-2022-00017 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.

Applicant: Brent Cline

Commissioners Present: Ebbitts; Gorenc; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Vice Chair Ebbitts introduced the case. The applicant's attorney, Luke Demaree, requested a continuance 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
