



BOARD OF ZONING ADJUSTMENT DOCKET

April 9, 2024
9:00 A.M.

The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details 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.
3. The Board of Zoning Adjustment will take breaks (lunch and water) at regular intervals. The Chair will announce the time length of each break.

BZA CASES

Docket Item	Planner	Case Information	Council District
1	Genevieve Kohn	<p><u>CD-SUP-2024-00003 – 5704 N Northwood Rd</u> – A request to approve a special use permit for the continued temporary use of one modular building in district R-80 on about 9.6 acres at 5704 N Northwood Road.</p> <p>Owner: Park Hill R-5 School District Applicant: Ryan Walters Property Owner Attendance or Consent Form: Attendance CPC Recommendation: Approval with Conditions</p>	2
2	Genevieve Kohn	<p><u>CD-SUP-2024-00004 – 7701 NW Barry Rd</u>– A request to approve a special use permit to allow the continued temporary use of two modular buildings in district R-6 and R-80 on about 94 acres generally located at the southwest corner of NW Barry Road and N Congress Avenue.</p> <p>Owner: Park Hill R-5 School District Applicant: Ryan Walters Property Owner Attendance or Consent Form: Attendance CPC Recommendation: Approval with Conditions</p>	2

3	Genevieve Kohn	<p><u>CD-SUP-2024-00002 – 5301 NW Old Tiffany Springs Rd</u> – A request to approve a special use permit to allow the continued temporary use of one modular building in district AG-R on about 20 acres generally located at 5301 NW Old Tiffany Springs Road.</p> <p>Owner: Park Hill R-5 School District Applicant: Ryan Walters Property Owner Attendance or Consent Form: Attendance CPC Recommendation: Approval with Conditions</p>	1
4	Stephanie Saldari	<p><u>CD-BZA-2024-00013 – 812 NW 68th PI</u> – A request to approve a variance to the residential vehicular standards to permit a larger percentage of impervious coverage on the front yard, plus any other needed variances on about 0.39 acres generally located at 812 NW 68th 23 Place.</p> <p>Owner: Alusine Koroma & Jaffa Hawanatu Applicant: Roger Avalos Property Owner Attendance Continued from: 3/12/24 Required Quorum: Ebbitts, Gorenc, Hays, Moran, Wright.</p>	2
5	Alec Gustafson	<p><u>CD-BZA-2024-00020 – 7707 N Wabash Ave</u> – A request to approve a variance to the maximum width of a driveway, plus any additional variances on about 0.305 acres generally located at 7707 N Wabash Ave.</p> <p>Owner: Steve Sohl Applicant: Steve Sohl Property Owner Attendance or Consent Form: Owner Attendance Continue without fee to 5/14/24.</p>	2
6	Justin Smith	<p><u>CD-BZA-2024-00034 – 6205 N Wheeling Ave</u> – A request to approve a variance to the residential infill standards lot area minimum to allow for the creation of three residential lots on about 0.8 acres generally located at 6205 N Wheeling Ave.</p> <p>Owner: Greg Stervinou Applicant: Robert Young Property Owner Attendance or Consent Form: Owner Attendance</p>	2
7	Connor Tomlin	<p><u>CD-BZA-2024-00033 – 6004 N Chatham Ave</u> – A request to approve a special exception to the height of a fence on a corner lot, plus any additional variances on about 0.35 acres generally located at 6004 N Chatham Avenue.</p> <p>Owner: Christopher Moore Applicant: Christopher Moore Property Owner Attendance or Consent Form: Owner Attendance</p>	2

8	Ahnna Nanoski	<p><u>CD-BZA-2024-00006 – 8170 NW Prairie View Rd</u> – A request to appeal zoning violations related to a non-conforming sign on about .8 acres generally located at 8170 NW Prairie View Rd.</p> <p>Owner: HSF Kansas City Investors LLC Applicant: Andrew Zarda Attorney Attendance</p>	2
9	Olofu Agbaji	<p><u>CD-SUP-2023-00020 – 3400 Highland Ave</u> – A request to reapprove a Special Use Permit in District R-2.5 to allow for Public and Civic Uses (Office/ Administrative) for the reuse of Franklin Elementary School as a Community Center and KCSD Operation offices, on about 4.5 acres generally located on the north side of E. 35th Street, between Highland Avenue on the east and Wayne Avenue on the west.</p> <p>Owner: Kansas City Public School District Applicant: ATTN: Whitney Morgan Property Owner Attendance CPC Recommendation: Approval With Conditions Continued from 3/12/24</p>	3
10	Connor Tomlin	<p><u>CD-BZA-2024-00018 – 4418 E 9th St</u> – A request to approve a variance to the Infill Vehicular Use Standards to permit a driveway on an infill lot, plus any additional variances on about 0.08 acres generally located at 4418 E 9th Street.</p> <p>Owner: KC Brass Properties LLC Applicant: Moneica Landrum (KC Brass) Owner Attendance</p>	3
11	Connor Tomlin	<p><u>CD-BZA-2024-00037 – 11601 E US 40 Hwy</u> – A request to approve a variance to the maximum size of a wall sign, plus any additional variances on about 16.9 acres generally located at 11601 E US 40 Hwy.</p> <p>Owner: Wal-Mart Real Estate Business Trust Applicant: Lisa Collins Consent Form</p>	3
12	Ahnna Nanoski	<p><u>CD-BZA-2024-00031 – 5631 E US 40 Hwy</u> – A request to appeal zoning violations related to a gravel parking area on about 2.3 acres generally located at 5631 E US 40</p> <p>Owner: The Tow Lot LLC Applicant: Mark Meyer (Law Offices of Mark E Meyer LLC) Attorney Attendance</p>	3

13	Olofu Agbaji	<p>Application does not meet 88-575-03-B, Appeals of Administrative Decisions must be filed within 15 days of the date of the decision being appealed.</p> <p><u>CD-BZA-2024-00027 – 2808 Blue Ridge Blvd</u> – A request to appeal zoning violations related to outdoor storage, unapproved accessory structures, and an unpermitted use on about 5 acres generally located at 2808 Blue Ridge Blvd.</p> <p>Owner: Carlos & Daisy Quintanilla Applicant: Timothy Gates Attorney Attendance</p>	3
14	Larisa Chambi	<p><u>CD-SUP-2024-00010 – 1951 NW 87th Ter</u> – A request to approve a special use permit for the expansion of a vehicular use area for an elementary school in district R-7.5 on about 14.6 acres generally located at NW 87th Terrace and N. Platte Purchase Drive.</p> <p>Owner: Platte County R-3 School District Applicant: Braden Taylor Consent Form</p> <p>CPC Recommendation: Approval with Conditions Continue to 5/14/24</p>	1
15	Connor Tomlin	<p><u>CD-BZA-2024-00035 – 1250 NW 107th Ter</u> – A request to approve a variance to the setbacks of an accessory structure to allow a pool to be located closer to the primary structure, plus any additional variances on about 0.28 acres generally located at 1250 NW 107th Terrace.</p> <p>Owner: Stephanie Martin & Kimberly Youngs Applicant: Stephanie Martin Owner Attendance</p>	1
16	Connor Tomlin	<p><u>CD-BZA-2024-00024 – 8902 N Marsh Ave</u> – A request to approve a variance to the maximum width of a driveway, plus any additional variances on about 0.27 acres generally located at 8902 N Marsh Avenue.</p> <p>Owner: Dustin Miller Applicant: Dustin Miller Owner Attendance</p>	1
17	Stephanie Saldari	<p><u>CD-BZA-2024-00022 – 8904 N Marsh Ave</u> – A request to approve a variance to the residential vehicular standards to allow for a wider driveway, plus any other needed variances in an R-7.5 zoning district on about 0.3 acres generally located at 8904 N Marsh Avenue.</p> <p>Owner: Lindsey Trust & Kyle Seyller Applicant: Kyle Seyller Property owner attendance</p>	1

18	Stephanie Saldari	<p><u>CD-BZA-2024-00025 – 8430 N Indiana Ave</u> – A request to approve a variance to the monument sign setback standards, plus any other needed variances in an B2-2 zoning district on about 0.9 acres generally located at 8430 N Indiana Avenue.</p> <p>Owner: Ahx Real Estate LLC Applicant: Zach Steele Consent form submitted</p>	1
19	Larisa Chambi	<p><u>CD-SUP-2024-00011 – 3931 Washington St</u> – A request to approve a renewal to a previously approved special use permit for four (4) hotel rooms in District B3-2 on about .248 acres generally located at W. 39th Terrace and Broadway Boulevard.</p> <p>Owner: Melrose Abbey LLC Applicant: Elicia Snyder Consent Form CPC Recommendation: Approval with Conditions</p>	4
20.1	Stephanie Saldari	<p><u>CD-BZA-2023-00168 – 812 E Linwood Blvd</u> – A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 812 E Linwood Boulevard.</p> <p>Owner: Jordan Smith Applicant: David Bell Attorney Attendance Continued from 1/9/24, 3/12/24</p>	4
20.2	Stephanie Saldari	<p><u>CD-BZA-2023-00169 – 814 E Linwood Blvd</u> – A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 812 E Linwood Boulevard.</p> <p>Owner: Jordan Smith Applicant: David Bell Attorney Attendance Continued from 1/9/24, 3/12/24</p>	4
21	Ahnna Nanoski	<p><u>CD-BZA-2024-00014 – 1208 W 39th St</u> – A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .1 acres generally located at 1208 W 39th St.</p> <p>Owner: 1208 39th St LLC Applicant: Megan Duma Attorney Attendance</p>	4

22	Alec Gustafson	<p><u>CD-BZA-2024-00002 – 4801 Holly St</u> – A request to approve a variance to the setback standards in an R-6 zoning district, plus any other needed variances on about 0.15 acres generally located at 4801 Holly Street.</p> <p>Owner: James Hamilton Applicant: Bob Anderson Property Owner Attendance or Consent Form: Owner will attend Continued from: 3/12/24 Required Quorum: Ebbitts, Gorenc, Hays, Meier, Moran.</p>	6
23	Connor Tomlin	<p><u>CD-BZA-2024-00036 – 7243 Central St</u> – A request to approve a variance to the minimum setback standards for a detached garage, plus any additional variances on about 0.13 acres generally located at 7243 Central Street.</p> <p>Owner: Deines Dental LLC Applicant: Judi Bauer Consent Form</p>	6
24	Ahnna Nanoski	<p><u>CD-BZA-2024-00030 – 4511 Summit St</u> – A request to appeal city staff's determination related to a protest petition on about .3 acres generally located at 4511 Summit St.</p> <p>Owner: Block Real Estate Services LLC Applicant: Robert Martin, Plaza Westport Neighborhood Association DISMISS</p>	6
25	Connor Tomlin	<p><u>CD-BZA-2023-00164 – 14333 Kelley Rd</u> – A request to approve a variance to the Accessory Dwelling Units standards in an R-80 zoning district, plus any additional variances on about 13.54 acres generally located at 14333 Kelley Road.</p> <p>Owner: John Daley & Cutrara-Daly Applicant: Sean Sparks Consent Form Continued from 1/9/24, 2/13/24 Required Quorum: Ebbitts, Mixdorf, Hays, Moran, Wright.</p>	5
26	Connor Tomlin	<p><u>CD-BZA-2023-00175 – 7621 E 74th St</u> – A request to approve a variance to the setback of an accessory structure on a corner lot, plus any additional variances on about 0.3 acres generally located at 7621 E 74th Street.</p> <p>Owner: Michael & Dionne Taylor Applicant: Michael Taylor Owner Attendance</p>	5