



BOARD OF ZONING ADJUSTMENT APPLICATION

City Planning & Development Department
 City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Date Stamp

FOR OFFICE USE:	CASE #:	BZA DATE:
KIVA #:	RECEIPT #:	FILING FEE:

1. REQUEST

REQUEST	FILING FEE
<input type="checkbox"/> Variance (88.565) – for one and two family dwelling and accessory uses	\$259
<input type="checkbox"/> Variance (88.565) – for all other uses	\$518
<input type="checkbox"/> Appeal of Decision (88.575) or Certificate of Legal Nonconformance (88.610) (must be filed within 15 calendar days of the decision)	\$518
<input type="checkbox"/> Request for Rehearing (88.565, 570, 575) – Please use the Request for Rehearing Application	\$207
<input type="checkbox"/> Special Exception to Fencing Requirements (Chapter 27)	\$174
<input checked="" type="checkbox"/> Other (please describe) PARKS + BOULEVARD FRONTAGE	\$389

2. CONTACT INFORMATION

Applicant LAWRENCE GOLDBLATT Company GOLDBLATT ARCHITECTURE
 Address 5811 EAST 52ND TERR City & State KC MO Zip 64129
 Telephone (816) 756 3633 Fax () Email LGOLDARCH@AOL.COM

Property Owner(s) (if different from applicant) LARRY SMITH
DBA JEWELL'S KC TIRE SERVICE
 Address 1812 E 58TH STREET City & State KC MO Zip 64130
 Telephone (816) 923 7272 Fax () Email JEWELLSERVICEKC@GMAIL.COM

Agent/Contact LAWRENCE GOLDBLATT Company GOLDBLATT ARCHITECTURE
 Address 5811 EAST 52ND TERR City & State KC MO Zip 64129
 Telephone (816) 756 3633 Fax () Email L.GOLDARCH@AOL.COM

* **All correspondence should be sent to (check ONE):** Applicant Property Owner Agent/Contact

3. PROPERTY DESCRIPTION

- Location 5005 SWOPE PKWY . KC MO 64130
- Land Area (in square feet or acres) 28,261.6 SF • 0.649 ACRES
- Current/proposed use of property [32,611 W/ STREET VACATION] [R-2.5 / R-2.5] [0.77 ACRES]
- Length of time property owner has owned the property PURCHASED JAN 25, 2013
SIX YEARS AND EIGHT MONTHS

4. REQUIRED ATTACHMENTS

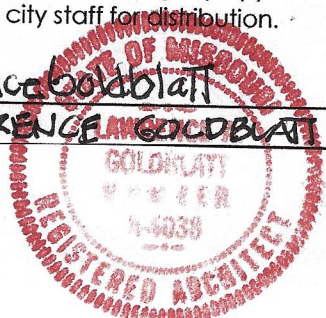
All items must be submitted digitally or on 8.5" x 11", 8.5" x 14", or 11" x 17" paper or folded to a size no larger than 8.5" x 14". Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted. Use the checklist below to ensure your application is complete.

ATTACHMENT	Variance	Appeal	Fencing
<input type="checkbox"/> Pre-application consultation Indicate which planner you met with in the Development Management Division (15 th Floor) Planner: _____ Date: _____	Required	Optional	Required
<input checked="" type="checkbox"/> Reason for Appeal or Practical Difficulty Provide an explanation of why you are appealing the decision or cannot comply with the code requirement. CITY LAW DEPT / CITY PLAN STAFF HAS NOT ANSWERED SEVERAL REQUESTS TO EXPLAIN ITS JURISDICTION RE: RSMO 89.030.2 CURRENT USE NOT PERMANENT (SOLVES EMERG.) ³ CODE HAS NO OPTION FOR EMERGENCY "PLACEHOLDER" USES.	Required	Required	Required
<input checked="" type="checkbox"/> Completed application	Required	Required	Required
<input checked="" type="checkbox"/> Legal description of property	Required	Required	Required
<input checked="" type="checkbox"/> Fee (Payable to <u>City Treasurer KCMO</u>)	Required	Required	Required
<input checked="" type="checkbox"/> Zoning Determination UNDERWAY. SEE "NOTICE" BELOW Submit a copy of the site plan to the Permits Division (5 th floor) to request a zoning determination. Allow up to 5 days for completion.	Required		Required
<input checked="" type="checkbox"/> Notice of Violation		Required	
<input checked="" type="checkbox"/> Affidavit Owner's consent form signed by the property owner. This form is attached to this application. An affidavit is not required if the property owner or their attorney will be attending the hearing.	Required	Required	Required
<input checked="" type="checkbox"/> Site Plan (CD copy or 8 paper copies) FILED THRU COMPASS <ul style="list-style-type: none"> • Drawn to scale showing property lines, north arrow, locations of all buildings on site, setback dimensions, parking, screening and landscaping of parking lots, location of <u>all</u> signage (including elevations), etc. • All site plans must be sealed or certified by an architect, engineer or surveyor (except for one and two-family residential properties and signage) and include information as applicable to the request. 	Required		Required
<input checked="" type="checkbox"/> Elevation Drawings (CD copy or 8 paper copies)	Required		Required
<input checked="" type="checkbox"/> 8.5 x 11 inch paper copy of the site plan and, if applicable, an elevation drawing	Required		Required

5. The information presented with this application is true and correct to the best of the undersigned's knowledge and consists of the required items as listed above, necessary for a complete application

By checking this box I acknowledge that the applicant team may not contact or have discussions with any board member reviewing my application. I understand any letters or emails to the board must be provided to the city staff for distribution.

Signature Lawrence Goldblatt
 Printed Name LAWRENCE GOLDBLATT Date 3 JAN 20



INDIVIDUAL CONSENT


State of Missouri)
County of Jackson) ss

I, LARRY SMITH as owner of the property
legally described in the application for


- Rezoning from District R-2.5 to District B2
- Special Use Permit
- Development Plan Review
- Major Amendment
- Final Plan
- Administrative Approval

acknowledge the submission of said application and agree to bind the subject property in
accordance with the plan submitted and with any representation made by _____

LAWRENCE GOLDBLATT

x 
LARRY SMITH

Subscribed and sworn to before me a notary public this 16 day of Aug
20 19.


Notary Public

My commission expires:

Sept 15 2021

LYNN D. WARD
Notary Public - Notary Seal
STATE OF MISSOURI
PLATTE County
My Commission Expires: Sept. 15, 2021
Commission # 13526564

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

City Planning and Development Department
Development Management Division
Development Compliance Branch

414 E. 12th Street
15th Floor, City Hall
Kansas City, Missouri 64106

(816) 513-1500
www.kcmo.gov
Fax (816) 513-1569

Larry Smith
1812 E 58th St
Kansas City, MO 64130

RE: 5005 Swope Pkwy

KCMO 64130

THE LEGAL DESCRIPTION OF WHICH IS ATTACHED AS EXHIBIT-A

You are hereby notified that a violation of the Zoning Ordinance has been determined to exist on the above described property by the City Planning and Development Director because of the conditions as follows:

CONDITIONS: Did own, a premises which is being used for general auto repair in a district zoned R-2.5. This use is first permitted in a district zoned B-3 with a Special Use Permit.

DATE OF VIOLATION: October 26th, 2018

VIOLATION SECTION: 88-120, Table 88-120-1, 88-805-04(X), 88-615

Which conditions are violations of Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

You are hereby ordered to correct these violations within fifteen (15) days from the date of this order. Failure to correct is a violation of Section 88-615, Code of Ordinances, and will result in prosecution. You have a right to appeal this official notice to the Board of Zoning Adjustment at 816-513-8801, within (15) days from the date of such notice.

Under penalty of perjury I hereby certify that I have caused to be served the foregoing notice by United States Mail.

DATED THIS 30th DAY OF October 2018.

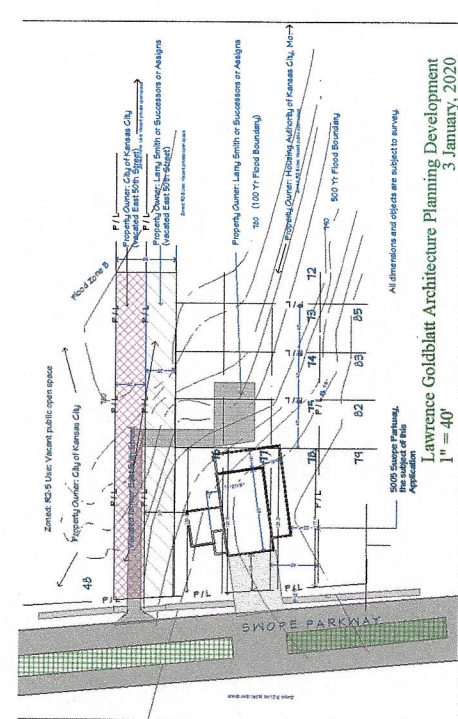
For further information contact this office between 8:00 A.M. and 4:00 P.M. at (816) 513-8813.

Respectfully,

James W Duddy
City Planning and Development
Development Compliance Branch
City of Kansas City, Missouri

KEY NOTES

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the object unless otherwise noted.
- 3. All dimensions are to the finished surface unless otherwise noted.
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- Abbreviations
- A.F.F. Above Finished Floor
- C.L.O. Center Line
- C.M.E. Concrete Masonry Unit
- C.C. Concrete
- C.H. Cast-in-place Concrete
- D.H. Ductile Iron Pipe
- D.S. Downspout
- E.J. Expansion Joint
- E.W. Exterior Wall
- F.I. Finished by Owner
- F.O.W. Face of Wall
- G.C. Grade
- H.P. Hollow Core Precast Concrete Panel
- H.S. Hollow Core Precast Concrete Panel
- H.T. Height
- L.V. Low Voltage
- M.C. Mechanical
- N.T.S. Not to Scale
- O.D. Outside Diameter
- P.S. Pounds per Square Foot
- S.D. Sinks
- S.D.S. Sinks Detector
- T.O.B. Type of Room
- W.P. Water Pipe
- W.P.H. Water Heater
- W.R. Water Treatment
- W.W.P. Wet Well
- P.I.P. Plastic Pipe
- M.C. Mechanical
- M.R. Manufacturer

REDEVELOPMENT PLAN 5005 Swope Parkway, Kansas City



SITE PLAN
URBAN REDEVELOPMENT PLAN/SPU
5005 Swope Parkway, Kc. Mo.

LAWRENCE GOLDBLATT ARCHITECTURE PLANNING DEVELOPMENT
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Sheet Number
2 of 9