



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, May 28, 2025

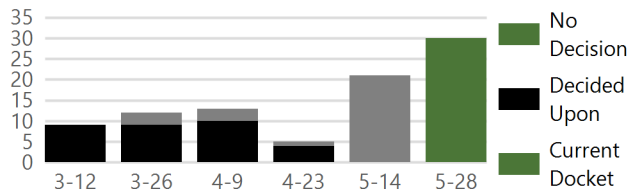
LOCATION

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>.

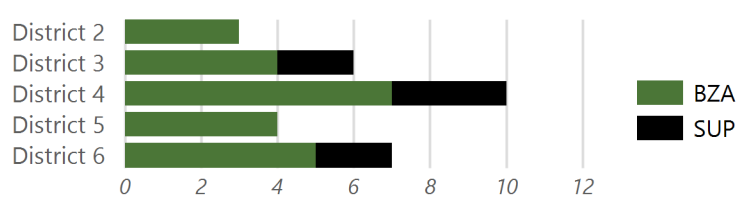
OTHER MATTERS

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.

DOCKET COMPARISON



CASES PER DISTRICT



BOARD OF ZONING ADJUSTMENT ITEMS

A Election of BZA Chair & Vice Chair.

Docket Item	Case Assignee	Case Information	Council District
1	Ahnna Nanoski	CD-SUP-2024-00042 - 1520 Cherry St - A request to approve a major amendment to a previously approved Special Use Permit for an existing group living facility on about .3 acres generally located at 1520 Cherry St. <u>Owner:</u> Kansas City Rescue Mission <u>Applicant:</u> Nick Kratz - kratzko <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Dec 18, 2024 Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25, 2/12/25, 1/22/25, 1/8/25, 12/11/24	4
2	Stephanie Saldari	CD-BZA-2025-00052 - 4818 Logan Ave - A request to approve a variance to the residential vehicular standards to permit a wider driveway on the subject site, plus any other needed variances, in an R-80 zoning district on about 0.97 acres generally located at 4818 Logan Avenue. <u>Owner:</u> Summers Barbara A <u>Applicant:</u> Andrea Horn <u>Representation Status:</u> Owner Present	5

Docket Item	Case Assignee	Case Information	Council District
3	Stephanie Saldari	<p>CD-BZA-2025-00039 - 9417 Palmer Ave - A request to approve a special exception to permit a 6-foot fence on a corner lot, plus any other needed special exceptions on the subject site in an R-7.5 zoning district on about 0.51 acres generally located at 9417 Palmer Avenue.</p> <p><u>Owner:</u> Calderon Ana Luz <u>Applicant:</u> Ana Calderon <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	5
4	Justin Smith	<p>CD-SUP-2025-00011 - 5959 Connecticut Ave - A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for outdoor warehousing on about 4.5 acres generally located approximately 350 feet east of the corner of Connecticut Avenue and North Topping Avenue.</p> <p><u>Owner:</u> Trucking Systems LLC <u>Applicant:</u> Daniel Finn - Phelps Engineering, Inc. <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on May 7, 2025 Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	4
5	Larisa Chambi	<p>CD-SUP-2025-00015 - 4950 Stillwell Ave - A request to approve a special use permit for general manufacturing in M1-5 on about 13.39 acres generally located south of the Missouri River and Riverfront Park, located at 4950 Stillwell Avenue.</p> <p><u>Owner:</u> Ag-Trep 4950 Stilwell Street Property Owner LLC <u>Applicant:</u> Lindsey Leiker - R & R Pallet, Inc. <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Scheduled on Jun 4, 2025 Requested Board Action: Continue to Jun. 11, 2025</p>	4
6	Connor Tomlin	<p>CD-BZA-2024-00108 - 3419 Baltimore Ave - A request to approve a variance to the maximum floor space in the Accessory Dwelling Unit standards, plus any additional variances on about 0.14 acres generally located at 3419 Baltimore Avenue.</p> <p><u>Owner:</u> McGrew Erich <u>Applicant:</u> Erich McGrew <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Quorum: Ebbitts, Gorenc, Hays, Meier, Mixdorf, Wright - Apr 9, 2025 Previous BZA Hearings: 5/14/25, 4/9/25, 11/13/24, 9/11/24 Requested Board Action: Continue with fee to Jul. 9, 2025</p>	4
7	Stephanie Saldari	<p>CD-BZA-2025-00044 - 4111 McGee St - A request to approve a variance to the number of units permitted per lot area to permit a two-unit house on the subject site, plus any other needed variances in an R-2.5 zoning district on about 0.10 acres generally located at 4111 McGee Street.</p> <p><u>Owner:</u> 4111 Mcgee LLC <u>Applicant:</u> Brian Driscoll</p>	4

Docket Item	Case Assignee	Case Information	Council District
8	Stephanie Saldari	<p><u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p> <p>CD-BZA-2025-00045 - 330 W 4th St - A request to approve a variance to the parking ratio requirements to permit less off-street parking spaces on the subject site, plus any other needed variances in an M1-5 zoning district on about 0.41 acres generally located at 330 W 4th Street.</p> <p><u>Owner:</u> KC 303 Broadway LLC <u>Applicant:</u> Jett Sexton - Husch Blackwell <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	4
9	Ahnna Nanoski	<p>CD-BZA-2025-00047 - 20 W Linwood Blvd - A request to approve a variance to the Transit Node FAR within the Main Street Overlay District on about 1.9 acres generally located at 20 W Linwood Blvd, plus any other necessary variances.</p> <p><u>Owner:</u> KCL Linwood Boulevard LLC <u>Applicant:</u> Doug Ubben - Phelps Engineering, Inc. <u>Representation Status:</u> Representative with Consent Affidavit Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	4
10	Connor Tomlin	<p>CD-BZA-2025-00051 - 412 Drury Ave - A request to approve a variance to the maximum width of a structure on an infill residential lot in a R-2.5 zoning district, plus any additional variances, on about 0.15 acres generally located at 412 Drury Avenue.</p> <p><u>Owner:</u> Land Bank of Kansas City Missouri <u>Applicant:</u> William Trakas - Trakas and Trakas <u>Representation Status:</u> Owner Present</p>	4
11	Connor Tomlin	<p>CD-BZA-2025-00055 - 1536 Madison Ave - A request to approve variances to the infill lot and building standards in an R-2.5 zoning district, plus any additional variances on about 0.21 acres generally located at 1536 Madison Avenue.</p> <p><u>Owner:</u> Karnaze Chris <u>Applicant:</u> Lonnie Shanks - Jowler Creek Architecture <u>Representation Status:</u> Owner Present</p>	4
12	Ahnna Nanoski	<p>CD-BZA-2025-00013 - 321 Southwest Blvd - A request to appeal the denial of a Certificate of Legal Nonconforming Use (CLNU) for a Short-Term Rental at the subject location on about .1 acres generally located at 321 Southwest Blvd.</p> <p><u>Owner:</u> 321-323 Swblvd LLC <u>Applicant:</u> Megan Duma - MD KC, LLC <u>Representation Status:</u> Attorney Representing Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25, 3/26/25 Requested Board Action: Continue with fee to Aug. 27, 2025</p>	4

Docket Item	Case Assignee	Case Information	Council District
13	Larisa Chambi	<p>CD-SUP-2025-00007 - 8310 Holmes Rd - A request to approve a major amendment to a special use permit for an addition on about 7.91 acres generally located at the southwest corner of East 83rd Street and Holmes Street.</p> <p><u>Owner:</u> The Apostolic Church of Jesus Christ Inc <u>Applicant:</u> James Marshall - Jrma Architects Inc. <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on May 7, 2025 Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	6
14	Stephanie Saldari	<p>CD-SUP-2025-00016 - 310 W 106th St - A request to approve a special use permit for the expansion of The Daniel Academy in an R-7.5 zoning district on about 18.33 acres generally located at 310 W 106th Street.</p> <p><u>Owner:</u> The Daniel Academy <u>Applicant:</u> Dalton Signer - Kimley-Horn <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on May 21, 2025 Requested Board Action: Continue to Jun. 11, 2025</p>	6
15	Ahnna Nanoski	<p>CD-BZA-2025-00035 - 1307 W 79th St - A request to approve variances to the Boulevard and Parkway standards for a food and beverage retail sales use on about 1.79 acres generally located at 1307 W 79th St</p> <p><u>Owner:</u> Fareway Stores Inc <u>Applicant:</u> Daniel Finn - Phelps Engineering, Inc. <u>Representation Status:</u> Representative with Consent Affidavit Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	6
16	Connor Tomlin	<p>CD-BZA-2025-00042 - 4622 Pennsylvania Ave - A request to approve a variance to subtenant signage size in a UR zoning district, plus any additional variances on about 1.18 acres generally located at 4622 Pennsylvania Avenue.</p> <p><u>Owner:</u> 46 Pc Investors LLC <u>Applicant:</u> Infinity Signs LLC <u>Representation Status:</u> Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	6
17	Stephanie Saldari	<p>CD-BZA-2025-00049 - 5541 Central St - A request to approve a variance to the infill lot and building standards to permit a smaller lot area, plus any other needed variances in an R-7.5 zoning district on about 0.11 acres generally located at 5541 Central Street.</p> <p><u>Owner:</u> Cichello Brian D & Nasreen J <u>Applicant:</u> Steven Woods - WGN & ASSOCIATES, LLC <u>Representation Status:</u> Representative with Consent Affidavit Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	6

Docket Item	Case Assignee	Case Information	Council District
18	Stephanie Saldari	<p>CD-BZA-2025-00050 - 5543 Central St - A request to approve a variance to the infill lot and building standards to permit a smaller lot area, plus any other needed variances in an R-7.5 zoning district on about 0.09 acres generally located at 5543 Central Street.</p> <p><u>Owner:</u> Kirschbaum Stephen M As Trustee of Kirschbaum Stephen M Trus <u>Applicant:</u> Steven Woods - WGN & ASSOCIATES, LLC <u>Representation Status:</u> Representative with Consent Affidavit Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	6
19	Connor Tomlin	<p>CD-BZA-2024-00134 - 10435 Wornall Rd - A request to approve a special exception to permit a fence greater than 4 feet in the street side yard and front yard in an R-7.5 zoning district, plus any additional variances on about 0.48 acres generally located at 10435 Wornall Road.</p> <p><u>Owner:</u> Clemmons Anthony & Davis Bria <u>Applicant:</u> Bria Clemmons - Wyldehaus <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25, 1/8/25, 12/11/24, 10/9/24 Requested Board Action: Continue to Jun. 11, 2025</p>	6
20	Andrew Clarke	<p>CD-SUP-2025-00003 - 4115 E 12th St - A request to approve a Special Use Permit to allow for Gasoline and Fuel Sales in District M1-5 (Manufacturing) on about .7 acres generally located at E. 12th Street and Jackson Avenue.</p> <p><u>Owner:</u> Gladstone Holdings Inc <u>Applicant:</u> KHALID BANDAY - KAM DESIGN GROUP LLC <u>Representation Status:</u> Owner Present CPC Recommendation: Scheduled on Jun 18, 2025 Requested Board Action: Continue to Jun. 11, 2025</p>	3
21	Andrew Clarke	<p>CD-SUP-2025-00004 - 2200 E Truman Rd - A request to approve a Special Use Permit to allow for the expansion of Gasoline and Fuel Sales establishment in District B4-5 (Commercial) on about .8 acres generally located at E. Truman Road and BrooklyN Avenue.</p> <p><u>Owner:</u> My Store III Inc <u>Applicant:</u> KHALID BANDAY - KAM DESIGN GROUP LLC <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on May 21, 2025</p>	3

Docket Item	Case Assignee	Case Information	Council District
22	Stephanie Saldari	<p>CD-BZA-2025-00022 - 1307 Wabash Ave - A request to approve a variance to permit a smaller side and rear setback setback, plus any other needed variances on the subject site in an R-1.5 zoning district on about 0.43 acres generally located at 1307 Wabash Avenue.</p> <p><u>Owner:</u> Beasley Forestine A <u>Applicant:</u> Jordan Schiele <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25, 4/9/25</p>	3
23	Stephanie Saldari	<p>CD-BZA-2025-00058 - 4900 Pittman Rd - A request to approve a variance to the residential sign standards to permit a larger sign for a school on the subject site, plus any other needed variances, in an R-7.5 zoning district on about 17.3 acres generally located at 4900 Pittman Road.</p> <p><u>Owner:</u> Consolidated School Dist No 2 <u>Applicant:</u> Lee Mendenhall - Kansas City Sign Company, Inc. <u>Representation Status:</u> Owner Present</p>	3
24	Connor Tomlin	<p>CD-BZA-2025-00048 - 3725 Tracy Ave - A request to approve a special exception to an existing fence in an R-5 zoning district to permit a fence to be greater than 4 feet in the front yard of the subject site, plus any additional variances on about 0.24 acres generally located at 3725 Tracy Avenue.</p> <p><u>Owner:</u> Buergler Rosalie A <u>Applicant:</u> Rosalie Buergler <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	3
25	Ahnna Nanoski	<p>CD-BZA-2025-00053 - 8701 E US 40 Hwy - A request to appeal zoning violations related to an unapproved parking surface on about 40 acres generally located at 8701 E US 40 Hwy.</p> <p><u>Owner:</u> 8745 E US Highway 40 Vi, LLC <u>Applicant:</u> James McClure - Polsinelli, P.C. <u>Representation Status:</u> Attorney Representing Requested Board Action: Continue off-docket</p>	3
26	Stephanie Saldari	<p>CD-BZA-2025-00046 - 8110 Blue Ridge Blvd - A request to approve a variance to the lot and building standards to permit a shorter rear setback, plus any other needed variances in an R-7.5 zoning district on about 0.51 acres generally located at 8110 Blue Ridge Boulevard.</p> <p><u>Owner:</u> Parker Isl LLC <u>Applicant:</u> Dan Martin <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	5

Docket Item	Case Assignee	Case Information	Council District
27	Alec Gustafson	<p>CD-BZA-2025-00043 - 9700 Leslie Ave - A request to approve a special exception for a 6ft fence in an R-7.5 district, in the street side yard of the subject site on about 0.592 acres generally located at 9700 Leslie Ave.</p> <p><u>Owner:</u> Schaefer Bryan <u>Applicant:</u> Bryan Schaefer <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	5
28	Connor Tomlin	<p>CD-BZA-2025-00036 - 7115 NW Barry Rd - A request to approve a variance to the parking ratio requirements to permit less off-street parking spaces on the subject site, plus any other needed variances in a B3-2 zoning district on about 1.28 acres generally located at 7115 NW Barry Road.</p> <p><u>Owner:</u> Great Corner-Frolics LLC & Etal <u>Applicant:</u> Caleb Lombardino <u>Representation Status:</u> Representative with Consent Affidavit Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	2
29	Connor Tomlin	<p>CD-BZA-2025-00040 - 8020 N Flora Ave - A request to approve a variance to the lot and building standards to permit a deck to encroach on the site setback, plus any other needed variances in an R-7.5 zoning district on about 0.22 acres generally located at 8020 N Flora Avenue.</p> <p><u>Owner:</u> Loeschner William W & Rebecca A <u>Applicant:</u> Keith Loeschner <u>Representation Status:</u> Owner Present Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25</p>	2
30	Ahnna Nanoski	<p>CD-BZA-2025-00037 - 25 NW 90th PI - A request to rehear case CD-BZA-2025-00007, regarding an unpermitted deck on the subject site, on about .23 acres generally located at 25 NW 90th PI.</p> <p><u>Owner:</u> Ostdiek Candace Rene <u>Applicant:</u> Candace Ostdiek <u>Representation Status:</u> Continued From: May 14, 2025 Previous BZA Hearings: 5/14/25, 4/23/25</p>	2