



Board of Zoning Adjustment Minutes

Hearing Date: April 9, 2024

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: 1

CD-SUP-2024-00003 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 generally located at 5704 N Northwood Road.

Applicant: Ryan Walters of Hollis + Miller Architects

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Genevieve Kohn presented the case. 9 exhibits were admitted. The applicant team, Jim Rich and Ryan Walters 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; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2024-00004 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.

Applicant: Ryan Walters of Hollis + Miller Architects

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Genevieve Kohn presented the case. 9 exhibits were admitted. The applicant team, Jim Rich and Ryan Walters 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: Wright

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-SUP-2024-00002 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.

Applicant: Ryan Walters of Hollis + Miller Architects

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Genevieve Kohn presented the case. 9 exhibits were admitted. The applicant team, Jim Rich and Ryan Walters 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: Wright
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 4

CD-BZA-2024-00013 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 Place.

Applicant: Roger Avalos of raengineering

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Wright
Commissioners Absent: Moran
Commissioners Recusing: Mixdorf

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Quorum was reestablished in absence of Ms. Moran to include board member Meier. 10 exhibits were admitted. Stephanie Saldari presented the case. The property owners 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: Hays
Seconded by: Meier
Voting Aye: Ebbitts; Gorenc; Hays; Meier; Wright
Voting Nay: None
Abstaining: None

Docket Item: 5

CD-BZA-2024-00020 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.

Applicant: Steven Sohl

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Anna Nanoski introduced the case and stated that the applicant is requesting continuance to 5/15/24 in order to provide revised plans. No one appeared for testimony. Board members approved to continue the case to 5/15/24 without fee.

Motion: Continued Fee: NO
Motioned by: Mixdorf
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 6

CD-BZA-2024-00034 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.

Applicant: Robert Young of rl buford

Commissioners Present: Ebbitts; Hays
Commissioners Absent: Moran; Gorenc
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Justin Smith presented the case. 9 exhibits were admitted. The applicant team Robert Young and Greg Stervinou appeared and spoke about their request. Also for testimony in opposition appeared neighbors Brandy Ross, Jeff Ferguson and Robert Hale. Board members discussed the merits of the

case and approved it.

Motion: Approved
Motioned by: Mixdorf
Seconded by: Hays
Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 7

CD-BZA-2024-00033 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.

Applicant: Christopher Moore

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 12 exhibits were admitted. The applicant appeared and spoke about their requests. Also for testimony appeared neighbors Mark Colter, Joe Marie Soden and Travis Soden; they expressed their concerns about visibility due to the fence. Board members discussed the merits of the case and approved it in accordance to the revised plan to include the wrought iron metal visibility fence.

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

Docket Item: 8

CD-BZA-2024-00006 A request to appeal zoning violations related to a non-conforming sign on about .8 acres generally located at 8170 NW Prairie View Rd.

Applicant: Andrew Zarda

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 9 exhibits were admitted. The applicant team, Andrew Zarda, Brandon Haverty, Dan Nelson and Howard Friedberg appeared and spoke about their requests. Board members discussed the merits of the case and denied the request for an appeal.

Motion: Denied
Motioned by: Hays
Seconded by: Mixdorf
Voting Aye: Ebbitts; Hays; Mixdorf; Wright
Voting Nay: Gorenc
Abstaining: None

Docket Item: 9

CD-SUP-2023-00020 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.

Applicant: Douglas Loveland of ACI Boland

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Olofu Agbaji presented the case. 8 Exhibits were admitted. The applicant team Whitney Morgan and Doug Loveland appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 10

CD-BZA-2024-00018 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.

Applicant: Moneica Landrum of KC Brass Properties LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: **Approved**
Motioned by: Mixdorf
Seconded by: Hays
Voting Aye: Gorenc; Hays; Mixdorf; Wright
Voting Nay: Ebbitts
Abstaining: None

Docket Item: 11

CD-BZA-2024-00037 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 Highway.

Applicant: Lisa Collins of BRR Architecture

Commissioners Present: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Commissioners Absent: Moran; Meier
Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant team Lisa Collins and Jasmin Vidale, both from BRR Architecture appeared and spoke about their requests. Board members discussed the merits of the case and continued it to 7/10/24.

Motion: Continued Fee: NO
Motioned by: Wright
Seconded by: Mixdorf
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 12

CD-BZA-2024-00031 A request to appeal zoning violations related to a gravel parking area on about 2.3 acres generally located at 5631 E US 40 Hwy.

Applicant: Mark Meyer of Law Offices of Mark E. Meyer LLC

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran; Gorenc
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff; Ahnna Nanoski introduced the case. The applicant did not appear for testimony. Board members approved to continue the case to 5/15/24.

Motion: Continued Fee: NO
Motioned by: Mixdorf
Seconded by: Wright
Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright

Voting Nay: None
Abstaining: None

Docket Item: 13

CD-BZA-2024-00027 A request to appeal zoning violations related to outdoor storage, unapproved accessory structures, and an unpermitted use on about 5 acre generally located at 2808 Blue Ridge Blvd.

Applicant: TIMOTHY GATES

Commissioners Present: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Commissioners Absent: Moran; Meier
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case and stated that there is a companion case s# CD-BZA-2024-00015. 8 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and approved to continue the case # CD-BZA-2024-00015 and CD-BZA-2024-00027 to 9/11/24.

Motion: Continued
Motioned by: Hays
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Wright
Voting Nay: Mixdorf
Abstaining: None

Docket Item: 14

CD-SUP-2024-00010 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.

Applicant: Braden Taylor of MKEC Engineering, Inc.

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Anna Nanoski introduced the case and stated that the applicant is requesting continuance to 5/15/24 in order to provide alternative landscaping plans. No one appeared for testimony. Board members approved to continue the case to 5/15/24 without fee.

Motion: Continued Fee: NO
Motioned by: Mixdorf
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 16

CD-BZA-2024-00024 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.

Applicant: DUSTIN MILLER

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Also for testimony appeared the City Compliance supervisor Mr. James Duddy. Board members discussed the merits of the case and approved it.

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

Docket Item: 17

CD-BZA-2024-00022 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.

Applicant: Kyle Seyller

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Also for testimony appeared the City Compliance supervisor Mr. James Duddy. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Hays

Seconded by: Wright

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-BZA-2024-00025 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.

Applicant: Zach Steele of Hilton Displays

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case continued it to 5/15/24 to allow the applicant to submit revised plans.

Motion: Continued

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 19

CD-SUP-2024-00011 A request to approve the renewal of a Special Use Permit for a hotel consisting of four (4) hotel rooms in District B3-2 (Community Business) on about .248 acres generally located at W. 39th Terrace and Broadway Boulevard.

Applicant: Elicia Snyder of Rouse Frets White Goss

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Larisa Chambi presented the case. 10 exhibits were admitted. The applicant team Attorney Chris Mattix and Johnny Yousef appeared and spoke about their requests. Also for testimony in support appeared Angela Adams representing the owner of 40 Broadway LLC. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 20.1

CD-BZA-2023-00168 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.

Applicant: David Bell of Wyrsh Hobbs

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff and applicant. The applicant appeared and requested the case to be continued to 5/15/24. Board members approved to continue the case to 5/15/24 without fee.

Motion: Continued Fee: NO
Motioned by: Mixdorf
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 20.2

CD-BZA-2023-00169 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 0.11 acres generally located at 814 E Linwood Boulevard.

Applicant: David Bell of Wyrsh Hobbs

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff and applicant. The applicant appeared and requested the case to be continued to 5/15/24. Board members approved to continue the case to 5/15/24 without fee.

Motion: Continued Fee: NO
Motioned by: Mixdorf
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 21

CD-BZA-2024-00014 A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .1 acres generally located at 1208 W 39th St.

Applicant: Megan Duma of MD KC, LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff and applicant. The applicant appeared and requested the case to be continued to 6/12/24. Board members approved to continue the case to 6/12/24 without fee.

Motion: Continued Fee: NO
Motioned by: Mixdorf
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 22

CD-BZA-2024-00002 A request to approve a variance to the set back standards in an R-6 zoning district, plus any other needed variances on about 0.15 acres generally located at 4801 Holly Street.

Applicant: Robert Anderson of Anderson Survey Company

Commissioners Present: Ebbitts; Gorenc; Hays; Meier
Commissioners Absent: Moran

Commissioners Recusing: Mixdorf; Wright

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Quorum reestablished adding board member Meier. Board Chair Ebbitts disclosed that only 4 members were available and the applicant agreed to continue with only 4 board members. Alec Gustafson presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved
Motioned by: Gorenc
Seconded by: Meier
Voting Aye: Ebbitts; Gorenc; Hays; Meier
Voting Nay: None
Abstaining: None

Docket Item: 23

CD-BZA-2024-00036 A request to approve a variance to the minimum setback standards for a detached garage on about 0.13 acres generally located at 7243 Central Street.

Applicant: Judi Bauer of McHenry Shaffer Architecture

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran; Gorenc
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved
Motioned by: Mixdorf
Seconded by: Wright
Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 24

CD-BZA-2024-00030 A request to appeal city staff's determination related to a protest petition on about .3 generally located at 4511 Summit St.

Applicant: Charles Mee

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Board chair Ebbitts swore in staff, Anna Nanoski introduced the case and stated that the staff is requesting dismissal. No one appeared for testimony. Board members approved to dismiss the case.

Motion: Dismissed
Motioned by: Mixdorf
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 25

CD-BZA-2023-00164 A request to approve a variance to Accessory Dwelling Unit Standards in an R-80 zoning district, plus any additional variances on about 13.54 acres generally located at 14333 Kelley Road.

Applicant: Sean Sparks of RE-BUILD LLC

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran; Gorenc
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Quorum was reestablished to include board member Meier. Connor Tomlin presented the case. 10 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved
Motioned by: Wright
Seconded by: Meier
Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 26

CD-BZA-2023-00175 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.

Applicant: Michael Taylor

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant Michael Taylor appeared and spoke about their requests. Also for testimony in support appeared Annetta Vertreese, vice president of the HOA. Board members discussed the merits of the case and approved it.

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

Docket Item: 35

CD-BZA-2024-00035 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.

Applicant: Stephanie Martin of cbiz mhm

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Moran
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant team Stephanie Martin and Kimberly Wells appeared and spoke about their requests. Board members discussed the merits of the case and approved it in accordance with site plans and staff report.

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