



## Board of Zoning Adjustment Minutes

Hearing Date: February 13, 2024

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

**Docket Item:** 1

**CD-BZA-2023-00160** A request to approve a variance to allow for an accessory structure in the street side yard, plus any other needed variances in an R-10 zoning district on about 0.46 acres generally located at 848 W 52nd terrace.

**Applicant:** Jacques LeBlanc of Realm Architecture and design

**Commissioners Present:** Moran; Ebbitts; Mixdorf; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Chair Ebbitts swore in Staff and those providing testimony. Ahnna Nanoski introduced the case; Stephanie Saldari presented the case. 12 exhibits were admitted. The applicant team Bridget Grams, Adam Gaylin and Jacques LeBlanc appeared and spoke about their requests. Also for testimony in opposition appeared Amy Hiles. Board members discussed merits of the case and approved it.

**Motion:** **Approved**

**Motioned by:** Mixdorf

**Seconded by:** Moran

**Voting Aye:** Ebbitts; Mixdorf; Platten; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 2

**CD-BZA-2023-00153** A request to appeal the denial of a Certificate of Legal Nonconforming Use for a Short Term Rental on about .15 acres generally located at 1704 Jefferson St.

**Applicant:** Megan Duma of MD KC, LLC

**Commissioners Present:** Moran; Gorenc; Mixdorf; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 12 exhibits were admitted. The applicant appeared and spoke about their requests. Also for testimony in opposition appeared neighborhood representative Richard Hernandez. Board members discussed the merits of the case and approved to grant the appeal and overturn the decision of the administrator, and grant the certificate of legal non-conforming use for a short-term rental.

**Motion:** **Approved**

**Motioned by:** Moran

**Seconded by:** Gorenc

**Voting Aye:** Moran; Gorenc; Hays; Mixdorf; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 3

**CD-BZA-2023-00129** A request to approve a variance to the footprint of a detached garage, the rear setback, and placement on the street side yard, plus any other needed variances in an R-6 zoning district on about 0.1 acres generally located at 1200 W 20th Terrace.

**Applicant:** Mario Leon of Martell+Leon

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. The applicant appeared and requested continuance. Board Chair Ebbitts advised that this will be the last continuance that the board would admit. Board members approved to continue the case to 3/12/24.

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

**Docket Item:** 4

**CD-BZA-2023-00084** I [the STR Permit applicant] am making this application under protest, and in order to preserve my rights. I was never notified via email that my application was voided, and it was denied May 31, 2023.

That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3."

I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law.

**Applicant:** Adam Weindling

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. 15 exhibits were admitted. The applicant team, attorney Patricia Jensen and Adam Weindling appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved to grant the appeal and overturn the decision of city staff.

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

**Docket Item:** 5

**CD-BZA-2023-00126** A request to approve a variance to the footprint of an accessory structure and its placement on the front yard, plus any other needed variances in an R-7.5 zoning district on about 2.6 acres generally located at 8201 E 49th Street.

**Applicant:** Isidro Roldan

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

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the staff is recommending dismissal due to the applicant's failure to appear and the las hearing and unsuccessful staff attempts of communication about their variances. . No one appeared for testimony. Board members approved to dismiss the case.

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

**Docket Item:** 6

**CD-BZA-2023-00127** A request to approve a variance to the permitted max width for a driveway plus any other needed variances in an R-7.5 zoning district on about 0.65 acres generally located at 4924 NW Linden Road.

**Applicant:** of BLACK JACK CONTRACTING LLC

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

Board chair Ebbitts swore in staff and those providing testimony. Ahnna Nanoski introduced the case, Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant representative, Dennis Jackson appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

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

**Docket Item:** 7

**CD-BZA-2023-00145** A request to approve a special exception to permit a 6 foot fence in an R-7.5 district, plus any additional variances on about 0.2 acres generally located at 5127 NE 71st Place.

**Applicant:** MIDTOWN HOME IMPROVEMENTS of MIDTOWN KC, INC.

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

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that that the applicant requested for this item to be dismissed to start the process again with new contractors. No one appeared for testimony. Board members approved to dismiss the case.

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

**Docket Item:** 8

**CD-BZA-2023-00159** A request to approve a variance to the rear yard setback requirements to permit an addition to a primary structure, plus any additional variances on about 0.3 acres generally located at 5421 Wornall Road.

**Applicant:** Christopher Castrop of Castrop Design Group, LLC

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright  
**Commissioners Absent:** 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 team 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:** Moran  
**Voting Aye:** Moran; Ebbitts; Hays; Mixdorf; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 9

**CD-SUP-2023-00049** A request to approve a special use permit to allow construction of a 12,000 square foot addition to the KCMO water treatment plant in district R-6 on about 83 acres generally located at the northwest corner of NW 32nd Street and N Oak Trafficway.

**Applicant:** John Gaar of Finkle Williams Architecture

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright  
**Commissioners Absent:** Gorenc  
**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 Deborah Smith project manager, with KC Water. and John Gar Williams, appeared

and spoke about their requests. Board members discussed the merits of the case and approved it according to staff report and conditions therein.

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

**Docket Item:** 10

**CD-BZA-2023-00142** A request to appeal zoning violations related to a nonconforming sign (Fast Stop/Park 39 pole sign) on about .2 acres generally located at 131 E 39th St.

**Applicant:** Chip Walsh of Sustainable Development Partners Kansas City

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only 4 members were available and the applicant agreed to continue. Ahnna Nanoski presented the case and stated that the staff is recommending dismissal. The applicant requested for the case to be heard. 12 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and denied it.

**Motion:** **Denied**  
**Motioned by:** Moran  
**Seconded by:** Mixdorf  
**Voting Aye:** Moran; Ebbitts; Hays; Mixdorf  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 11

**CD-BZA-2023-00143** Chris McMurray Trust, owner of the property adjoining Limeview's property at 12800 Holmes Road, appeals the September 11, 2023 determination by Joe Rexwinkle that Limeview's submitted construction drawings for utility work are in conformance with the approved Limeview preliminary plat and that the tree preservation ordinance is not applicable because the preliminary plat was approved before the tree preservation ordinance went into effect. Sheet C1.30 of the approved preliminary plat dated Jan. 1, 2023 shows the sanitary sewer line connection outside of the Holmes Road right of way. Sheet C-110 of the Limeview sanitary sewer plans submitted April 2023 shows the sanitary sewer line in the Holmes Road right of way. The city's master street plan shows this section of Holmes to be 4 lanes in the future meaning Limeview's unilateral change in the sewer line location between the approved preliminary plat and the sanitary sewer plans will result in the sewer line being under the pavement of Holmes Road. Such a unilateral deviation by the developer, after the DRC was shown the sewer line to be outside of the Holmes Road right of way, on such a critical plan element constitutes an abandonment of the approved preliminary plat and/or requires the re-submittal of an application for approval of a new preliminary plat with the sewer line in the new proposed location of being in the city's right of way and likely ending up under the pavement of Holmes Road. That is the only way for the DRC or the CPC to determine whether to approve a preliminary plat with a sewer line proposed to be in the city's right of way and likely under the pavement of Holmes Road at some point in the future. And, because a new application for approval of a preliminary plat is required by Limeview, that application will necessarily come after the tree preservation ordinance went into effect meaning the provisions of the tree preservation ordinance (i.e., Sections 88-424-01 through 88-424-11, Tree Preservation and Protection) are applicable to the Limeview project at 12800 Holmes.

**Applicant:** John Roe of The Roe Law Firm LLC

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 12 exhibits were admitted. The applicant team John Roe and Christopher McMurray appeared and spoke about their requests. Also for testimony in opposition appeared Michelle Burns. For support appeared James Zigler. Board members discussed the merits of the case and denied it.

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

**Docket Item:** 12

**CD-BZA-2023-00137** A request to appeal zoning violations related to a prohibited use (Adult Business) on about .4 acres generally located at 208 Westport Rd.

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant requested continuance. The applicant appeared and specified that they are requesting continuance to 5/14/24 to pursue a certificate of non conforming use. Board members approved to continue the case to 5/14/24.

**Motion:** Continued Fee: NO

**Motioned by:** Moran

**Seconded by:** Mixdorf

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

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 13

**CD-BZA-2023-00133** A request to appeal zoning violations related to a nonconforming sign (vacant pole sign) on about .15 acres generally located at 1321 Westport Rd

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that city staff recommends dismissal due to parameters identified in the notice of violation. No one appeared for testimony. Board members approved to dismiss the case.

**Motion:** Dismissed

**Motioned by:** Moran

**Seconded by:** Mixdorf

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

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 14

**CD-BZA-2023-00156** A request to appeal zoning violations related to a tavern/bar and parking requirements on about .14 acres generally located at 6900 Prospect Ave.

**Applicant:** John Roe of The Roe Law Firm LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that city staff recommends dismissal since the property owner has received an alternative parking compliance plan to address the zoning violations. Neighbors Kevin Weekley, a lady with unintelligible name, and Lynne Boyer expressed their concerns about the parking situation in this location. Board chair Ebbitts explained that the owner already has a parking compliance plan and there is nothing else that the board can do at this time. Board members approved to dismiss the case.

**Motion:** Dismissed

**Motioned by:** Moran

**Seconded by:** Mixdorf

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

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 15

**CD-BZA-2023-00170** A request to approve a variance to the platted side setback in an R-6 zoning district, plus any other needed variances on

about 0.75 acres generally located at 5930 Ward Parkway.

**Applicant:** Hilary Bybee of Schloegel Design Remodel

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Commissioners Absent:** Gorenc

**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 representative, Lesley Hatfield, 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:** Moran

**Voting Aye:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 16

**CD-BZA-2023-00162** A request to approve a variance to the Infill Residential Standards to permit a garage on the subject site, plus any additional variances on about 0.1 acres generally located at 4232 Park Avenue.

**Applicant:** Kim Gard of Gard Horizon, LLC

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Commissioners Absent:** Hays

**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. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** **Approved**

**Motioned by:** Wright

**Seconded by:** Moran

**Voting Aye:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 17

**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:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Commissioners Absent:** Gorenc

**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 appeared and spoke about their requests. One motion to grant was offered by board member Ms. Moran, seconded by Ms. Wright, however the motion failed to pass. A second motion was offered to continue the case to a later date, and board members approved to continue the case to 4-9-24.

**Motion:** Continued Fee: NO

**Motioned by:** Moran

**Seconded by:** Wright

**Voting Aye:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 18

**CD-SUP-2023-00042** A request to approve a Special Use Permit to permit a bed and breakfast in district R-2.5 on about 0.13 acres generally located at 3242 Benton Boulevard

**Applicant:** Christopher Morris of The Benton KC

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Commissioners Absent:** 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. 10 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and approved to grant the Special Use Permit and deny the variance (special exception) for the fence, and include the special conditions set by the City Plan Commission.

**Motion:** **Approved**

**Motioned by:** Wright

**Seconded by:** Moran

**Voting Aye:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 19

**CD-SUP-2023-00050** A request to approve a Special Use Permit to approve group living in district R-1.5 on about 0.35 acres generally located at 916 Newton Avenue.

**Applicant:** MATTHEW SCHLICHT of MIDWEST ENGINEERING SOLUTIONS

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Commissioners Absent:** Gorenc

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Genevieve Kohn presented the case. 10 exhibits were admitted. The applicant team Kelly Welch and Matt Schlicht 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:** Wright

**Seconded by:** Mixdorf

**Voting Aye:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 20

**CD-SUP-2023-00051** A request to approve a special use permit for an extension of the Research College of Nursing and HCA Healthcare on about 50.42 acres generally located at the southwest corner of East Meyer Boulevard and Hospital Access Road.

**Applicant:** Jay Healy of George Butler Associates, Inc

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Commissioners Absent:** Gorenc

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Larisa Chambi presented the case. 9 exhibits were admitted. The applicant team Bill DeYoung and Jacob Schwelkert with DBA Engineering. No one else appeared for testimony. Board members discussed the merits of the case and approved it according with site plan, staff report, and the conditions therein including the modifications to condition #21.

**Motion:** **Approved**

**Motioned by:** Mixdorf

**Seconded by:** Wright

**Voting Aye:** Moran; Ebbitts; Hays; Mixdorf; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 21

**CD-SUP-2023-00052** A request to approve a major amendment to a previously approved special use permit on about 5.8 acres generally located at Agnes Avenue and E. 65th Street.

**Applicant:** Lamin Nyang of TALIAFERRO & BROWNE, INC

**Commissioners Present:** Moran; Ebbitts; Meier; Mixdorf; Wright



**Commissioners Absent:** Gorenc  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Andrew Clarke presented the case. 9 exhibits were admitted. On behalf of the applicant appeared Chad Grauer with SP & Associates. No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

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

**Docket Item:** 22.1

**CD-BZA-2023-00121** A request to approve a variance to the accessory structure lot and building standards of several detached garages and accessory structures, plus any other needed variances and special exceptions in an R-2.5 and M1-5 zoning districts on about 2 acres generally located at 3850 Bernard Powell Drive.

**Applicant:** of THE GAMBLE COMPANY, INC.

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Stephanie Saldari presented the case. 11 exhibits were admitted. The applicant team Jim Gamble and Vewisser Dixon appeared and spoke about their requests. Also for testimony in support appeared Linda Jones. For testimony in opposition appeared Alisa Shyree Leverett, and expressed concern about the parking lot. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

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

**Docket Item:** 22.2

**CD-BZA-2023-00122** A request to approve a variance to the accessory structure lot and building standards of several detached garages and accessory structures, plus any other needed variances and special exceptions in an R-2.5 and M1-5 zoning districts on about 2 acres generally located at 3850 Bernard Powell Drive.

**Applicant:** of THE GAMBLE COMPANY, INC.

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Stephanie Saldari presented the case. 11 exhibits were admitted. The applicant team Jim Gamble and Vewisser Dixon appeared and spoke about their requests. Also for testimony in support appeared Linda Jones. For testimony in opposition appeared Alisa Shyree Leverett, and expressed concern about the parking lot. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

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

**Docket Item:** 23

**CD-BZA-2023-00166** A request to approve a variance to the footprint of an accessory dwelling unit, plus any other needed variances in an R-7.5 zoning district on about 0.67 acres generally located at 820 E 86th Terrace.

**Applicant:** Scott Crane

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright



**Commissioners Absent:** Gorenc  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Stephanie Saldari presented the case. 11 exhibits were admitted. The applicant team Angela Crane, Scott Crane, and John Ho, architect appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it according to site plan and staff report.

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

**Docket Item:** 24

**CD-BZA-2023-00173** A request to approve a variance to the maximum size of a wall sign, plus any additional variances on about 3.08 acres generally located at 5144 Oak Street.

**Applicant:** Rachel Gray of Schurle Signs

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

Testimony: No

Continued to 3/12/24 due to lack of time. Continuance approved by board members.

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

**Docket Item:** 25

**CD-BZA-2023-00176** A request to approve a variance to the maximum size of a monument sign, plus any additional variances on about 118.25 acres generally located at 3201 NW 100th Street.

**Applicant:** Ashley Serr of Kimley-Horn

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

Testimony: No

Continued to 3/12/24 due to lack of time. Continuance approved by board members.

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

**Docket Item:** 26

**CD-BZA-2024-00001** A request to approve a variance to the maximum height of a detached garage, plus any additional variances on about 0.7 acres generally located at 5134 Wyandotte Street.

**Applicant:** Christopher Castrop of Castrop Design Group, LLC

**Commissioners Present:** Moran; Ebbitts; Hays; Mixdorf; Wright  
**Commissioners Absent:** 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 team appeared and spoke about their requests. No one else appeared for testimony.

Board members approved the case in accordance with site plan and staff report.

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

**Docket Item:** 27

**CD-BZA-2024-00004** A request to approve a special exception for the height of a fence on the north side of the lot, plus any other needed special exceptions in an R-5 zoning district on about 0.3 acres generally located at 3504 Genessee Street.

**Applicant:** Nathan Marion

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

Testimony: No

Continued to 3/12/24 due to lack of time. Continuance approved by board members.

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