



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, May 14, 2025

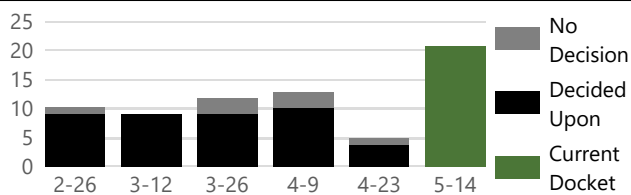
## LOCATION

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>.

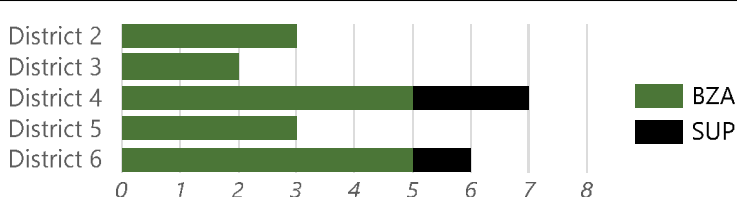
## OTHER MATTERS

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

Docket Item	Case Assignee	Case Information	Council District
1	Ahnna Nanoski	<b>CD-SUP-2024-00042 - 1520 Cherry St</b> - 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 <b>CPC Recommendation:</b> Approval with Conditions on Dec 18, 2024 <b>Previous BZA Hearings:</b> 2/12/25, 1/22/25, 1/8/25, 12/11/24	4
2	Justin Smith	<b>CD-SUP-2025-00011 - 5959 Connecticut Ave</b> - 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. <u>Owner:</u> Trucking Systems LLC <u>Applicant:</u> Daniel Finn - Phelps Engineering, Inc. <u>Representation Status:</u> Representative with Consent Affidavit <b>CPC Recommendation:</b> Approved on May 7, 2025 <b>Requested Board Action:</b> Continue to May 28, 2025	4

Docket Item	Case Assignee	Case Information	Council District
<b>3</b>	Connor Tomlin	<p><b>CD-BZA-2024-00108 - 3419 Baltimore Ave</b> - 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  <b>Continued From:</b> April 9, 2025  <b>Quorum:</b> Ebbitts, Gorenc, Hays, Meier, Mixdorf, Wright - Apr 9, 2025  <b>Previous BZA Hearings:</b> 4/9/25, 11/13/24, 9/11/24  <b>Requested Board Action:</b> Continue with fee to Jul. 9, 2025</p>	4
<b>4</b>	Stephanie Saldari	<p><b>CD-BZA-2025-00044 - 4111 McGee St</b> - 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  <u>Representation Status:</u> Owner Present</p>	4
<b>5</b>	Stephanie Saldari	<p><b>CD-BZA-2025-00045 - 330 W 4th St</b> - 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  <b>Requested Board Action:</b> Continue to May. 28, 2025</p>	4
<b>6</b>	Ahnna Nanoski	<p><b>CD-BZA-2025-00047 - 20 W Linwood Blvd</b> - 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  <b>Requested Board Action:</b> Continue to May. 28, 2025</p>	4
<b>7</b>	Ahnna Nanoski	<p><b>CD-BZA-2025-00013 - 321 Southwest Blvd</b> - 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  <b>Continued From:</b> March 26, 2025  <b>Previous BZA Hearings:</b> 3/26/25</p>	4

Docket Item	Case Assignee	Case Information	Council District
8	Larisa Chambi	<p><b>CD-SUP-2025-00007 - 8310 Holmes Rd</b> - 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  <b>CPC Recommendation:</b> Approval with Conditions on May 7, 2025</p>	6
9	Ahnna Nanoski	<p><b>CD-BZA-2025-00035 - 1307 W 79th St</b> - 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</p>	6
10	Connor Tomlin	<p><b>CD-BZA-2025-00042 - 4622 Pennsylvania Ave</b> - 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 SignsLLC  <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
11	Stephanie Saldari	<p><b>CD-BZA-2025-00049 - 5541 Central St</b> - 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 &amp; Nasreen J  <u>Applicant:</u> Steven Woods - WGN &amp; ASSOCIATES, LLC  <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
12	Stephanie Saldari	<p><b>CD-BZA-2025-00050 - 5543 Central St</b> - 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 &amp; ASSOCIATES, LLC  <u>Representation Status:</u> Attorney Representing</p>	6
13	Connor Tomlin	<p><b>CD-BZA-2024-00134 - 10435 Wornall Rd</b> - 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 &amp; Davis Bria  <u>Applicant:</u> Bria Clemmons - Wyldehaus  <u>Representation Status:</u> Owner Present  <b>Previous BZA Hearings:</b> 1/8/25, 12/11/24, 10/9/24  <b>Requested Board Action:</b> Continue to Jun. 11, 2025</p>	6

Docket Item	Case Assignee	Case Information	Council District
14	Connor Tomlin	<p><b>CD-BZA-2025-00036 - 7115 NW Barry Rd</b> - 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 &amp; Etal</p> <p><u>Applicant:</u> Caleb Lombardino</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p>	2
15	Connor Tomlin	<p><b>CD-BZA-2025-00040 - 8020 N Flora Ave</b> - 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 &amp; Rebecca A</p> <p><u>Applicant:</u> Keith Loeschner</p> <p><u>Representation Status:</u> Owner Present</p>	2
16	Stephanie Saldari	<p><b>CD-BZA-2025-00046 - 8110 Blue Ridge Blvd</b> - 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</p> <p><u>Applicant:</u> Dan Martin</p> <p><u>Representation Status:</u> Owner Present</p>	5
17	Stephanie Saldari	<p><b>CD-BZA-2025-00039 - 9417 Palmer Ave</b> - 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</p> <p><u>Applicant:</u> Ana Calderon</p> <p><u>Representation Status:</u> Owner Present</p>	5
18	Alec Gustafson	<p><b>CD-BZA-2025-00043 - 9700 Leslie Ave</b> - 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</p> <p><u>Applicant:</u> Bryan Schaefer</p> <p><u>Representation Status:</u> Owner Present</p>	5

Docket Item	Case Assignee	Case Information	Council District
<b>19</b>	Stephanie Saldari	<p><b>CD-BZA-2025-00022 - 1307 Wabash Ave</b> - 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  <b>Continued From:</b> April 9, 2025  <b>Previous BZA Hearings:</b> 4/9/25</p>	3
<b>20</b>	Connor Tomlin	<p><b>CD-BZA-2025-00048 - 3725 Tracy Ave</b> - 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</p>	3
<b>21</b>	Ahnna Nanoski	<p><b>CD-BZA-2025-00037 - 25 NW 90th Pl</b> - 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 Pl.</p> <p><u>Owner:</u> Ostdiek Candace Rene  <u>Applicant:</u> Candace Ostdiek  <u>Representation Status:</u>  <b>Continued From:</b> April 23, 2025  <b>Previous BZA Hearings:</b> 4/23/25  <b>Requested Board Action:</b> Continue to May. 28, 2025</p>	2