



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Mar 26, 2025

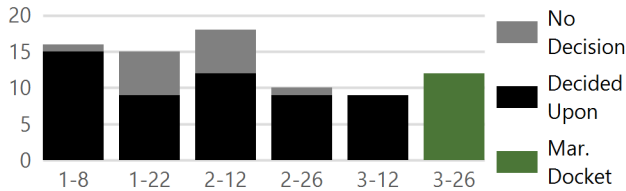
LOCATION

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>.

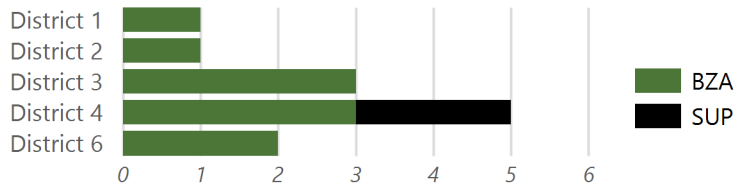
OTHER MATTERS

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	Andrew Clarke	<p>CD-SUP-2024-00055 - 6000 E Truman Rd - A request to approve a special use permit for motor vehicle repair, general and light equipment sales/rentals outdoor, in District B3-2 on about .6 acres generally located at the northeast corner of E. Truman Road and White Avenue.</p> <p><u>Owner:</u> Salinas Rene H Briseno <u>Applicant:</u> Jimmy JIMMY CASTANON - JMEB GROUP LLC <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Mar 19, 2025</p>	4
2	Stephanie Saldari	<p>CD-SUP-2025-00006 - 1534 Campbell St - A request to renew a previously approved special use permit for an existing for an existing halfway house and detention facility in an M1-5 zoning district on about 0.13 acres generally located at 1534 Campbell Street.</p> <p><u>Owner:</u> Kansas City Community Center <u>Applicant:</u> Alex Reed - Lathrop GPM LLP <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Mar 19, 2025</p>	4

Docket Item	Case Assignee	Case Information	Council District
3	Connor Tomlin	<p>CD-BZA-2025-00016 - 1114 NE 43rd St - A request to approve a variance to the setback of an accessory structure in relation to the primary structure in an R-6 zoning district, plus any additional variances on about 0.15 acres generally located at 1114 NE 43rd Street.</p> <p><u>Owner:</u> Chaussee Jonathan & Mercedes <u>Applicant:</u> Jonathan Chaussee <u>Representation Status:</u> Owner Present</p>	4
4	Stephanie Saldari	<p>CD-BZA-2025-00019 - 2323 Jarboe St - A request to approve a variance to permit a deck to encroach on the side setback, plus any other needed variances on about 0.074 acres generally located at 2323 Jarboe Street.</p> <p><u>Owner:</u> Villanueva Jorge Casto & Martinez-Cruz Olga L <u>Applicant:</u> Batsheba Castro Martinez <u>Representation Status:</u> Owner Present</p>	4
5	Ahna 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</p> <p>Requested Board Action: Continue to May. 14, 2025</p>	4
6	Stephanie Saldari	<p>CD-BZA-2025-00018 - 3940 Elmwood Ave - A request to approve a variance to permit a deck to encroach on the street side yard and a large shed, plus any other needed variances in an R-2.5 zoning district on about 0.30 acres generally located at 3940 Elmwood Avenue.</p> <p><u>Owner:</u> Calderon Fidel <u>Applicant:</u> Fidel Calderon <u>Representation Status:</u> Representative with Consent Affidavit</p>	3
7	Ahna Nanoski	<p>CD-BZA-2024-00146 - 2118 Olive St - A request to appeal a zoning violation related to an unpermitted use (vehicle services) on the subject site on about .1 acres generally located at 2118 Olive St.</p> <p><u>Owner:</u> Morales Jose <u>Applicant:</u> Luis Barnoya - Luis Miguel <u>Representation Status:</u></p> <p>Continued From: February 26, 2025 Quorum: Gorenc, Hays, Meier, Mixdorf, Moran, Wright - Feb 26, 2025 Previous BZA Hearings: 2/26/25, 2/12/25, 11/13/24</p>	3
8	Ahna Nanoski	<p>CD-BZA-2025-00011 - 7780 E US 40 Hwy - A request to appeal zoning violations related to unapproved parking surfaces on the subject property on about 6 acres generally located at 7780 E US 40 Hwy.</p> <p><u>Owner:</u> 7850 Holdings LLC <u>Applicant:</u> Andrew Fischer - Fischer Weiler Industrial <u>Representation Status:</u> Owner Present</p>	3

Docket Item	Case Assignee	Case Information	Council District
9	Connor Tomlin	<p>CD-BZA-2025-00012 - 4900 Main St - A request to approve a variance to non-residential signage requirements to permit a monument sign in a B4-5 zoning district, plus any additional variances on about 2.27 acres generally located at 4900 Main Street.</p> <p><u>Owner:</u> 4900 Main LLC <u>Applicant:</u> Infinity SignsLLC <u>Representation Status:</u></p>	6
10	Connor Tomlin	<p>CD-BZA-2025-00017 - 11200 Grandview Rd - A request to approve a variance to the maximum height of a detached garage in an O-2 zoning district, plus any additional variances on about 4.95 acres generally located at 11200 Grandview Road.</p> <p><u>Owner:</u> Lessley Clay G & Alison R <u>Applicant:</u> Alison Lessley <u>Representation Status:</u> Owner Present</p>	6
11	Larisa Chambi	<p>CD-BZA-2025-00020 - 1951 NW 87th Ter - A request to approve a special exception to allow for an 8ft tall fence on about 14.6 acres generally located at the southern end of Pathfinder Elementary School, between NW Old Stagecoach Road and N Platte Purchase Drive, south of NW 87th Terrace.</p> <p><u>Owner:</u> Platte County R-3 School District <u>Applicant:</u> Braden Taylor - MKEC Engineering, Inc. <u>Representation Status:</u></p>	1
12	Stephanie Saldari	<p>CD-BZA-2025-00021 - 7107 NW Barry Rd - A request to approve a variance to the parking and loading standards, to decrease the required amount of parking for a business, plus any other needed variances on a B3-2 zoning district on about 1.28 acres generally located at the southwest corner of NW Barry Road and NW Prairie View Road.</p> <p><u>Owner:</u> Great Corner-Frolics LLC & Etal <u>Applicant:</u> David von Edeskuty - Wilkus Architects <u>Representation Status:</u> Representative with Consent Affidavit</p>	2