



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Jan 8, 2025

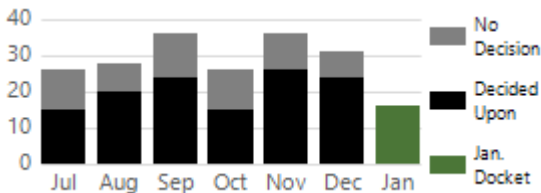
## LOCATION

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>.

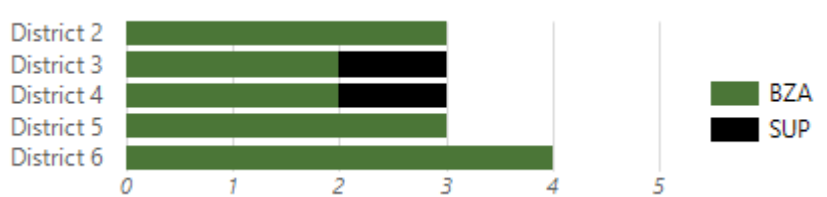
## OTHER MATTERS

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** Docket #15 will start at 1:30pm.

Docket Item	Case Assignee	Case Information	Council District
<b>1</b>	Stephanie Saldari	<p><b>CD-BZA-2024-00118 - 7 E 65th Ter</b> - A request to approve a variance to the infill lot and building standards to permit a shorter rear setback, plus any other needed variances on about 0.14 acres generally located at 7 E 65th Terrace.</p> <p><u>Owner:</u> Brockman Gayla A &amp; Pred Marshall E</p> <p><u>Applicant:</u> Laura Bauers - Lo Design</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> December 11, 2024</p> <p><b>Quorum:</b> Ebbitts, Gorenc, Hays, Mixdorf, Moran, Wright - Sep 11, 2024</p> <p><b>Previous BZA Hearings:</b> 12/11/24, 10/9/24, 9/11/24</p>	6
<b>2</b>	Stephanie Saldari	<p><b>CD-BZA-2024-00167 - 5424 Main St</b> - A request to approve a variance to the height of a detached garage, plus any other needed variances in an R-6 zoning district on about 0.16 acres generally located at 5424 Main Street.</p> <p><u>Owner:</u> Reavey Patrick G &amp; Denise M</p> <p><u>Applicant:</u> Scott Murphy - Classic Building Sales</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p>	6
<b>3</b>	Connor Tomlin	<p><b>CD-BZA-2024-00193 - 4814 Roanoke Pkwy</b> - A request to approve a variance to the maximum size of incidental wayfinding signage in a UR district, plus any additional variances on about 1.9 acres generally located at 4814 Roanoke Parkway.</p> <p><u>Owner:</u> City of Kansas City Missouri</p>	6

4	Connor Tomlin	<p><u>Applicant:</u> TOM SKRAM - REACHING SOLUTIONS LLC</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p> <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</p> <p><u>Applicant:</u> Bria Clemmons - Wyldehaus</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> December 11, 2024</p> <p><b>Quorum:</b> Ebbitts, Gorenc, Hays, Meier, Wright - Oct 9, 2024</p> <p><b>Previous BZA Hearings:</b> 12/11/24, 10/9/24</p>	6
5	Connor Tomlin	<p><b>CD-BZA-2024-00181 - 4509 NE 63rd Ter</b> - A request to approve a variance to the side setback requirement for a dwelling unit in an R-7.5 district to permit an addition, plus any additional variances on about 0.28 acres generally located at 4509 NE 63rd Terrace.</p> <p><u>Owner:</u> Ryan Michael &amp; Christi</p> <p><u>Applicant:</u> Patrick Ryan</p> <p><u>Representation Status:</u> Owner Present</p>	2
6	Connor Tomlin	<p><b>CD-BZA-2024-00184 - 7618 N Spruce Ave</b> - A request to approve variances to the height and size of an accessory structure in a R-5 district, plus any additional variances on about 0.97 acres generally located at 7618 N Spruce Avenue.</p> <p><u>Owner:</u> Allen Mark &amp; Tiffany</p> <p><u>Applicant:</u> Mark Allen - Allen Family Enterprise, LLC</p> <p><u>Representation Status:</u> Owner Present</p>	2
7	Stephanie Saldari	<p><b>CD-BZA-2024-00190 - 6307 NW Waukomis Dr</b> - A request to approve a variance to the location of a detached garage plus any other needed variances in an R-6 zoning district on about 26.6 acres generally located at 6307 NW Waukomis Drive.</p> <p><u>Owner:</u> Heath, Bert &amp; Kathleen Joan</p> <p><u>Applicant:</u> Scott Gann - Scott Gann Construction</p> <p><u>Representation Status:</u> Owner Present</p>	2
8	Ahnna Nanoski	<p><b>CD-SUP-2024-00047 - 3620 E 39th St</b> - A request to approve a Special Use Permit to expand a parking lot on about 1.6 acres generally located at 3620 E 39th St.</p> <p><u>Owner:</u> Second Baptist Church</p> <p><u>Applicant:</u> Cameron McCormick</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p> <p><b>CPC Recommendation:</b> Approval with Conditions on Dec 18, 2024</p>	3
9	Andrew Clarke	<p><b>CD-BZA-2024-00175 - 3100 Benton Blvd</b> - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres generally located at Benton Boulevard and East 31st Street.</p> <p><u>Owner:</u> Ad Hoc Group Against Crime</p> <p><u>Applicant:</u> Justin Kaden - HOK</p>	3

10	Connor Tomlin	<p><u>Representation Status:</u></p> <p><b>CD-BZA-2024-00191 - 3515 Forest Ave</b> - A request to approve a special exception in a R-6 district to permit a fence taller than code permits, plus any additional variances on about 0.17 acres generally located at 3515 Forest Avenue.</p> <p><u>Owner:</u> A &amp; R Realty LLC</p> <p><u>Applicant:</u> yoli sanchez - Preserving Property LLC</p> <p><u>Representation Status:</u> Owner Present</p>	3
11	Ahnna Nanoski	<p><b>CD-SUP-2024-00042 - 1520 Cherry St</b> - A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St.</p> <p><u>Owner:</u> Kansas City Rescue Mission</p> <p><u>Applicant:</u> Nick Kratz - HOK</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>CPC Recommendation:</b> Approval with Conditions on Dec 18, 2024</p> <p><b>Continued From:</b> December 11, 2024</p> <p><b>Previous BZA Hearings:</b> 12/11/24</p>	4
12	Connor Tomlin	<p><b>CD-BZA-2024-00194 - 900 E Linwood Blvd</b> - A request to approve a variance to the setback of an institutional structure within a R-0.5 district to permit new stairs, plus any additional variances. on about 0.62 acres generally located at 900 E Linwood Boulevard.</p> <p><u>Owner:</u> The Foundation For Delta Educ &amp; Econ Dev</p> <p><u>Applicant:</u> Claire Ashbrook - STRATA Architecture</p> <p><u>Representation Status:</u> Owner Present</p>	4
13	Connor Tomlin	<p><b>CD-BZA-2024-00045 - 4432 Troost Ave</b> - A request to approve a special exception for a fence to be greater than 4 feet in height on a vacant lot, plus any additional variances on about 0.12 acres generally located at 4432 Troost Avenue.</p> <p><u>Owner:</u> Wedoff Ernest</p> <p><u>Applicant:</u> ERNEST WEDOFF</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> July 10, 2024</p> <p><b>Quorum:</b> Ebbitts, Gorenc, Hays, Meier, Moran - Jul 10, 2024</p> <p><b>Previous BZA Hearings:</b> 7/10/24, 6/12/24, 5/15/24</p>	4
14	Ahnna Nanoski	<p><b>CD-BZA-2024-00187 - 8825 Troost Ave</b> - A request to approve a variance to the nonresidential accessory structure siting requirements on about 1.47 acres generally located at 8825 Troost Ave, plus any additional variances.</p> <p><u>Owner:</u> Veterans Community Project</p> <p><u>Applicant:</u> Kimball Hales - Finkle + Williams Architecture</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p> <p><b>THE FOLLOWING BZA CASE WILL BE HEARD AT 1:30PM</b></p>	5
15	Ahnna Nanoski	<p><b>CD-BZA-2023-00049 - 5500 Bennington Ave</b> - A request to appeal city staff's determination related to zoning violations issued for the subject site on about 13 acres generally located at 5500 Bennington Ave.</p> <p><u>Owner:</u> Heryer Daniel &amp; Salvaggio Brooke</p>	5

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Larisa  
Chambi

Applicant: Kristen Johnson

Representation Status: Attorney Representing

**Continued From:** December 11, 2024

**Quorum:** Ebbitts, Gorenc, Mixdorf, Moran, Wright - Jan 9, 2024

**Previous BZA Hearings:** 12/11/24, 11/13/24, 10/9/24, 9/11/24, 7/10/24, 1/9/24, 12/12/23, 8/8/23, 6/13/23

**CD-BZA-2024-00138 - 6902 Prospect Ave** - A request to appeal city staff's determination on the revocation of an approved alterative compliance parking plan on about 0.138 acres generally located at the southwest corner of East 69th Street and Prospect Avenue.

Owner: Lounge 42 LLC

Applicant: John Roe - The Roe Law Firm LLC

Representation Status: Attorney Representing

**Continued From:** November 13, 2024

**Previous BZA Hearings:** 11/13/24, 10/9/24

**Requested Board Action:** Dismiss

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