

BOARD OF ZONING ADJUSTMENT DOCKET

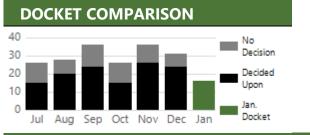
9:00AM - Wed, Jan 8, 2025

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.



CASES PER DISTRICT



BOARD OF ZONING ADJUSTMENT ITEMS

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

Docket Item	Case Assignee	Case Information	Council District
1	Stephanie Saldari	CD-BZA-2024-00118 - 7 E 65th Ter - 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.	6
		<u>Owner:</u> Brockman Gayla A & Pred Marshall E	
		<u>Applicant:</u> Laura Bauers - Lo Design	
		Representation Status: Owner Present	
		Continued From: December 11, 2024	
		Quorum: Ebbitts, Gorenc, Hays, Mixdorf, Moran, Wright - Sep 11, 2024	
		Previous BZA Hearings: 12/11/24, 10/9/24, 9/11/24	
2	Stephanie Saldari	CD-BZA-2024-00167 - 5424 Main St - 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.	6
		<u>Owner:</u> Reavey Patrick G & Denise M	
		Applicant: Scott Murphy - Classic Building Sales	
		Representation Status: Representative with Consent Affidavit	
3	Connor Tomlin	CD-BZA-2024-00193 - 4814 Roanoke Pkwy - 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.	6
		<u>Owner:</u> City of Kansas City Missouri	

Expresentation Status: Representative with Consent Affidavit Connor CD-BZA-2024-00134 - 10435 Wornall Rd - 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 roning district, plus any additional variances on about 0.48 acres generally located at 10435 Wornall Road. 6 Qurmer; Clemmons Anthony & Davis Bria Applicant: Bria Clemmons - Wyldehaus Representation Status; Owner Present Continued From: December 11, 2024 Quorum: Ebbits, Gorenc, Hays, Meier, Wright - Oct 9, 2024 Previous BZA Hearings: 12/11/24, 10/9/24 2 5 Connor Tomlin CD-BZA-2024-00181 - 4509 NE 63rd Ter - 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. 2 6 Connor Tomlin CD-BZA-2024-00184 - 7618 N Spruce Ave - 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. 2 7 Stephanie Saldari CD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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 2.67 acres generally located at 6307 NW Waukomis Drive. 2 7 Stephanie Saldari CD-BZA-2024-00190 - 6307 NW Waukomis Dri - 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 2.67 acres			Applicant: TOM SKRAM - REACHING SOLUTIONS LLC	
TomlinTo 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 Wormalt Road.Owner; Clemmons Anthony & Davis Bria Applicant; Bria Clemmons - Wyldehaus Representation Status; Owner Present Continued From: December 11, 2024 Quorum: Ebbits, Goren, Hoys, Meier, Wright - Oct 9, 2024 Previous BZA Hearings: 12/11/24, 10/9/2425Connor TomlinCD-BZA-2024-00181 - 4509 NE 63rd Ter - 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.2 6 Connor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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. Owner; Allen Mark & Tiffany Applicant; Mark Allen - Allen Family Enterprise, LLC Representation Status; Owner Present27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - A request to approve a variance to the location of a detached grage plus any other needed variances in an R-6 zoning district on about 2.68 acres generally located at 3607 NW Waukomis Drive. Owner; Heath, Bert & Kathleen Joan Applicant; Scott Gann - Scott Gann Construction Representation Status; Owner Present38Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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. Owner; Second Baptist Church Applicant; Cameron McCormick Representation Status; R			Representation Status: Representative with Consent Affidavit	
Applicant: Bria Clemmons - Wyldehaus Representation Status: Owner Present Continued From: December 11, 2024 Quorum: Ebbitts, Gorenc, Hays, Meier, Wright - Oct 9, 2024 Previous BZA Hearings: 12/11/24, 10/9/2425Connor Stoke Stack 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. Owner: Ryan Michael & Christi Applicant: Patrick Ryan Representation Status: Owner Present26Connor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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 Aver use. Owner: Allen Mark & Tiffany Applicant: Mark Allen - Allen Family Enterprise, LLC Representation Status: Owner Present27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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 2.6 a cres generally located at 6307 NW Waukomis Drive. Owner; Heath, Bert & Kathleen Joan Applicant: Sort Gann - Scott Gann Construction Representation Status: Owner Present38Ahnna NanoskiCD-SUP-2024-00173 - 3620 E 39th St - 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. Owner; Second Baptist Church Applicant: Cameron McCormick Representation Status; Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway St	4		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	6
Representation Status: Owner Present Continued From: December 11, 2024 Quorum: Ebbitts, Gorenc, Hays, Meier, Wright - Oct 9, 2024 Previous BZA Hearings: 12/11/24, 10/9/24Connor TomlinCD-BZA-2024-00181 - 4509 NE 63rd Ter - 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. Owner; Ryan Michael & Christi Applicant: Patrick Ryan Representation Status: Owner Present2GConnor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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. Owner; Allen Mark & Tiffany Applicant; Mark Allen - Allen Family Enterprise, LLC Representation Status: Owner Present27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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 2.6 acres generally located at 6307 NW Waukomis Drive. Owner; Heath, Bert & Kathleen Joan Applicant; Scott Gann - Scott Gann Construction Representation Status; Owner Present38Ahnna NanoskiCD-SUP-2024-0017 - 3620 E 39th St - A request to approve a Special Use Permit to Applicant; Cameron McCormick Representation Status; Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blwd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-(Al)(on about 5, acres3 <td></td> <td></td> <td><u>Owner:</u> Clemmons Anthony & Davis Bria</td> <td></td>			<u>Owner:</u> Clemmons Anthony & Davis Bria	
Gentinued From: December 11, 2024Quorum: Ebbitts, Gorenc, Hays, Meier, Wright - Oct 9, 2024Previous BZA Hearings: 12/11/24, 10/9/24ConnorTomlinTomlinCD-BZA-2024-00181 - 4509 NE 63rd Ter - 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.Owmer; Ryan Michael & Christi Applicant: Patrick Ryan Representation Status: Owner PresentConnorConnorTomlinTomlinRepresentation Status: Owner PresentCovmer; Allen Mark & Tiffany Applicant: Mark Allen - Allen Family Enterprise, LLC Representation of a detached garage plus any other needed variances in an R-6 zoning district on about 0.57 acres generally located at 0507 NW Waukomis Dr - 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 2.66 acres generally located at 0507 NW Waukomis Drive.Owmer; Heath, Bert & Kathleen Joan Applicant: Sott Gann - Scott Gann Construction Representation Status: Owner PresentAnna NanoskiAnna NanoskiCD-SUP-2024-0047 - 3620 E 39th St - A request to approve a Special Use Permit to expland a parking lot on about 1.6 acres generally located at 3620 E 39th St. Owmer; Second Baptist Church Applicant: Careron McCormick Representation Status: Representative with Consent Affidavit CFC Recommendation: Approval with Conditions on Dec 18, 20249Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blyd - A request to approve a variance to the Boulevard and Parkway Standards specifically			Applicant: Bria Clemmons - Wyldehaus	
Quorum: Ebbitts, Gorenc, Hays, Meier, Wright - Oct 9, 2024 Previous BZA Hearings: 12/11/24, 10/9/2425Connor TomlinCD-BZA-2024-00181 - 4509 NE 63rd Ter - 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. Owmer; Ryan Michael & Christi Applicant: Patrick Ryan Representation Status: Owner Present26Connor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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. Owmer; Allen Mark & Tiffany Applicant; Mark Allen - Allen Family Enterprise, LLC Representation Status: Owner Present27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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 2.66 acres generally located at 6307 NW Waukomis Drive. Owmer; Heath, Bert & Kathleen Joan Applicant; Scott Gann - Scott Gann Construction Representation Status: Owmer Present38Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - A request to approve a variance to t. Owmer; Second Baptist Church Applicant; Cameron McCormick Representation Status: Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton BWd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about 5 acres3			Representation Status: Owner Present	
Previous BZA Hearings: 12/11/24, 10/9/24Connor TomlinCD-BZA-2024-00181 - 4509 NE 63rd Ter - 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. Owmer; Ryan Michael & Christi Applicant: Patrick Ryan Representation Status; Owner Present2Connor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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. Owmer; Allen Mark & Tiffany Applicant: Mark Allen - Allen Family Enterprise, LLC Representation Status; Owner Present2TStephanie SaldariCD-SU2-2024-00190 - 6307 NW Waukomis Dr - 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. Owmer; Heath, Bert & Kathleen Joan Applicant: Scott Gann - Scott Gann Construction Representation Status; Owner Present38Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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. Owner; Second Baptist Church Applicant: CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about 5 acres3			Continued From: December 11, 2024	
5Connor TomlinCD-BZA-2024-00181 - 4509 NE 63rd Ter - 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.26Connor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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.27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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 2.66 acres generally located at 6307 NW Waukomis Drive.28Ahnna NanoskiCD-BZA-2024-0017 - 3620 E 39th St - A request to approve a Special Use Permit to expensentation Status; Owner Present38Ahnna NanoskiCD-SUP-2024-0017 - 3620 E 39th St - A request to approve a Special Use Permit to expand a parking lot on about 1.6 acres generally located at 3600 E 39th St. Owner; Second Baptist Church Applicant: Cameron McCormick Representation Status; Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about 5. acres3			Quorum: Ebbitts, Gorenc, Hays, Meier, Wright - Oct 9, 2024	
Tomlinside 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.GentlinConnor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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.2 owner; Allen Mark & Tiffany Applicant; Mark Allen - Allen Family Enterprise, LLC Representation Status; Owner Present27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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 266 acres generally located at 6307 NW Waukomis Drive. Owner; Heath, Bert & Kathleen Joan Applicant; Scott Gann - Scott Gann Construction Representation Status; Owner Present38Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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. Owner; Second Baptist Church Applicant; Cameron McCormick Representation Status; Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres3			Previous BZA Hearings: 12/11/24, 10/9/24	
Applicant: Patrick Ryan Representation Status: Owner PresentApplicant: Patrick Ryan Representation Status: Owner Present2Gonor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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. Owner: Allen Mark & Tiffany Applicant: Mark Allen - Allen Family Enterprise, LLC Representation Status: Owner Present27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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. Owner: Heath, Bert & Kathleen Joan Applicant: Scott Gann - Scott Gann Construction Representation Status: Owner Present38Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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. Owner: Second Baptist Church Applicant: Cameron McCormick Representation Status: Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about 5 acres3	5		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	2
Representation Status; Owner Present2GConnor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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. Owner; Allen Mark & Tiffany Applicant; Mark Allen - Allen Family Enterprise, LLC Representation Status; Owner Present27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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. Owner; Heath, Bert & Kathleen Joan Applicant; Scott Gann - Scott Gann Construction Representation Status; Owner Present28Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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. Owner; Second Baptist Church Applicant; Cameron McCormick Representation Status; Representative with Consent Affidavit CPC Recommendation: Approval with Consent Affidavit CPC Recommendation: Approval with Consent Affidavit CPC Recommendation: Approval with Consent Affidavit 5 acres3			<u>Owner:</u> Ryan Michael & Christi	
6Connor TomlinCD-BZA-2024-00184 - 7618 N Spruce Ave - 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.27Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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 Dr - 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. Owner: Heath, Bert & Kathleen Joan Applicant: Scott Gann - Scott Gann Construction Representation Status: Owner Present28Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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. Owner; Second Baptist Church Applicant: Cameron McCormick Representation Status: Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about 5 acres3			Applicant: Patrick Ryan	
Tomlinheight 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. Owner: Allen Mark & Tiffany Applicant: Mark Allen - Allen Family Enterprise, LLC Representation Status: Owner Present7Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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. Owner: Heath, Bert & Kathleen Joan Applicant: Scott Gann - Scott Gann Construction Representation Status: Owner Present38Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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. Owner: Second Baptist Church Applicant: Cameron McCormick Representation Status: Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres3			Representation Status: Owner Present	
Applicant: Mark Allen - Allen Family Enterprise, LLC Representation Status: Owner PresentApplicant: Mark Allen - Allen Family Enterprise, LLC Representation Status: Owner Present2Stephanie SaldariCD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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. Owner: Heath, Bert & Kathleen Joan Applicant: Scott Gann - Scott Gann Construction Representation Status: Owner Present28Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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. Owner: Second Baptist Church Applicant: Cameron McCormick Representation Status: Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 18, 202439Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about 5 acres3	6		height and size of an accessory structure in a R-5 district, plus any additional variances	2
 7 Stephanie Saldari 8 CD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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. Owner: Heath, Bert & Kathleen Joan Applicant: Scott Gann - Scott Gann Construction Representation Status: Owner Present 8 Ahnna Nanoski CD-SUP-2024-00047 - 3620 E 39th St - 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. Owner: Second Baptist Church Applicant: Cameron McCormick Representation Status: Representative with Consent Affidavit <i>CPC Recommendation: Approval with Conditions on Dec 18, 2024</i> 9 Andrew Clarke 9 Andrew CD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres 			<u>Owner:</u> Allen Mark & Tiffany	
 Stephanie Saldari CD-BZA-2024-00190 - 6307 NW Waukomis Dr - 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. <u>Owner:</u> Heath, Bert & Kathleen Joan <u>Applicant:</u> Scott Gann - Scott Gann Construction <u>Representation Status:</u> Owner Present Ahnna Nanoski <u>CD-SUP-2024-00047 - 3620 E 39th St</u> - 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. <u>Owner:</u> Second Baptist Church <u>Applicant:</u> Cameron McCormick <u>Representation Status:</u> Representative with Consent Affidavit <i>CPC Recommendation: Approval with Conditions on Dec 18, 2024</i> Andrew Clarke Andrew 			Applicant: Mark Allen - Allen Family Enterprise, LLC	
Saldarithe 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. <u>Owner:</u> Heath, Bert & Kathleen Joan <u>Applicant:</u> Scott Gann - Scott Gann Construction <u>Representation Status:</u> Owner Present8Ahnna Nanoski CD-SUP-2024-00047 - 3620 E 39th St - 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. <u>Owner:</u> Second Baptist Church <u>Applicant:</u> Cameron McCormick <u>Representation Status:</u> Representative with Consent Affidavit <i>CPC Recommendation: Approval with Conditions on Dec 18, 2024</i> 39Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres3			Representation Status: Owner Present	
 Applicant: Scott Gann - Scott Gann Construction <u>Applicant:</u> Scott Gann - Scott Gann Construction <u>Representation Status</u>: Owner Present CD-SUP-2024-00047 - 3620 E 39th St - 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. <u>Owner</u>: Second Baptist Church <u>Applicant</u>: Cameron McCormick <u>Representation Status</u>: Representative with Consent Affidavit <i>CPC Recommendation: Approval with Conditions on Dec 18, 2024</i> Andrew CD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres 	7	•	the location of a detached garage plus any other needed variances in an R-6 zoning	2
8Ahnna NanoskiRepresentation Status: Owner Present38Ahnna NanoskiCD-SUP-2024-00047 - 3620 E 39th St - 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.39Andrew ClarkeCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres3			<u>Owner:</u> Heath, Bert & Kathleen Joan	
 8 Ahnna Nanoski CD-SUP-2024-00047 - 3620 E 39th St - 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. <u>Owner:</u> Second Baptist Church Applicant: Cameron McCormick Representation Status: Representative with Consent Affidavit <i>CPC Recommendation: Approval with Conditions on Dec 18, 2024</i> 9 Andrew Clarke CD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres 			Applicant: Scott Gann - Scott Gann Construction	
Nanoskiexpand a parking lot on about 1.6 acres generally located at 3620 E 39th St.Owner:Second Baptist ChurchApplicant:Cameron McCormickRepresentation Status:Representative with Consent AffidavitCPC Recommendation:Approval with Conditions on Dec 18, 2024AndrewCD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres3			Representation Status: Owner Present	
9 Andrew Clarke CD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres 3	8			3
9 Andrew Clarke CD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres 3			Owner: Second Baptist Church	
CPC Recommendation: Approval with Conditions on Dec 18, 2024 9 Andrew Clarke CD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres3			Applicant: Cameron McCormick	
9 Andrew Clarke CD-BZA-2024-00175 - 3100 Benton Blvd - A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres			Representation Status: Representative with Consent Affidavit	
Clarke Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres			CPC Recommendation: Approval with Conditions on Dec 18, 2024	
generally located at Benton Boulevard and East 31st Street.	9			3
Owner: Ad Hoc Group Against Crime			Owner: Ad Hoc Group Against Crime	
Applicant: Justin Kaden - HOK			<u>Applicant:</u> Justin Kaden - HOK	

		Representation Status:	
10	Connor Tomlin	CD-BZA-2024-00191 - 3515 Forest Ave - 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.	3
		Owner: A & R Realty LLC	
		Applicant: yoli sanchez - Preserving Property LLC	
		Representation Status: Owner Present	
11	Ahnna Nanoski	CD-SUP-2024-00042 - 1520 Cherry St - A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St.	4
		Owner: Kansas City Rescue Mission	
		Applicant: Nick Kratz - HOK	
		Representation Status: Owner Present	
		CPC Recommendation: Approval with Conditions on Dec 18, 2024	
		Continued From: December 11, 2024	
		Previous BZA Hearings: 12/11/24	
12	Connor Tomlin	CD-BZA-2024-00194 - 900 E Linwood Blvd - 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.	4
		Owner: The Foundation For Delta Educ & Econ Dev	
		Applicant: Claire Ashbrook - STRATA Architecture	
		Representation Status: Owner Present	
13	Connor Tomlin	CD-BZA-2024-00045 - 4432 Troost Ave - 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.	4
		<u>Owner:</u> Wedoff Ernest	
		Applicant: ERNEST WEDOFF	
		Representation Status: Owner Present	
		Continued From: July 10, 2024	
		Quorum: Ebbitts, Gorenc, Hays, Meier, Moran - Jul 10, 2024	
		Previous BZA Hearings: 7/10/24, 6/12/24, 5/15/24	
14	Ahnna Nanoski	CD-BZA-2024-00187 - 8825 Troost Ave - 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.	5
		Owner: Veterans Community Project	
		Applicant: Kimball Hales - Finkle + Williams Architecture	
		Representation Status: Representative with Consent Affidavit	
		THE FOLLOWING BZA CASE WILL BE HEARD AT 1:30PM	
15	Ahnna Nanoski	CD-BZA-2023-00049 - 5500 Bennington Ave - 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.	5
		Owner: Heryer Daniel & Salvaggio Brooke	

16

1			
		<u>Applicant:</u> 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	
	Larisa Chambi	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.	
		<u>Owner:</u> 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	

5