



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Apr 9, 2025

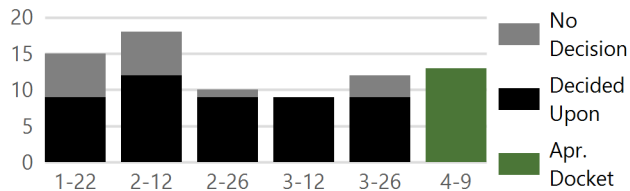
LOCATION

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>.

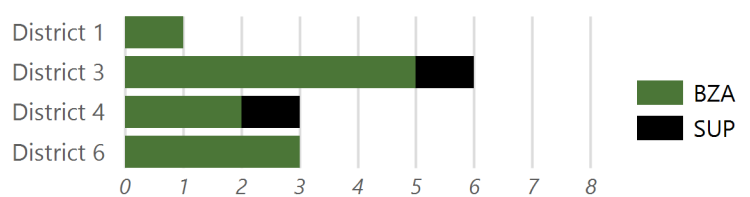
OTHER MATTERS

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** Amending the Rules and Regulations Governing the Procedure of the Board of Zoning Adjustment – Kansas City, MO.

Docket Item	Case Assignee	Case Information	Council District
1	Genevieve Kohn-Smith	CD-SUP-2024-00052 - 2999 Troost Ave - A request to approve a special use permit to allow a rooftop tavern/nightclub use on an existing building in the Troost Corridor Overlay on about 1.8 acres generally located at the northeast corner of Troost Avenue and E 30th Street. <u>Owner:</u> Exact Wonder LLC <u>Applicant:</u> Charles Peach - Wonp51 LLC DbA The Combine <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Apr 2, 2025	3
2	Connor Tomlin	CD-BZA-2024-00199 - City PIN: 290415 - A request to approve a variance to the setback of a wireless communication tower in a M1-5 zoning district, plus any additional variances on about 0.05 acres generally located at 4923 Lawn Avenue. <u>Owner:</u> Tower Mbm LLC <u>Applicant:</u> Jake Sprague <u>Representation Status:</u> Representative with Consent Affidavit Continued From: February 12, 2025 Quorum: Ebbitts, Gorenc, Hays, Meier, Mixdorf, Moran, Wright - Jan 22, 2025 Previous BZA Hearings: 2/12/25, 1/22/25 Requested Board Action: Continue off-docket	3

Docket Item	Case Assignee	Case Information	Council District
3	Stephanie Saldari	<p>CD-BZA-2025-00022 - 1307 Wabash Ave - 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</p>	3
4	Stephanie Saldari	<p>CD-BZA-2025-00029 - 4515 Forest Ave - A request to approve a variance to the residential vehicular standards to permit two parking pads in the front yard plus any other needed variances in an R-1.5 zoning district on about 0.10 acres generally located at 4515 Forest Avenue.</p> <p><u>Owner:</u> Elevate Design + Build LLC <u>Applicant:</u> Sara Ladd - Elevate Design + Build <u>Representation Status:</u> Owner Present</p>	3
5	Ahnna 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 Continued From: March 26, 2025 Previous BZA Hearings: 3/26/25</p>	3
6	Ahnna Nanoski	<p>CD-BZA-2025-00032 - 8745 E US 40 Hwy - A request to appeal a zoning violation related to a gravel parking lot on the subject site on about 40 acres generally located at 8701 E US 40 Hwy.</p> <p><u>Owner:</u> 8745 E US Highway 40 Vi, LLC <u>Applicant:</u> James McClure - Polsinelli, P.C. <u>Representation Status:</u> Attorney Representing Requested Board Action: Dismiss</p>	3
7	Ahnna Nanoski	<p>CD-SUP-2024-00048 - 100 E 39th St - A request to approve a Special Use Permit for Motor Vehicle Repair on the subject site on about .5 acres generally located at 3840 Warwick Blvd.</p> <p><u>Owner:</u> V-16 Realty LLC <u>Applicant:</u> Jose Cordova - Royal Auto Trim <u>Representation Status:</u> Owner Present CPC Recommendation: Scheduled on Apr 16, 2025 Requested Board Action: Continue to Apr. 23, 2025</p>	4
8	Connor Tomlin	<p>CD-BZA-2024-00108 - 3419 Baltimore Ave - 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</p>	4

Docket Item	Case Assignee	Case Information	Council District
		<p>Quorum: Ebbitts, Gorenc, Hays, Mixdorf, Moran, Wright - Sep 11, 2024</p> <p>Previous BZA Hearings: 11/13/24, 9/11/24</p> <p>Requested Board Action: Continue to Apr. 23, 2025</p>	
9	Stephanie Saldari	<p>CD-BZA-2025-00028 - 4028 McGee St - A request to approve a variance to the lot and building standards to permit a smaller side setback on the subject site, plus any other needed variances in an R-2.5 zoning district on about 0.15 acres generally located at 4028 McGee Street.</p> <p><u>Owner:</u> Verschelden Matthew & Barrientos Vanessa</p> <p><u>Applicant:</u> Elijah Unruh - UNRUH, ELI</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p>	4
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</p> <p><u>Applicant:</u> Alison Lessley</p> <p><u>Representation Status:</u> Owner Present</p> <p>Continued From: March 26, 2025</p> <p>Previous BZA Hearings: 3/26/25</p>	6
11	Alec Gustafson	<p>CD-BZA-2025-00024 - 4801 Holly St - A request to approve variances to the Lot and Building Standards in an Infill Residential Development site, plus any other variances on about 0.156 acres generally located at 4801 Holly St.</p> <p><u>Owner:</u> James T And Deborah K Hamilton Revocable Trust Dated 02/13/2</p> <p><u>Applicant:</u> James Hamilton - Jim Hamilton, Realtor</p> <p><u>Representation Status:</u></p>	6
12	Stephanie Saldari	<p>CD-BZA-2025-00030 - 7528 Grand Ave - A request to approve a variance to the required distance between structures on one lot to permit a deck to be less than 10 feet away from an existing detached garage, plus any other needed variances in an R-5 zoning district on about 0.12 acres generally located at 7528 Grand Avenue.</p> <p><u>Owner:</u> Erickson Christena K</p> <p><u>Applicant:</u> Christi Erickson</p> <p><u>Representation Status:</u> Owner Present</p>	6
13	Connor Tomlin	<p>CD-BZA-2025-00031 - 1106 NE 115th Ter - A request to approve a variance to the maximum height of a detached garage, plus any additional variances. on about 0.35 acres generally located at 1106 NE 115th Terrace.</p> <p><u>Owner:</u> Bowman Jessup J & Meshon L</p> <p><u>Applicant:</u> Jessup Bowman</p> <p><u>Representation Status:</u> Owner Present</p>	1