



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Dec 11, 2024

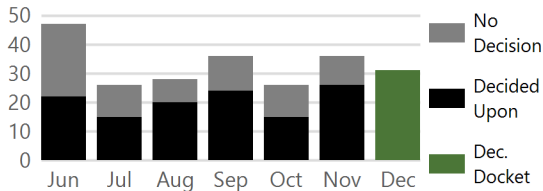
LOCATION

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>.

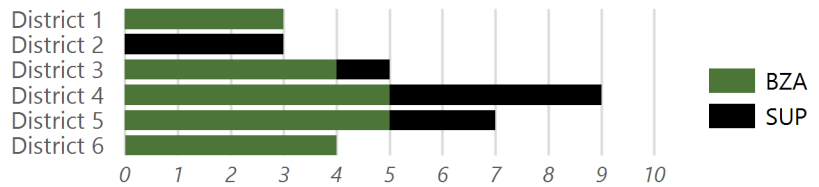
OTHER MATTERS

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	Alec Gustafson	<p>CD-SUP-2024-00026 - 1203 Woodswether Rd - A request to approve a Special Use Permit for two second story apartments in an M2-1 zoning district on about 0.923 acres generally located at 1203 Woodswether Rd.</p> <p><u>Owner:</u> Bortnick Benjamin D <u>Applicant:</u> Ben Bortnick - BDB Poperties LLC <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Sep 4, 2024 Continued From: November 13, 2024 Previous BZA Hearings: 11/13/24, 10/9/24</p>	4
2	Alec Gustafson	<p>CD-SUP-2024-00037 - 6228 E Truman Rd - A request to approve a Special Use Permit for Motor Vehicle Repairs (General) in a B3-2 zoning district on about .367 acres generally located at 6228 E Truman Rd.</p> <p><u>Owner:</u> Choudhry Inc <u>Applicant:</u> Bryan Ruoff - 3F30 ARCHITECTS INC <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Nov 20, 2024</p>	4

Docket Item	Case Assignee	Case Information	Council District
3	Alec Gustafson	<p>CD-SUP-2024-00038 - 6226 E Truman Rd - A request to approve a Special Use Permit for Light Equipment Sales/Rental (Outdoor) in a B3-2 zoning district on about 1.194 acres generally located at 6226 E Truman Rd.</p> <p><u>Owner:</u> Choudhry Inc <u>Applicant:</u> Bryan Ruoff - 3F30 ARCHITECTS INC <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Nov 20, 2024</p>	4
4	Ahna Nanoski	<p>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.</p> <p><u>Owner:</u> Kansas City Rescue Mission <u>Applicant:</u> Nick Kratz - HOK <u>Representation Status:</u> Owner Present CPC Recommendation: Scheduled on Dec 18, 2024 Requested Board Action: Continue to Jan. 8, 2025</p>	4
5	Ahna Nanoski	<p>CD-BZA-2024-00168 - 640 E Armour Blvd - A request to approve a variance to the minimum area per unit requirement for a R-0.5 zoning district on about .6 acres generally located at 640 E Armour Blvd, plus any other needed variances.</p> <p><u>Owner:</u> 640 East Armour LLC <u>Applicant:</u> Peter Cassel - Armour Troost NE LLC <u>Representation Status:</u> Attorney Representing</p>	4
6	Justin Smith	<p>CD-BZA-2024-00169 - 1004 W 18th St - A request to approve a variance to the boulevard and parkway setback standards to allow for a multi-unit building in District R-1.5 on about 0.1 acres generally located at the northwest corner of West Pennway and West 18th Street, plus any additional variances.</p> <p><u>Owner:</u> Westside Housing Organization <u>Applicant:</u> Samuel De Jong - BNIM <u>Representation Status:</u> Owner Present</p>	4
7	Connor Tomlin	<p>CD-BZA-2024-00173 - 123 Belmont Blvd - A request to approve a variance to the Boulevard and Parkway standards to permit a non-permitted fencing material, plus any additional variances on about 3.76 acres generally located at 123 Belmont Boulevard.</p> <p><u>Owner:</u> Alamana Investments <u>Applicant:</u> Maher Althalathini <u>Representation Status:</u> Owner Present</p>	4
8	Ahna Nanoski	<p>CD-BZA-2024-00067 - 6850 E Front St - A request to appeal a Notice of Abandonment related to a nonconforming sign on about .9 acres generally located at 6850 E Front St.</p> <p><u>Owner:</u> Hale Real Estate LLC <u>Applicant:</u> Kerrie Hale - Hale Real Estate <u>Representation Status:</u> Attorney Representing Continued From: October 9, 2024 Previous BZA Hearings: 10/9/24, 8/14/24, 7/10/24 Requested Board Action: Continue off-docket</p>	4

Docket Item	Case Assignee	Case Information	Council District
9	Ahna Nanoski	<p>CD-BZA-2024-00161 - 902 Independence Ave - A request to appeal zoning violations related to an unpermitted use (retail sales) in a residential zoning district on about .3 acres generally located at 902 Independence Ave.</p> <p><u>Owner:</u> Antisdell Brad & Kim <u>Applicant:</u> Isaac Ames - Withers, Brant, Igoe & Mullennix <u>Representation Status:</u> Attorney Representing</p>	4
10	Alec Gustafson	<p>CD-SUP-2024-00040 - 8200 Hillcrest Rd - A request to approve a Special Use Permit for a private golf course renovation in an R-7.5 zoning district on about 131.654 acres generally located at 8200 Hillcrest Rd.</p> <p><u>Owner:</u> 635 Holdings LLC <u>Applicant:</u> Mark Lieb - Hufft Projects, LLC <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 4, 2024</p>	5
11	Alec Gustafson	<p>CD-SUP-2024-00045 - 1815 E 63rd St - A request to approve a Special Use Permit to allow for temporary modular buildings on the Brookside Charter School grounds in an R-5 zoning district on about 2.222 acres generally located at 1815 E 63rd St.</p> <p><u>Owner:</u> BSDS Inc <u>Applicant:</u> Andrew Schopen - ACI Boland Architecture <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Dec 4, 2024</p>	5
12	Stephanie Saldari	<p>CD-BZA-2024-00165 - 7416 James A Reed Rd - A request to approve a variance to the residential vehicular standards to permit a gravel driveway on the subject site plus any other needed variances in an R-7.5 zoning district on about 1.23 acres generally located at 7416 James A Reed Road.</p> <p><u>Owner:</u> Brandow Justin <u>Applicant:</u> Justin Brandow <u>Representation Status:</u> Representative with Consent Affidavit</p>	5
13	Alec Gustafson	<p>CD-BZA-2024-00170 - 14404 E 49th Ter - A request to approve a variance to the front and rear yard setbacks of a lot in an R-1.5 zoning district, plus any additional variances on about 0.195 acres generally located at 14404 E 49th Ter.</p> <p><u>Owner:</u> Legacy Holdings LLC <u>Applicant:</u> Steven Woods - WGN & ASSOCIATES, LLC <u>Representation Status:</u> Owner Present</p>	5
14	Alec Gustafson	<p>CD-BZA-2024-00171 - 14407 E 49th Ter - A request to approve a variance to the rear yard setback on a lot in an R-1.5 zoning district, plus any additional variances on about 0.179 acres generally located at 14407 E 49th Ter.</p> <p><u>Owner:</u> Current Properties Investments LLC <u>Applicant:</u> Steven Woods - WGN & ASSOCIATES, LLC <u>Representation Status:</u> Owner Present</p>	5
15	Ahna Nanoski	<p>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.</p> <p><u>Owner:</u> Heryer Daniel & Salvaggio Brooke</p>	5

Docket Item	Case Assignee	Case Information	Council District
16	Ahna Nanoski	<p><u>Applicant:</u> Kristen Johnson <u>Representation Status:</u> Attorney Representing Continued From: November 13, 2024 Quorum: Moran, Ebbitts, Gorenc, Mixdorf, Wright - Jan 9, 2024 Previous BZA Hearings: 11/13/24, 10/9/24, 9/11/24, 7/10/24, 1/9/24, 12/12/23, 8/8/23, 6/13/23 Requested Board Action: Continue to Dec. 13, 2024</p> <p>CD-BZA-2024-00159 - 5901 Prospect Ave - A request to appeal a Notice of Violation related to a nonconforming pole sign on the subject site on about .6 acres generally located at 5901 Prospect Ave.</p> <p><u>Owner:</u> Boles Lonzo Jr & Boles Ronnie J <u>Applicant:</u> Lonzo Boles Jr. <u>Representation Status:</u> Owner Present</p>	5
17	Justin Smith	<p>CD-SUP-2024-00039 - 4201 Indiana Ave - A request to approve a Special Use Permit in District R-2.5/B1-1/B3-2/M1-5 to allow for a school on about 20 acres generally located at the northeast corner of Indiana Avenue and East 43rd Street.</p> <p><u>Owner:</u> The School District of K C MO <u>Applicant:</u> Katereh Mahobian - SK Design Group, Inc. <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Nov 20, 2024</p>	3
18	Stephanie Saldari	<p>CD-BZA-2024-00166 - 4231 Euclid Ave - A request to approve a variance to the infill lot and building standards to permit a larger height plus any other needed variances in an R-2.5 zoning district on about 0.092 acres generally located at 4231 Euclid Avenue.</p> <p><u>Owner:</u> Washington Family Trust <u>Applicant:</u> Lonnie Shanks - Jowler Creek Architecture <u>Representation Status:</u> Owner Present</p>	3
19	Olofu Agbaji	<p>CD-BZA-2024-00015 - 2804 Blue Ridge Blvd - A request to appeal zoning violations related to the storage of commercial vehicles and gravel parking areas on about 5 acres generally located at 2804 Blue Ridge Blvd.</p> <p><u>Owner:</u> Quintanilla Carlos & Daisy <u>Applicant:</u> TIMOTHY GATES <u>Representation Status:</u> Owner Present Continued From: November 13, 2024 Previous BZA Hearings: 11/13/24, 9/11/24, 3/12/24 Requested Board Action: Dismiss</p>	3

Docket Item	Case Assignee	Case Information	Council District
20	Olofu Agbaji	<p>CD-BZA-2024-00027 - 2808 Blue Ridge Blvd - A request to appeal zoning violations related to outdoor storage, unapproved accessory structures, and an unpermitted use on about 5 acre generally located at 2808 Blue Ridge Blvd.</p> <p><u>Owner:</u> Quintanilla Carlos & Daisy <u>Applicant:</u> TIMOTHY GATES <u>Representation Status:</u> Continued From: November 13, 2024 Previous BZA Hearings: 11/13/24, 9/11/24, 4/9/24 Requested Board Action: Dismiss</p>	3
21	Ahnna Nanoski	<p>CD-BZA-2024-00149 - 5631 E US 40 Hwy - A request to rehear case CD-BZA-2024-00072 on about 2 acres generally located at 5631 E US 40 Hwy.</p> <p><u>Owner:</u> The Tow Lot LLC <u>Applicant:</u> Mark Meyer - Law Offices of Mark E. Meyer LLC <u>Representation Status:</u> Attorney Representing Continued From: November 13, 2024 Previous BZA Hearings: 11/13/24</p>	3
22	Stephanie Saldari	<p>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.</p> <p><u>Owner:</u> Brockman Gayla A & Pred Marshall E <u>Applicant:</u> Laura Bauers - Lo Design <u>Representation Status:</u> Owner Present Continued From: October 9, 2024 Quorum: Moran, Ebbitts, Gorenc, Hays, Mixdorf, Wright - Sep 11, 2024 Previous BZA Hearings: 10/9/24, 9/11/24 Requested Board Action: Continue to Jan. 8, 2025</p>	6
Docket items ↓ below this line ↓ will be heard at the virtual overflow meeting on 12/13/2024 9:00 AM.			
23	Stephanie Saldari	<p>CD-BZA-2024-00140 - 716 W 45th St - A request to approve a variance to the permitted setbacks for a swimming pool, plus any other needed variances on about 0.063 acres generally located at 716 W 45th Street.</p> <p><u>Owner:</u> Bellari Michael J <u>Applicant:</u> Derrion Thomas - Thomas 58 construction llc <u>Representation Status:</u> Representative with Consent Affidavit Continued From: November 13, 2024 Quorum: Moran, Ebbitts, Hays, Mixdorf, Wright - Nov 13, 2024 Previous BZA Hearings: 11/13/24</p>	6
24	Connor Tomlin	<p>CD-BZA-2024-00163 - 211 E 147th St - A request to approve a variance to the setback distance between an accessory structure and the primary structure, plus any additional variances on about 1.89 acres generally located at 211 E 147th Street.</p> <p><u>Owner:</u> Williams Tara B <u>Applicant:</u> Tara Stevens <u>Representation Status:</u> Owner Present</p>	6

Docket Item	Case Assignee	Case Information	Council District
25	Connor Tomlin	<p>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 zoning district, plus any additional variances on about 0.48 acres generally located at 10435 Wornall Road.</p> <p><u>Owner:</u> Clemmons Anthony & Davis Bria <u>Applicant:</u> Bria Clemmons - Wyldehaus <u>Representation Status:</u> Owner Present Continued From: October 9, 2024 Quorum: Ebbitts, Gorenc, Hays, Meier, Wright - Oct 9, 2024 Previous BZA Hearings: 10/9/24</p>	6
26	Connor Tomlin	<p>CD-BZA-2024-00151 - 10500 N Arrowhead Trfy - A request to approve a variance to the maximum size of a monument sign for a school in a residential district, plus any additional variances on about 35.1 acres generally located at 10500 N Arrowhead Trafficway.</p> <p><u>Owner:</u> Northland Christian Education System <u>Applicant:</u> Joe Tindall - Grandmark Signs, LLC <u>Representation Status:</u> Representative with Consent Affidavit</p>	1
27	Connor Tomlin	<p>CD-BZA-2024-00164 - 8001 NE 76th Ter - A request to approve a variance to the maximum width of a driveway on a residential lot, plus any additional variances on about 0.27 acres generally located at 8001 NE 76th Terrace.</p> <p><u>Owner:</u> Encore Building Company <u>Applicant:</u> Timothy Weatherly - Generation Neutral Construction, LLC <u>Representation Status:</u> Owner Present</p>	1
28	Stephanie Saldari	<p>CD-BZA-2024-00177 - 10151 N Kansas Ct - A request to approve a variance to the accessory building standards to permit a larger structure plus any other needed variances on an R-6 zoning district on about 0.48 acres generally located at 10151 N Kansas Court.</p> <p><u>Owner:</u> Don Julian Builders Inc <u>Applicant:</u> Jeff Julian - Don Julian Builders <u>Representation Status:</u> Representative with Consent Affidavit</p>	1
29	Genevieve Kohn	<p>CD-SUP-2024-00041 - 7700 NE 38th St - A request to approve a special use permit to allow one temporary, modular building in district M1-5/US on about 8.7 acres generally located at 7700 NE 38th Street.</p> <p><u>Owner:</u> Rush Truck Centers of Missouri Inc <u>Applicant:</u> Jason Stucker - HD Architecture <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Nov 20, 2024</p>	2

Docket Item	Case Assignee	Case Information	Council District
30	Genevieve Kohn	<p>CD-SUP-2024-00043 - 5704 N Northwood Rd - A request to approve a special use permit for an existing school to add additional impervious vehicular use area in district R-80 on about 9.6 acres generally located at 5704 N Northwood Road.</p> <p><u>Owner:</u> Park Hill R-5 School District <u>Applicant:</u> DAVID WOOD - KAW VALLEY ENGINEERING, INC. <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Dec 4, 2024</p>	2
31	Genevieve Kohn	<p>CD-SUP-2024-00044 - 7100 N Chatham Ave - A request to approve a special use permit to allow the continued temporary use of one modular building in district R-7.5 on about 10 acres generally located at 7100 N Chatham Avenue.</p> <p><u>Owner:</u> Park Hill R-5 School District <u>Applicant:</u> DAVID WOOD - KAW VALLEY ENGINEERING, INC. <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Dec 4, 2024</p>	2