



Board of Zoning Adjustment Minutes

Hearing Date: December 11, 2024

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: 1

CD-SUP-2024-00026 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.

Applicant: Ben Bortnick of BDB Properties llc

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Alec Gustafson presented the case. 9 exhibits were admitted. The applicant, Benjamin Bortnick, appeared and spoke about his concerns with one of the conditions set forth by the CPC, specifically the sidewalks. No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved with Conditions
Motioned by: Hays
Seconded by: Moran
Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran
Voting Nay: None
Abstaining: None

Docket Item: 2

CD-SUP-2024-00037 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.

Applicant: Bryan Ruoff of 3F30 ARCHITECTS INC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case and stated staff is recommending continuance without fee to January 22, 2025. The applicant, Bryan Ruoff, appeared and requested the case to be continued. Commissioners approved to continue the case to January 22, 2025, without fee.

Motion: Continued Fee: NO
Motioned by: Hays
Seconded by: Moran
Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran
Voting Nay: None
Abstaining: None

Docket Item: 3

CD-SUP-2024-00038 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.

Applicant: Bryan Ruoff of 3F30 ARCHITECTS INC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case and stated staff is recommending continuance without fee to January 22, 2025. The applicant, Bryan Ruoff, appeared and requested the case to be continued. Commissioners approved to continue the case to January 22, 2025, without fee.

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-SUP-2024-00042 A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St.

Applicant: Nick Kratz of HOK

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2024-00168 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.

Applicant: Jett Sexton of Husch Blackwell

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 9 exhibits were admitted. The applicant, Peter Castle and Owners, Mr. Renner and Mr. Sexton, appeared to discuss their requests. Chris Koch, Hyde Park HOA Board President appeared to share support from neighbors overall with a mention of street parking challenge for this particular street. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance.

Motion: Approved

Motioned by: Moran

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2024-00169 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 northeast corner of West Pennway and West 18th Street, plus any additional variances.

Applicant: Samuel De Jong of BNIM

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Justin Smith presented the case. 10 exhibits were admitted. The applicant, Sam De Jong from BNIM and Owners, Westside Housing Organization, appeared to discuss their requests. Leah Gale, long time westside neighbor, appeared to share support. 2 notarized emails were submitted as exhibit 10 against the project. Board members discussed the merits of the case and approved the variance and set-backs.

Motion: Approved

Motioned by: Hays

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-BZA-2024-00173 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.

Applicant: Maher Althalathini

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. Applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Moran

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2024-00067 A request to appeal a Notice of Abandonment related to a nonconforming sign on about .9 acres generally located at 6850 E Front St.

Applicant: Kerrie Hale of Hale Real Estate

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Testimony: No

Motion: Continued - Off Docket Fee: YES

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2024-00161 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.

Applicant: Isaac Ames of Withers, Brant, Igoe & Mullennix

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 9 exhibits were admitted. Isaac Ames with Withers, Brant, Igoe & Mullennix, as well as the owners appeared. Kate Barsoti, Margaret Valenta and Kathryn Byrum appeared for public testimony in opposition. Board members discussed the merits of the case and denied the appeal for retail sales in a residential zoned district.

Motion: Denied

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-SUP-2024-00040 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.

Applicant: Mark Lieb of Hufft Projects, LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 9 exhibits were admitted. Amy Grant, Applicant, appeared on behalf of the applicant. No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission, as well as the variance.

Motion: Approved with Conditions

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-SUP-2024-00045 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.

Applicant: Andrew Schopen of ACI Boland Architecture

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 5 exhibits were admitted. Andrew Schopen spoke on behalf of the owner. No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved with Conditions

Motioned by: Meier

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2024-00165 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.

Applicant: Justin BrandoW

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. Justin Brandow, applicant and owner appeared to discuss the merits of the case. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance.

Motion: Approved

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-BZA-2024-00170 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.

Applicant: Steven Woods of WGN & ASSOCIATES, LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 9 exhibits were admitted. The applicant team Kendrick Johnson appeared and spoke about their requests. Front and rear setbacks needed adjusted due to an additional stairs. These variances will replace original variances approved in September. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-BZA-2024-00171 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.

Applicant: Steven Woods of WGN & ASSOCIATES, LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 9 exhibits were admitted. The applicant team Kendrick Johnson appeared and spoke about their requests. Front and rear setbacks needed adjusted due to back yard grading. These variances will replace original variances approved in September. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Moran

Seconded by: Hays

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-BZA-2023-00049 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.

Applicant: Daniel Heryer of Urbavore Urban Farm

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff and applicant. Kristin Johnson, Applicant, requested a continuance to January 8, 2025 due to the owners and herself not being available for the overflow date. No one appeared online or in person to oppose the continuance. Board members continued the case to January 8, 2025 without a fee.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Moran

Voting Nay: Hays

Abstaining: None

Docket Item: 16

CD-BZA-2024-00159 A request to appeal a Notice of Violation related to an nonconforming pole sign on the subject site on about .6 acres generally located at 5901 Prospect Ave.

Applicant: Lonzo Boles Jr.

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 11 exhibits were admitted. The applicant and owner, Lonzo and Ronnie Boles, spoke about the challenges and their understanding of the codes pertaining to their pole sign attached to the canopy on their building. Darlene Guess, with the Town Fort Creek Neighborhood Association, appeared and spoke in support of the applicants request. Board members discussed the merits of the case and denied the request for an appeal.

Motion: Denied

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 17

CD-SUP-2024-00039 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.

Applicant: Katereh Mahobian of SK Design Group, Inc.

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Justin Smith presented the case. 4 exhibits were admitted. Melissa Brown appeared on behalf of the applicant, as well as the project manager, Whitney Morgan. No one else appeared for public testimony. Board members discussed the merits of the case and approved the SUP in accordance with the staff recommendation and approval with conditions from the City Plan Commission.

Motion: Approved with Conditions

Motioned by: Meier

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-BZA-2024-00166 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.

Applicant: Lonnie Shanks of Jowler Creek Architecture

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant, Lonnie Shanks, and Owners, Mr. Washington, appeared to discuss their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved the variances.

Motion: Approved

Motioned by: Moran

Seconded by: Hays

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 19

CD-BZA-2024-00015 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.

Applicant: TIMOTHY GATES

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated that there is no longer need for the zoning appeal and requested the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 20

CD-BZA-2024-00027 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.

Applicant: TIMOTHY GATES

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated that there is no longer need for the zoning appeal and requested the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 21

CD-BZA-2024-00149 A request to rehear case CD-BZA-2024-00072 on about 2 acres generally located at 5631 E US 40 Hwy.

Applicant: Mark Meyer of Law Offices of Mark E. Meyer LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Motion: Continued

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 22

CD-BZA-2024-00118 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.

Applicant: Laura Bauers of Lo Design

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Moran

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 23

CD-BZA-2024-00140 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.

Applicant: Derrion Thomas of Thomas 58 construction llc

Commissioners Present: Ebbitts; Hays; Meier; Moran

Commissioners Absent: Gorenc; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 12 exhibits were admitted. The applicant and owners, Derrion Thomas, Michael Bellari and Kyle Deere, appeared to discuss their request. Rodney Adams, a neighbor in support, appeared for public testimony. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

Motion: Approved

Motioned by: Moran

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 24

CD-BZA-2024-00163 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.

Applicant: Tara Stevens

Commissioners Present: Ebbitts; Hays; Meier; Moran

Commissioners Absent: Gorenc; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant and owners, Tara and Jeff Stevens, appeared to discuss their request. They shared the support of their neighbors. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

Motion: Approved

Motioned by: Moran

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 25

CD-BZA-2024-00134 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.

Applicant: Bria Clemmons of Wyldehaus

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 26

CD-BZA-2024-00151 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.

Applicant: Joe Tindall of Grandmark Signs, LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant and owners, Joe Tindall, appeared to discuss their request. They are asking for this size of a monument sign so the letters can be seen from the highway. All parties agreed to turn sign off from the hours of 1am-6am. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

Motion: Approved

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Meier; Moran

Voting Nay: Hays

Abstaining: None

Docket Item: 27

CD-BZA-2024-00164 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.

Applicant: Casey Lynn of Encore Building Company

Commissioners Present: Ebbitts; Hays; Meier; Moran

Commissioners Absent: Gorenc; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant and owners, Brian Colvan and Steve Warger, appeared to discuss their request. They shared the reasons for the 1 1/2 foot variance. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance.

Motion: Approved

Motioned by: Moran

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Moran

Voting Nay: None

Abstaining: None

Docket Item: 28

CD-BZA-2024-00177 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.

Applicant: Jeff Julian of Don Julian Builders

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran

Commissioners Absent: Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant and owners, Jeff Julian, Jeff Linscott and Rod Fager, appeared to discuss their requests. The Applicants agreed to remove their request for the setbacks. No one else appeared for testimony. Board members discussed the merits of the case and approved the other two variances in accordance to the site plan and staff report.

Motion: Approved

Motioned by: Moran

Seconded by: Hays

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Moran

Voting Nay: None

Abstaining: None
