

Ordinance #250873 (Rezoning)

CD-CPC-2025-00109

Hedgepath Rezoning

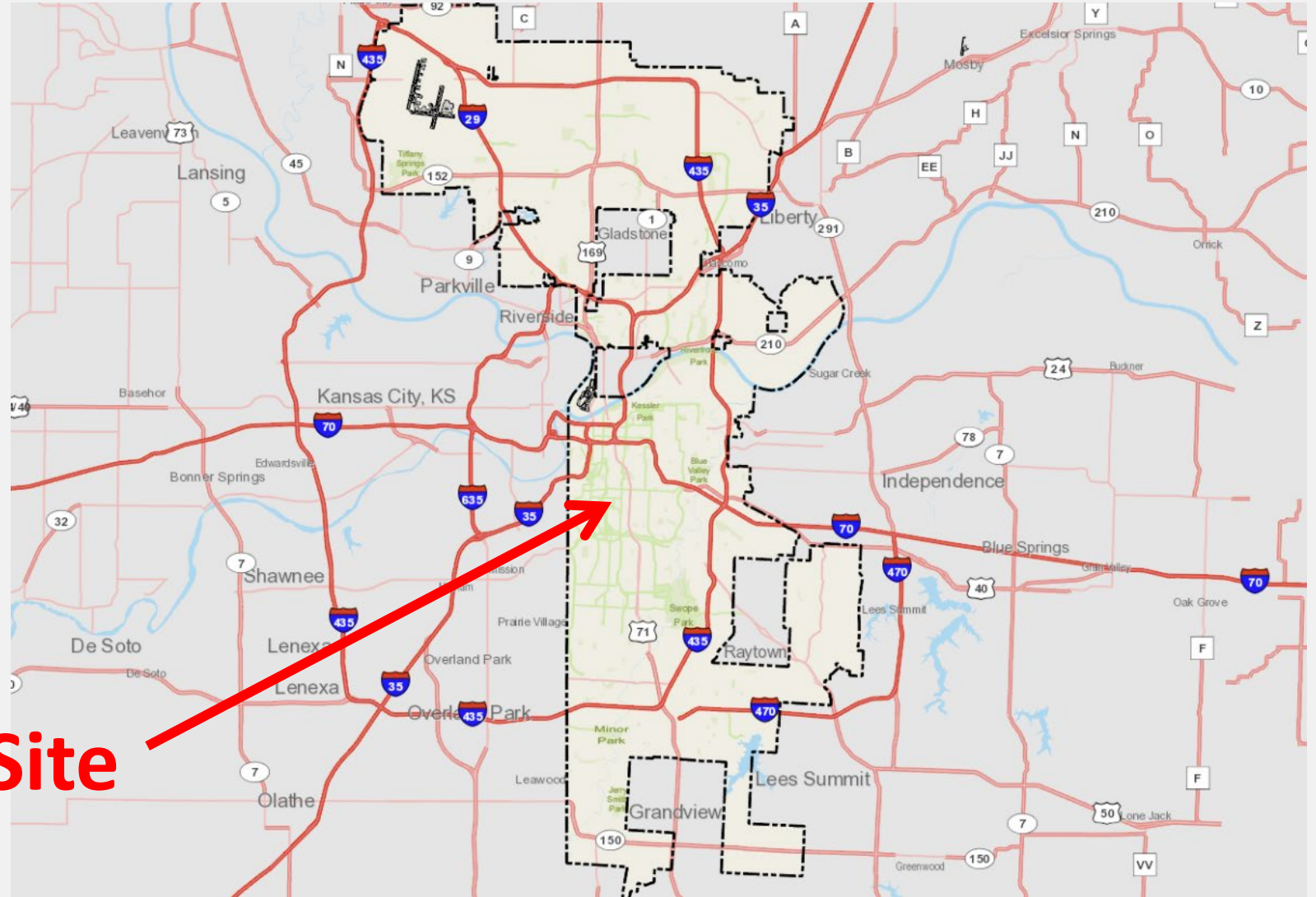
October 14, 2025

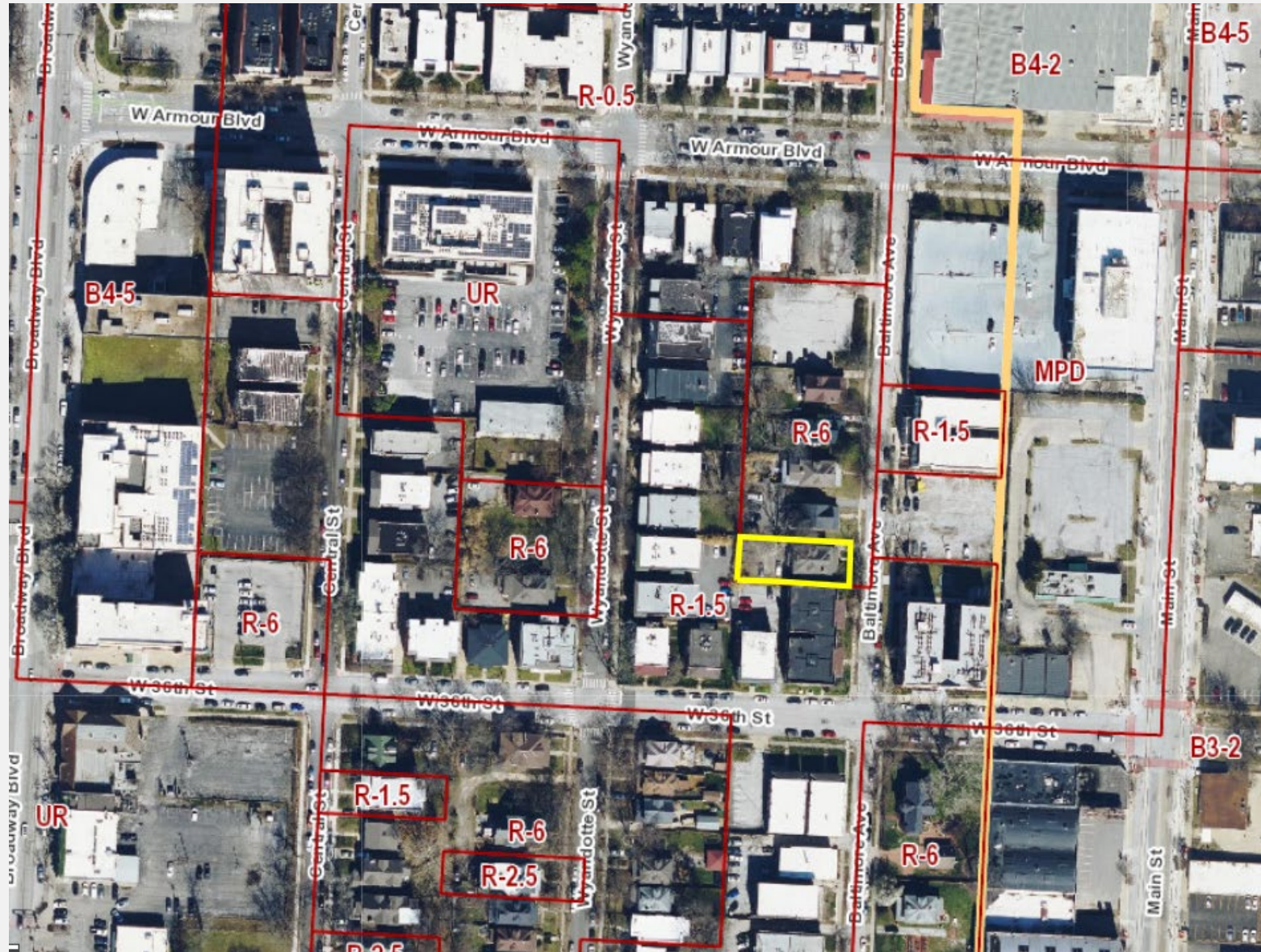
Neighborhood Planning and Development Committee



Location

Site





History

- Structure caught fire March 30, 2025
- Needs a full interior remodel





- Variance Application from 1980
 - To allow for an additional unit to duplex
- No records for if approved or denied

CITY OF KANSAS CITY, MISSOURI PERMIT APPLICATION		SPC 08/11/95
PROJECT: 3532 Baltimore TYPE OF WORK: NEW ☐ ADDITION ☐ ALTER ☒ REPLACE ☐ REPAIR ☐ MOVE ☐ BREAK ☐		PERMIT NO. PS-10167
EXISTING BUILDING: Duplex PROPOSED PERMIT: Single Family		Legal: 2264/62
OWNER: Douglas Stanger PERSON OR FIRM: 4500 N. Hampshire Cleveland ADDRESS: K.O. No. 64119		PHONE:
Occupational License Number: OWNER Phone: 454-5268 / 561-9501 work Building Area at Grade: S.F. Total Building Area: S.F. # Stories:		
Apartment Bldg: No Living Units: ☐ Basement: None ☐ Fin. ☐ Unfin. ☐ Single: No. of Rooms: ☐ No. Baths: ☐ Const. Many ☐ Frame: ☐ Brick: ☐ Family: Basement: None ☐ Unfin. ☐ Fin. ☐ Garage: None ☐ Single: ☐ Detach. ☐		
Insurance Expr. Date: _____ Valuation \$: _____ Fee \$: _____		
OTHER PERMITS: Electrical ☐ Boiler, Hy. Vessel & Pipe Fitting ☐ Fire Protection ☐ Gas Fired Appliance ☐		
Occupational License Number: _____ Phone: _____ Valuation \$: _____ Fee \$: _____		
OTHER PERMITS: Warm Air Heating ☐ Mech. Refrigeration ☐ Percolation Test ☐ Other ☐		
Occupational License Number: _____ Phone: _____ Valuation \$: _____ Fee \$: _____		
OTHER PERMITS: Fuel Oil ☐ Elevator ☐ Sign ☐ Sodic Tank ☐		
Occupational License Number: _____ Phone: _____ Valuation \$: _____ Fee \$: _____		
Comments of Work: They are converting this 3 story house to a duplex and have gone application to the BZA for a variance so they can have a triplex. The 3rd floor will remain vacant until they have a triplex. At that time it approved by the BZA, a supplemental permit will be needed to convert building to a triplex.		
Remarks: BZA, a supplemental permit will be needed to convert building to a triplex.		
Signature of Applicant: Douglas Stanger SIGNATURE OF APPLICANT:		PERMISSION FOR ABOVE DESCRIBED WORK IS HEREBY GRANTED. Signature of City Administrator: J. Anderson CITY ADMINISTRATOR:
THIS FORM IS A PERMIT ONLY WHEN VALIDATED HERE		Total Value of Work: 700.00 Total Permit Fee: 13.00
THIS FORM IS A PERMIT ONLY WHEN VALIDATED HERE		PERMIT NUMBER: _____ DATE: _____ AMOUNT OF FEE: _____

Key Notes

- R-6 only allows for duplex on corner lots
- R-1.5 would match zoning to south, east and portion of west
- Not enough evidence for CLNU
- A house on the block does have a CLNU





View looking south on Baltimore Avenue



View looking north on Baltimore Avenue

CPC & Staff Recommendation

Approval without Conditions