

Zoning Map Amendment (Rezoning)

CD-CPC-2025-00109

Hedgepath Rezoning

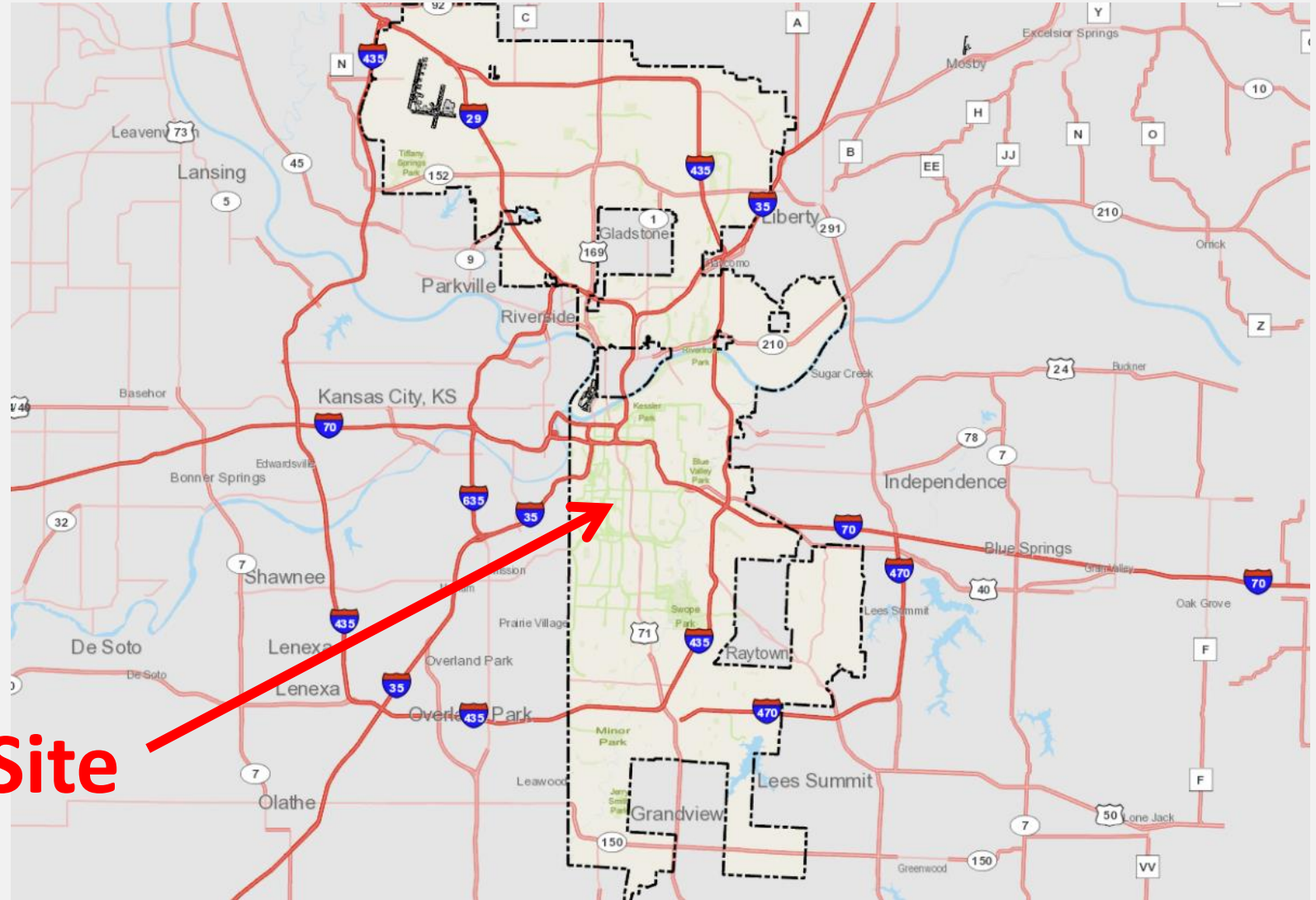
September 3, 2025

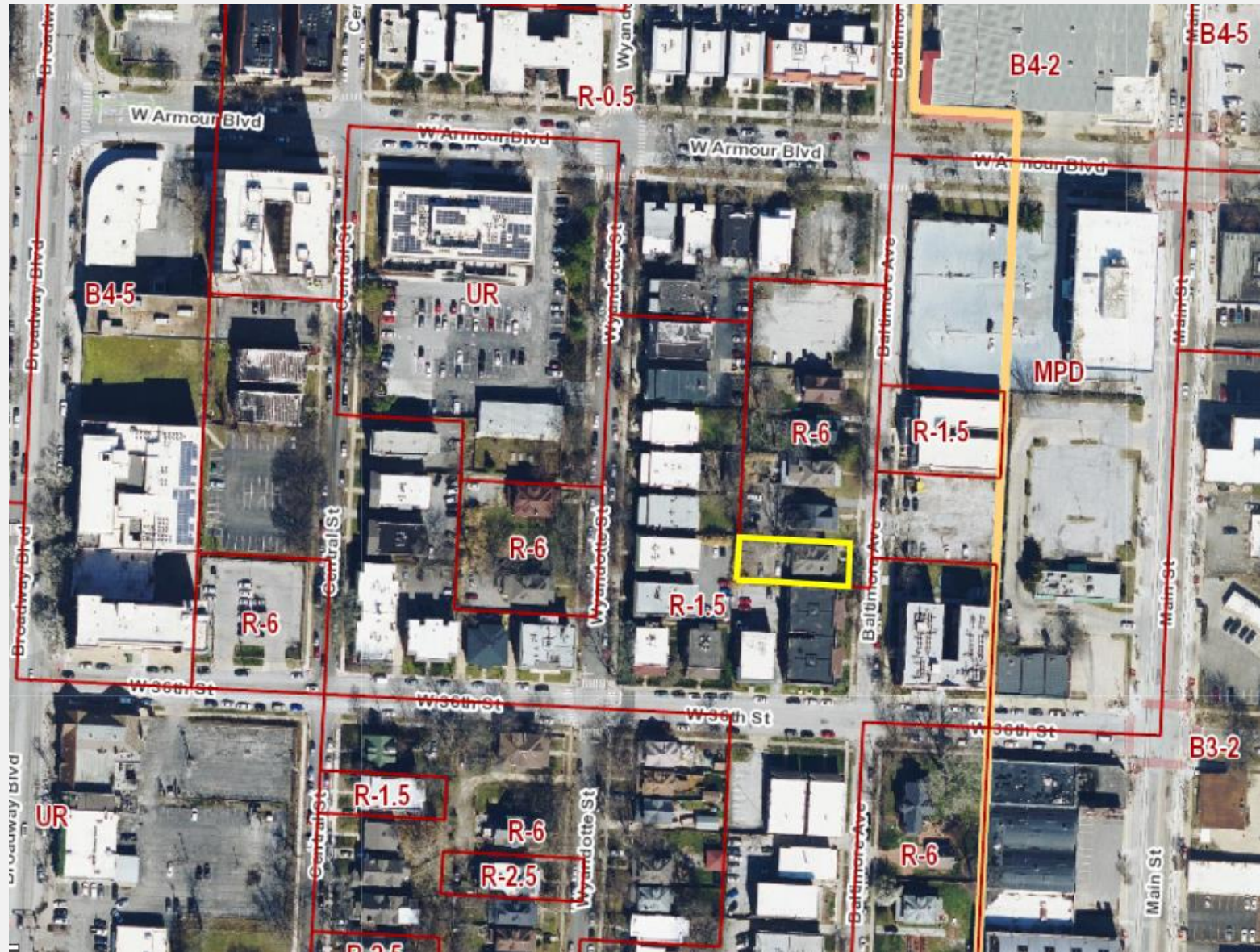
City Plan Commission



Location

Site





History

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



History

- 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**

PROJECT: 3532 Baltimore PERMIT NO. 83-10267

TYPE OF WORK: NEW ☐ ADDITION ☐ ALTER ☒ REPLACE ☐ REPAIR ☐ MOVE ☐ WRECK ☐

EXISTING BUILDING: Duplex Legal 2264/62

OWNER: Theresa Stenger 4900 N. Stenger Cleveland PHONE: KO Mo. 64119

PERSON ON FILE: OWNER Phone: 454-5268 / 561-9501 work ADDRESS: 4900 N. Stenger Cleveland

APARTMENT BLDG. ☐ SINGLE ☒ FAMILY ☐ No. of Rooms: 3 No. of Baths: 1 No. of Living Units: 1 Basement: None Fin. ☐ Unfin. ☐ Garage: None Single ☐ Double ☐ Insurance Exp. Date: None

Valuation \$ None Fee \$ None

OTHER PERMITS: Electrical ☐ Boiler, H. Vessel & Pipe Fitting ☐ Fire Protection ☐ Gas Fired Appliance ☐

OTHER PERMITS: Warm Air Heating ☐ Mech. Refrigeration ☐ Percolation Test ☐ Other ☐

OTHER PERMITS: Hazard ☐ Elevation ☐ Sign ☐ Septic Tank ☐

Construction of Work: They are converting this 3 story house to a duplex and have made application to the BZA for a second variance, so they can have a duplex. The 3rd story will remain vacant until their case is heard. At that time it is approved by the BZA, a supplemental permit will be needed to convert building to a duplex.

Signature of Applicant: Theresa Stenger SIGNATURE OF APPLICANT

Signature of City Engineer: J. Anderson SIGNATURE OF CITY ENGINEER

PERMISSION FOR ABOVE DESCRIBED WORK IS HEREBY GRANTED.

THIS FORM IS A PERMIT ONLY
UNLESS VALIDATED HERE →

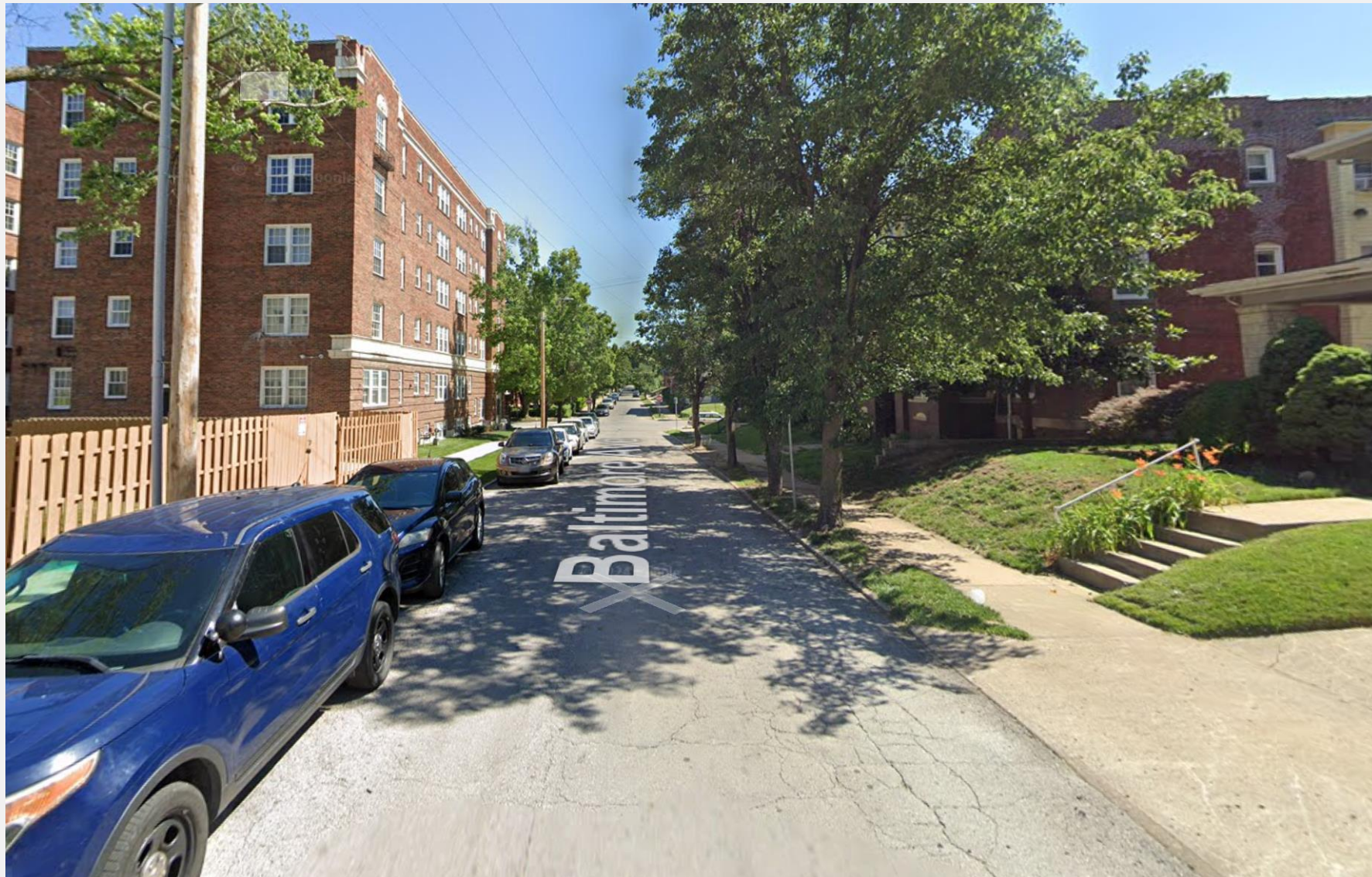
PERMIT NUMBER: 83-10267 DATE: 12-13-80 AMOUNT OF FEE: \$13.00

Legend:
Inspection tags -
City Engineer's Copy - Blue
Permittee's Copy - White
City Engineer's Copy - Blue
Permittee's Copy - White

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

Staff Recommendation

Approval without Conditions