

BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Feb 12, 2025

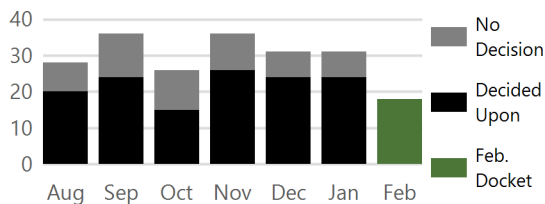
LOCATION

The hearing will be virtual via Zoom. Details can be found at <https://kcmo.gov/bza>.

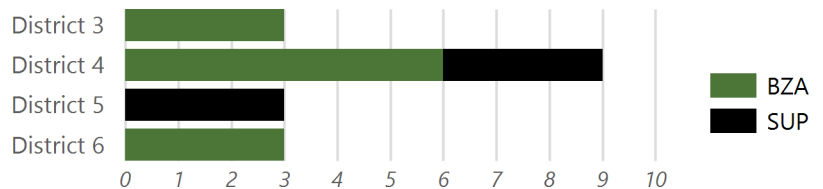
OTHER MATTERS

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	Ahnna Nanoski	<p>CD-SUP-2024-00033 - 543 Van Brunt Blvd - A request to approve a Special Use Permit for a Drive Through Facility within the Independence Ave Overlay District on about .4 acres generally located at 543 Van Brunt Blvd.</p> <p><u>Owner:</u> JNP Properties Inc <u>Applicant:</u> DANA BLAY - DBL ARCHITECTURE + INC <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Feb 5, 2025</p>	4
2	Ahnna 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: Approval with Conditions on Dec 18, 2024 Continued From: January 22, 2025 Previous BZA Hearings: 1/22/25, 1/8/25, 12/11/24</p>	4
3	Ahnna Nanoski	<p>CD-SUP-2024-00046 - 421 N Atlantic St - A request to approve a Special Use Permit in District M1-5 to allow for a demolition debris landfill and general manufacturing on about 9 generally located at 421 N Atlantic St.</p> <p><u>Owner:</u> Sbka LLC <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing CPC Recommendation: Approval with Conditions on Feb 5, 2025</p>	4

Docket Item	Case Assignee	Case Information	Council District
4	Stephanie Saldari	<p>CD-BZA-2024-00182 - 215 Southwest Blvd - A request to approve a variance to the parking and loading standards to decrease the parking ratio requirements on the subject site, plus any other needed variances in an M1-5 zoning district on about .54 acres generally located at 215 Southwest Blvd.</p> <p><u>Owner:</u> A & L I LLC <u>Applicant:</u> SquareOne Collaborative, Inc. <u>Representation Status:</u> Attorney Representing Continued From: January 22, 2025 Previous BZA Hearings: 1/22/25</p>	4
5	Stephanie Saldari	<p>CD-BZA-2024-00197 - 3775 Washington St - A request to approve a variance to the lot and building standards to permit a smaller side setback plus any other needed variances on about 0.15 acres generally located at 3775 Washington Street.</p> <p><u>Owner:</u> Martin James L & Kelly K <u>Applicant:</u> James Martin <u>Representation Status:</u> Owner Present</p>	4
6	Ahnna Nanoski	<p>CD-BZA-2024-00153 - 421 N Atlantic St - A request to appeal several zoning violations related to unpermitted uses (industrial) on about 9 acres generally located at 421 N Atlantic St.</p> <p><u>Owner:</u> Sbka LLC <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing Continued From: November 13, 2024 Previous BZA Hearings: 11/13/24 Requested Board Action: Dismiss</p>	4
7	Ahnna Nanoski	<p>CD-BZA-2024-00180 - 500 Delaware St - A request to appeal a zoning determination related to a window sign(s) on about .2 acres generally located at 500 Delaware St.</p> <p><u>Owner:</u> Old Board of Trade Lofts LLC <u>Applicant:</u> Odai ALOMARI - The hub smoke shop <u>Representation Status:</u> Owner Present Continued From: January 22, 2025 Previous BZA Hearings: 1/22/25 Requested Board Action: Continue to Feb. 26, 2025</p>	4
8	Ahnna Nanoski	<p>CD-BZA-2024-00196 - 2730 Holmes St - A request to appeal a zoning determination related to required parking on about .6 acres generally located at 2730 Holmes St.</p> <p><u>Owner:</u> North Holmes Holdings LLC <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing Continued From: January 22, 2025 Previous BZA Hearings: 1/22/25</p>	4

Docket Item	Case Assignee	Case Information	Council District
9	Ahnna Nanoski	<p>CD-BZA-2024-00204 - 2730 Holmes St - A request to appeal zoning violations related to off-street maneuvering, loading, and unloading within a B4-5 district on about .6 acres generally located at 2730 Holmes St.</p> <p><u>Owner:</u> North Holmes Holdings LLC <u>Applicant:</u> James McClure - Polsinelli, P.C. <u>Representation Status:</u> Attorney Representing</p>	4
10	Connor Tomlin	<p>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.</p> <p><u>Owner:</u> Tower Mbm LLC <u>Applicant:</u> Jake Sprague <u>Representation Status:</u> Representative with Consent Affidavit</p> <p>Continued From: January 22, 2025 Quorum: Ebbitts, Gorenc, Hays, Meier, Mixdorf, Moran, Wright - Jan 22, 2025 Previous BZA Hearings: 1/22/25 Requested Board Action: Continue to Apr. 9, 2025</p>	3
11	Ahnna Nanoski	<p>CD-BZA-2024-00063 - 8912 E US 40 Hwy - A request to appeal a Notice of Abandonment related to a nonconforming sign on about 1.6 acres generally located at 8912 E US 40 Hwy.</p> <p><u>Owner:</u> Haley Martin W & Theresa A <u>Applicant:</u> Anthony Privitera - MARK ONE ELECTRIC COMPANY, INC. <u>Representation Status:</u> Owner Present</p> <p>Continued From: November 13, 2024 Quorum: Gorenc, Hays, Mixdorf, Moran, Wright - Sep 11, 2024 Previous BZA Hearings: 11/13/24, 9/11/24, 8/14/24, 7/10/24</p>	3
12	Ahnna Nanoski	<p>CD-BZA-2024-00146 - 2118 Olive St - A request to appeal a zoning violation related to an unpermitted use (vehicle services) on the subject site on about .1 acres generally located at 2118 Olive St.</p> <p><u>Owner:</u> Morales Jose <u>Applicant:</u> Luis Barnoya - Luis Miguel <u>Representation Status:</u> Owner Present</p> <p>Continued From: November 13, 2024 Quorum: Ebbitts, Hays, Meier, Mixdorf, Moran, Wright - Nov 13, 2024 Previous BZA Hearings: 11/13/24</p>	3
13	Alec Gustafson	<p>CD-SUP-2024-00049 - 6700 Elmwood Ave - A request for re-approval of a Special Use Permit in District R-5 (Residential 5) to allow for a Bed and Breakfast on about 9 acres generally located at the southwest corner of E. 67th Street and Elmwood Avenue.</p> <p><u>Owner:</u> Wesche Gary L & Laura B <u>Applicant:</u> Michael Blackledge - Piper-Wind Architects, Inc <u>Representation Status:</u> Owner Present</p> <p>CPC Recommendation: Approval with Conditions on Feb 5, 2025</p>	5

Docket Item	Case Assignee	Case Information	Council District
14	Ahnna Nanoski	<p>CD-SUP-2024-00050 - 6800 Lakeside Dr - A request to approve a Special Use Permit to expand Recreation and Entertainment uses on the subject site on about 15 acres generally located at 6800 Lakeside Dr.</p> <p><u>Owner:</u> City of Kansas City Property & Ins Div <u>Applicant:</u> Jameson Jones - TESSERE <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Feb 5, 2025</p>	5
15	Genevieve Kohn	<p>CD-SUP-2024-00053 - 6200 E 58th St - A request to approve a special use permit for a cemetery in district R-7.5 on about 10 acres generally located at 6200 E 58th Street.</p> <p><u>Owner:</u> St Mary of Egypt Orthodox Church <u>Applicant:</u> Christine Drechsler - St. Mary of Egypt Orthodox Church <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Feb 5, 2025</p>	5
16	Connor Tomlin	<p>CD-BZA-2024-00200 - 5900 Brookside Blvd - A request to approve multiple variances in an R-6/WHO-6 zoning district to permit additions onto an existing single family dwelling, plus any additional variances on about 0.3 acres generally located at 5900 Brookside Boulevard.</p> <p><u>Owner:</u> Joseph N Vardyan Trust Dated 03/14/2023 <u>Applicant:</u> Jon Schaffhausen - Civium Architecture & Planning <u>Representation Status:</u> Owner Present Continued From: January 22, 2025 Quorum: Ebbitts, Gorenc, Hays, Meier, Mixdorf, Moran, Wright - Jan 22, 2025 Previous BZA Hearings: 1/22/25 Requested Board Action: Dismiss</p>	6
17	Connor Tomlin	<p>CD-BZA-2024-00205 - 5001 Sunset Dr - A request to approve a variance for setbacks to a residential property, plus any additional variances on about 0.26 acres generally located at 5001 Sunset Drive.</p> <p><u>Owner:</u> Weist Herman & Miller Lisa <u>Applicant:</u> Herman Weist - HERMAN & MILLER <u>Representation Status:</u> Owner Present</p>	6
18	Connor Tomlin	<p>CD-BZA-2025-00002 - 14655 Prospect Ave - A request to approve a variance to the maximum size of a monument sign, plus any additional variances on about 39.64 acres generally located at 14655 Prospect Avenue.</p> <p><u>Owner:</u> Port Authority of Kansas City, Missouri <u>Applicant:</u> Chad Grauer - Eskie and Associates <u>Representation Status:</u> Representative with Consent Affidavit</p>	6