



BOARD OF ZONING ADJUSTMENT DOCKET

November 14, 2023

9:00 A.M.

The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 26th floor Council Chamber, 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.

BZA CASES

Docket Item	Planner	Case Information	Council District
1.1	Ahnna Nanoski	<p>Application does not meet 88-575-03-B., Appeals of Administrative Decisions must be filed within 15 days of the date of the decision being appealed.</p> <p><u>CD-BZA-2023-00111 – 7825 N Platte Purchase Dr</u> – A request to appeal a decision made on plan number CD-AA-2023-00234 on about 1.9 acres generally located at 7825 N Platte Purchase Dr.</p> <p>Owner and Applicant Tobin Kennedy 1804 NW 79th Ter Kansas City, MO 64151</p> <p>Attorney Attendance (Megan Duma)</p> <p>Continued from 9/12/2023, 10/10/2023 Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright</p>	2

1.2	Ahnna Nanoski	<p>Application does not meet 88-575-03-B., Appeals of Administrative Decisions must be filed within 15 days of the date of the decision being appealed.</p> <p><u>CD-BZA-2023-00113 – 32 E 32nd St</u> – A request to appeal the absence of an address in the KCMO parcel viewer for a duplex on about .2 acres generally located at 32 E 32nd St.</p> <p>Owner and Applicant SWW Properties LLC Amber Wright 1590 Las Trampas Rd Alamo, CA 94507</p> <p>Attorney Attendance (Megan Duma)</p> <p>Continued from 9/12/2023, 10/10/2023 Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright</p> <p>DISMISS</p>	4
1.3	Joe Rexwinkle	<p><u>CD-BZA-2023-00068 – 1704 Jefferson St</u> –</p> <p>APPLICANT REQUEST</p> <p>"I [the property owner] am making this application under protest, and in order to preserve my rights. I was notified via email that my application was denied May 31, 2023. That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3. However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law."</p> <p>Owner and Applicant MD KC, LLC (Megan Duma) 1943 Edgemont St San Diego, CA 92102</p> <p>Continued from 7/11/2023, 9/12/2023, 10/10/2023 Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright</p>	4

APPLICANT REQUEST

"I [the property owner] am making this application under protest, and in order to preserve my rights. I was notified via email that my application was denied May 30, 2023. That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3." However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law."

Owner and Applicant
Dirk Younkin
34112 Ruby Lantern St
Dana Point, CA 92629

Attorney Attendance (Megan Duma)

Continued from 7/11/2023, 9/12/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

APPLICANT REQUEST

"I am making this application under protest, and in order to preserve my rights. I was notified on May 31, 2023 via email that my STR application was denied. That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3." However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law or equity including without limitation, Applicant's current lawsuit as one of the plaintiffs against the City - MDKC LLC et al. vs KCMO et al. At the same time on August 7, 2018 Applicant filed for "information purposes" an Administrative Approval Application/Request for a STR Registration Number under Chapter 88 for Applicant's 2 Janssen Place Carriage House, which holds a Certificate of Legal Nonconformance (CLN File #4158) from the City for leasing on "a short-term basis". Applicant received no response from the City on this STR Application/Request. Applicant also was told on June 9, 2023 at City Hall by Samuel Morris, Small Business Advocate for Neighborhood Services, that any appeal of the City's STR denial of Applicant's Applications is not needed under Chapter 56 as the STR provisions under Chapter 56 are not effective until June 15, 2023. Further, Applicant requests that the City waive any fee for this Appeal because of the City's extensive delay of 4 yrs 9 mo and at a minimum credit the Applicant's fee paid August 7, 2018, (which check #5763 the City cashed) for Applicant's 2018 STR Application. If the BZA needs anything else for the Appeal please advise. Thank you."

Owner and Applicant
Stephen Mitchell
2 Janssen PI
Kansas City, MO 64109

Attorney Attendance (Megan Duma)

Continued from 7/11/2023, 9/11/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

DISMISS

1.6

Joe
Rexwinkle

CD-BZA-2023-00079 – 136 Kensington Ave

APPLICANT REQUEST

"I [the STR applicant] am making this application under protest, and in order to preserve my rights. I was notified via email that my application was denied May 31, 2023. That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3. However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law."

Owner: Kevin Shook

Applicant: Jeanie Shook (River Jordan Realty)

Attorney Attendance (Megan Duma)

Continued from 7/11/2023, 9/12/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

4

1.7

Ahnna
Nanoski

CD-BZA-2023-00071 – 5026 N Topping Ave

APPLICANT REQUEST

I [the property owner] am making this application under protest, and in order to preserve my rights. I was notified via email that my application was denied May 24th, 2023.

That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3."

However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law.

Owner and Applicant
Harmony Brown

Attorney Attendance (Megan Duma)

Continued from 9/12/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

2

APPLICANT REQUEST

I am making this application under protest, and in order to preserve my rights. I was notified via email that my application was denied May 24th, 2023.

That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3."

However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law.

Owner and Applicant
Harmony Brown

Attorney Attendance (Megan Duma)

Continued from 9/12/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

APPLICANT REQUEST

I [the property owner] am making this application under protest, and in order to preserve my rights. I was notified via email that my application was denied May 31, 2023.

That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3."

However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law.

Owner and Applicant
Amber Wright (SWW Properties)
160 Alamo Plaza, Unit 504
Alamo, CA 94507

Attorney Attendance (Megan Duma)

Continued from 9/12/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

DISMISS

APPLICANT REQUEST

I [the property owner] am making this application under protest, and in order to preserve my rights. I was never officially notified via email that my application was voided on May 18, 2023.

The lack of proper notification did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, the city did not identify the "basis for the determination of ineligibility." Nor does they (the city) "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3."

However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law.

Owner and Applicant
Justin Sanchez
4817 N Fremont Ave

Attorney Attendance (Megan Duma)

Continued from 9/12/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

APPLICANT REQUEST

I [the property owner] am making this application under protest, and in order to preserve my rights. I was notified via email that my application was [voided on May 24, 2023] [denied May 24, 2023].

That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3."

However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law.

Owner and Applicant
Matthew Rich
New Beginning Investments KC
7115 Summit St
Kansas City, MO

Attorney Attendance (Megan Duma)

Continued from 9/12/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

APPLICANT REQUEST

I am making this application under protest, and in order to preserve my rights. I was notified via email that my application was [voided on May 16, 2023] [denied May 31, 2023].

That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3."

However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law.

Owner: Wi Flashcube LLC

Applicant:

Tyler Shirk

Bear BnB KC

Attorney Attendance (Megan Duma)

Continued from 9/12/2023, 10/10/2023

Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright

Joe
Rexwinkle =
presentation
by Ahnna
Nanoski

CD-BZA-2023-00075 – 601 NE Woodlawn Ave –

Applicants Request

"I [property owner of 601 NE Woodlawn Ave] am making this application under protest, and in order to preserve my rights. I was notified via email that my application was denied May 31, 2023.

That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3.

However, I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law."

Owner and Applicant:
Cole Starin (Dayne Properties)
4111 Broadway Blvd Unit 527
Kansas City, MO 64111

Attorney Attendance (Megan Duma)

Continued from 8/8/2023, 10/10/2023

2	Joe Rexwinkle = presentation by Ahnna Nanoski	<p><u>CD-BZA-2023-00084 – 4821 Roanoke Pkwy Unit 10 C –</u> Applicant's Request I [the STR permit applicant] am making this application under protest, and in order to preserve my rights. I was never notified via email that my application was voided, and it was denied May 31, 2023.</p> <p>That email did not meet the requirements as set forth in 88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION. Specifically, it does not identify the "basis for the determination of ineligibility." Nor does it "include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. 3.</p> <p>I am submitting the current application to appeal in an abundance of caution as to not waive any rights I have under law.</p> <p>Owner: Sunset Building LLC 803 W 48th St Kansas City, MO 64112 Applicant: Adam Weindling PO BOX 10110 Kansas City, MO 64171 Attorney Representation = Patricia Jensen</p> <p>Continued from 8/8/2023, 9/12/2023, 10/10/2023</p>	4
3	Connor Tomlin	<p><u>CD-BZA-2023-00057 – 805 E 39th St</u> – A request to approve variances to the Parking and Loading standards and Infill residential lot and building standards, plus any other necessary variances in zoning district R-5 on about 0.6 acres generally located at 805 E 39th Street.</p> <p>Owner and Applicant: Rita Pollock Continued from 7/11/2023, 8/8/2023, 10/10/2023 Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright</p>	4
4	Connor Tomlin	<p><u>CD-BZA-2023-00087 – 4840 St John Ave</u> – A request to approve a special exception for a fence in an R-2.5 zoning, plus any additional variances on about 0.11 acres generally located at 4840 St John Avenue.</p> <p>Owner: Estate of Vincent Donze Applicant: Angela Morse Attendance or Consent Form: Unknown Continued from 9/12/23, 10/10/2023 Quorum: Ebbitts, Gorenc, Mixdorf, Moran</p>	4

5	Andrew Clarke	<p><u>CD-SUP-2023-00035 – 414 Wallace Ave</u> – A request to approve a Special Use Permit (SUP) in District R-2.5 and District B1-1 to allow for a parking lot and school amenities on about 8 acres generally located at Wallace Avenue and Wilson Avenue.</p> <p>Owner: KC International Academy Applicant: Brian Hochstein (MKEC Engineering, Inc.) Consent form: Attached to CompassKC City Plan Commission Recommendation: Approval, Subject to Conditions Continued from 8/8/2023, 9/12/2023, 10/10/2023</p>	4
6	Ahnna Nanoski	<p><u>CD-BZA-2023-00112 – 1106 Westport Rd</u> – A request to appeal zoning violations related to a nonconforming sign (vacant pole sign) on about .3 acres generally located at 1106 Westport Rd.</p> <p>Owner: Tong & Ouk Shin Applicant: Sherry DeJanes (Westport Law Offices) Attorney Attendance Continued from 9/12/2023 DISMISS</p>	4
7	Ahnna Nanoski	<p><u>CD-BZA-2023-00108 – 3441 Main St</u> – A request to appeal a notice of abandonment (termination of a pole sign) on about .5 acres generally located at 1106 Westport Rd.</p> <p>Owner: JL Group Holdings LLC Applicant: Doug Stone (Lewis Rice) Attorney Attendance Continued from 9/12/2023 DISMISS</p>	4
8	Ahnna Nanoski	<p><u>CD-BZA-2023-00109 – 340 W 72nd St</u> – A request to appeal zoning violations related to a nonconforming sign (vacant pole sign) on about 1 acre generally located at 340 W 72nd St.</p> <p>Owner: JL Group Holdings LLC Applicant: Doug Stone (Lewis Rice) Attorney Attendance Continued from 9/12/2023 DISMISS</p>	6
9	Ahnna Nanoski	<p><u>CD-BZA-2023-00106 – 1321 Westport Rd</u> – A request to appeal zoning violations related to a conforming sign (vacant pole sign) on about .15 generally located at 1321 Westport Rd.</p> <p>Owner: Jjre of Kansas City LLC Applicant: Chris Mattix (Rouse Frets White Goss) Attorney Attendance Continued from 9/12/2023, 10/10/2023 DISMISS</p>	4

10	Ahanna Nanoski	<p><u>CD-BZA-2023-00027 – 5510 NE 33rd St</u> – A request to appeal zoning violations related to outdoor storage in an R-6 (Residential) zoning district on about 7.7 acres generally located at 5510 NE 33rd St.</p> <p>Owner: Harley Harvey Applicant: Michelle Wiehe (Green Meadows Land Development) Property Owner Attendance or Consent Form: Unknown Continued from 4/11/2023, 10/10/2023 Newly established quorum: Ebbitts, Gorenc, Mixdorf, Moran, Wright DISMISS</p>	2
11	Ahanna Nanoski	<p><u>CD-SUP-2023-00038 – 1108 Grand Blvd</u> – A request to approve a Special Use Permit for a hotel along a Boulevard on about .125 acres generally located at 1108 Grand Blvd.</p> <p>Owner: Cas-KC-Neda LLC Applicant: Jay Simon and Pam Nowak (Metropolitan Build) Property Owner Consent Form: Attached to CompassKC CPC Recommendation: Approval, Subject to Conditions Continued from 10/10/2023</p>	4
12	Andrew Clarke	<p><u>CD-SUP-2023-00039 – 5001 NE Barry Rd</u> – A request to approve a Special Use Permit for motor vehicle repair, general, on about 3 acres generally located at NE Barry Road and N Brighton Avenue.</p> <p>Owner: B-Street Auto Applicant: Amy Grant, Polsinelli Property Owner Attendance or Consent Form: Attorney Attendance CPC Recommendation: Approved, Subject to Conditions Continued from 10/10/2023</p>	1
13	Ahanna Nanoski	<p><u>CD-SUP-2023-00045 – 3901 Main St</u> – A request to approve a Special Use Permit for a bar (tavern/nightclub) and Entertainment Venue within the Main Street Overlay District on about 1 acre generally located at 3901 Main St.</p> <p>Owner: Berkstresser Holding Company LLC Applicant: Exact Partners (Lauren Hickman) Property Owner Consent Form: Attached to CompassKC CPC Recommendation: Approval, Subject to Conditions Continued from 10/10/2023</p>	4
14	Connor Tomlin	<p><u>CD-BZA-2023-00066 – 1621 Belmont Ave</u> – A request to approve a variance to the rear yard setback requirement in a R-2.5 district, plus any additional variances on about 0.08 acres generally located at 1621 Belmont Avenue.</p> <p>Owner: Cheryl Williams Applicant: Cheryl Williams and Michael Busby Property Owner Consent Form: Owner attendance Continued from 10/10/2023</p>	4

15	Connor Tomlin	<p><u>CD-BZA-2023-00118 – 5837 Woodland Ave</u> – A request to approve a variance to the maximum height of an accessory structure in a R-6 district, plus any additional variances on about 0.15 acres generally located at 5837 Woodland Avenue.</p> <p>Owner: Delorse Mays Applicant: Kris Kohrs Property Owner Consent Form: Attached to CompassKC Continued from 10/10/2023</p>	5
16	Connor Tomlin	<p><u>CD-BZA-2023-00119 – 1019 Benton Blvd</u> – A request to approve a variance to the maximum number of units allowed in a Colonnade in a R-1.5 district, plus additional variances on about 0.15 acres generally located at 1019 Benton Boulevard.</p> <p>Owner: Shilos Properties LLC Applicant: Riad Baghdadi Property Owner Attendance or Consent Form: Owner/Applicant attendance Continued from 10/10/2023</p>	3
17	Connor Tomlin	<p><u>CD-BZA-2023-00123 – 7704 Main St</u> – A request to approve a variance to the side yard setback in a R-2.5 district, plus any additional variances on about 0.45 acres generally located at 7704 Main Street.</p> <p>Owner: Noblit Didier Development LLC Applicant: John Noblit Property Owner Attendance or Consent Form: Owner attendance Continued from 10/10/2023</p>	6
18	Stephanie Saldari	<p><u>CD-BZA-2023-00124 – 201 NE 88th St</u> – A request to approve a variance to the front setback requirements plus any other needed variances in an R-7.5 zoning district on about 0.46 acres generally located at 201 NE 88th Street.</p> <p>Owner: Chestur LLC Applicant: Breahn Vololek Attorney Attendance Continued from 10/10/2023</p>	2
19	Stephanie Saldari	<p><u>CD-BZA-2023-00125 – 4729 Hedges Ave</u> – A request to approve a variance to the width of the driveway and footprint of the carport, plus any other needed variances in an R-7.5 zoning district on about 0.35 acres generally located at 4729 Hedges Avenue.</p> <p>Owner: William Orellana Applicant: William Orellana Property Owner Attendance Continued from 10/10/2023</p>	3

20	Stephanie Saldari	<p><u>CD-BZA-2023-00126 – 8201 E 49th St</u> – A request to approve a variance to the footprint of an accessory structure and its placement on the front yard, plus any other needed variances in an R-7.5 zoning district on about 2.6 acres generally located at 8201 E 49th Street.</p> <p>Owner: Maria & Isidro Roldan Applicant: Isidro Roldan Property Owner Attendance Continued from 10/10/2023</p>	2
21	Stephanie Saldari	<p><u>CD-BZA-2023-00127 – 4924 NW Linden Rd</u> – A request to approve a variance to the permitted max width for a driveway plus any other needed variances in an R-7.5 zoning district on about 0.65 acres generally located at 4924 NW Linden Road.</p> <p>Owner: Sami & Frank Nguyen Applicant: Black Jack Contracting Property Owner Attendance or Consent Form: Continued from 10/10/2023</p>	2
22	Stephanie Saldari	<p><u>CD-BZA-2023-00129 – 1200 W 20th Ter</u> – A request to approve a variance to the footprint of a detached garage, the rear setback, and placement on the street side yard, plus any other needed variances in an R-6 zoning district on about 0.1 acres generally located at 1200 W 20th Terrace.</p> <p>Owner: Mary & Erie Lopez Applicant: Mario Leon Property Owner Attendance Continued from 10/10/2023</p>	4
23	Connor Tomlin	<p><u>CD-BZA-2023-00130 – 2104 Holly St</u> – A request to approve a special exception to permit a fence over 4 feet in height in a R-6 district on about 0.12 acres generally located at 2104 Holly Street.</p> <p>Owner: Crossley Innovations LLC Applicant: Kate Crossley Property Owner Attendance or Consent Form: Owner attendance Continued from 10/10/2023</p>	4
24	Stephanie Saldari	<p><u>CD-BZA-2023-00038 – 7420 Washington St</u> – A request to approve a variance to the accessory structure height limitation in zoning district R-6 on about 0.16 acres of land generally located at 7420 Washington street.</p> <p>Owner: Justne & Whitney Tapp Applicant: Nicholas Self Property Owner Attendance or Consent Form: Unknown</p>	6

25.1	Connor Tomlin	<p><u>CD-BZA-2023-00147 – 9909 N Amity Ave (Lot 4)</u> - A request to approve a variance to the Parkway and Boulevard Standards to permit phase 2 of a logistics center in an M2 zoning, plus any additional variances on about 80 acres generally located at 9909 N Amity Avenue.</p> <p>Owner: Tiffany Springs Logistics LLC Applicant: James McClure (Polsinelli, P.C.) Property Owner Attendance or Consent Form: Unknown</p>	1
25.2	Connor Tomlin	<p><u>CD-BZA-2023-00148 – 9909 N Amity Ave (Lot 5)</u> - A request to approve a variance to the Parkway and Boulevard Standards to permit phase 2 of a logistics center in an M2 zoning, plus any additional variances on about 80 acres generally located at 9909 N Amity Avenue.</p> <p>Owner: Tiffany Springs Logistics LLC Applicant: James McClure (Polsinelli, P.C.) Property Owner Attendance or Consent Form: Unknown</p>	1
26	Connor Tomlin	<p><u>CD-BZA-2023-00149 – 1701 W 133rd St</u> - A request to approve a variance to the maximum size of an incidental sign in a B2 zoning, plus any additional variances on about 19.7 acres generally located at 1701 W 133rd Street.</p> <p>Owner: Wal-Mart Real Estate Business Trust Applicant: Tom Skram Property Owner Attendance or Consent Form: Consent Form</p>	6
27	Ahnna Nanoski	<p><u>CD-BZA-2023-00141 – 1603 Westport Rd</u> – A request to appeal a notice of violation regarding window decal signage on about .1 acres generally located at 1603 Westport Rd.</p> <p>Owner: 1603 – 1607 Westport Rd LLC Applicant: Jason Ballou Property Owner Attendance or Consent Form: Unknown</p>	6
28	Larisa Chambi	<p><u>CD-SUP-2023-00017 – 9520 Marion Park Dr</u> – A request to approve a Special Use Permit in proposed District B2-2 (Commercial) on about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive allowing for the creation of a convenience store with fuel sales.</p> <p>Owner: Moussa Sobaiti Applicant: Daniel Finn Consent Form: Attached to CompassKC CPC Recommendation: Approved, Subject to Conditions</p> <p>DISMISS</p>	5

29	Larisa Chambi	<p><u>CD-SUP-2023-00037 – 3122 Gillham Plz</u> – A request to approve a special use permit to allow a self-storage warehouse in districts M1-5 and B4-5 in an existing building.</p> <p>Owner: William Hodes, 3122 Gilham LLC Applicant: Zach Flitcroft Consent form: Attached to CompassKC CPC Recommendation: Approved, Subject to Conditions Continued from 9/12/2023, 10/10/2023</p>	4
30	Larisa Chambi	<p><u>CD-SUP-2023-00043 – 301 Admiral Blvd</u> – A request to approve a Special Use Permit for a hotel in district DC-15 on about 0.41 acres generally located between McGee Street and Superior Street on Admiral Boulevard.</p> <p>Owner: Sonne's Organic Foods Inc. Applicant: Rachelle Biondo Consent Form: Attached to CompassKC CPC Recommendation: Approved, Subject to Conditions</p>	4
31	Andrew Clarke	<p><u>CD-SUP-2023-00046 – 5757 NE 96th St</u> – A request to approve a Special Use Permit for outdoor sports and recreation in districts R-80 and AG-R on about 34 acres generally located at NE 96th St and Interstate 435.</p> <p>Owner: Blue Jeans Golf Applicant: Patricia Jensen Property Owner Attendance or Consent Form: Attorney Attendance CPC Recommendation: Approved, Subject to Conditions</p>	1
32	Ahnna Nanoski	<p><u>CD-SUP-2023-00047 – 3223 Gladstone Blvd</u> – A request to approve a Special Use Permit for the reuse of an officially designated historic landmark for a Wedding Venue on about .3 acres generally located at 3223 Gladstone Blvd.</p> <p>Owner and Applicant: Jeffery Zumsteg Property Owner Attendance CPC Recommendation: Approved, Subject to Conditions</p>	3
33	Justin Smith	<p><u>CD-SUP-2022-00050 – 7653 Troost Ave</u> – A request to approve a Special Use Permit to allow for Outdoor Vehicular Sales in District B3-2 on about 0.3 acres generally located on 7653 Troost Ave.</p> <p>Owner: Parnian Habibi Applicant: Liam Larkin Property Owner Attendance or Consent Form: Consent Form CPC Recommendation: Approved, Subject to Conditions</p>	#

34	Stephanie Saldari	<p><u>CD-BZA-2023-00096 – 1105 Topping Ave</u> – A request to approve a special exception for a privacy fence plus any other needed variances on about 0.13 acres generally located at 1105 Topping Avenue.</p> <p>Owner & applicant: Victor Caballero Property Owner Attendance Continued from 9/12/2023</p>	4
35	Connor Tomlin	<p><u>CD-BZA-2023-00131 – 9350 Olmstead Rd</u> - A request to approve a special exception to permit a 6 foot fence in a R-80 zoning, plus any additional variances on about 3.5 acres generally located at 9350 Olmstead Road.</p> <p>Owner: Andrew and Dana Madasz Applicant: Andrew Madasz Property Owner Attendance or Consent Form: Owner Attendance</p>	5
36	Stephanie Saldari	<p><u>CD-BZA-2023-00150 – 3401 Harrison St</u> – A request to approve a special exception to the height of a fence in an R-1.5 zoning district on about 0.17 acres generally located at 3401 Harrison Street.</p> <p>Owner & applicant: Roger Keyes Property Owner Attendance</p>	4
37	Ahnna Nanoski	<p><u>CD-BZA-2023-00137 – 208 Westport Rd</u> – A request to appeal zoning violations related to a prohibited use (Adult Business) on about .08 acres generally located at 1207 W 45th St.</p> <p>Owner: Lanc Investments LLC Applicant: Patrica Jensen (Rouse Frets White Goss) Attorney Attendance Continued to 2/14/2024</p>	4
38.1	Ahnna Nanoski	<p><i>Application does not meet 88-575-03-B., Appeals of Administrative Decisions must be filed within 15 days of the date of the decision being appealed.</i></p> <p><u>CD-BZA-2023-00135 – 1207 W 45th St</u> – A request to appeal a decision made on plan number CD-AA-2023-00157 on about .08 acres generally located at 1207 W 45th St.</p> <p>Owner and Applicant Alex Glenn (The Charles, LLC) 6017 W 142nd St Overland Park, KS 66223</p> <p>Attorney Attendance (Megan Duma)</p>	6

38.2

Ahnna
Nanoski

Application does not meet 88-575-03-B., Appeals of Administrative Decisions must be filed within 15 days of the date of the decision being appealed.

CD-BZA-2023-00134 – 1207 W 45th St – A request to appeal a decision made on plan number CD-AA-2023-00155 on about .08 acres generally located at 1207 W 45th St.

Owner and Applicant
Alex Glenn (The Charles, LLC)
6017 W 142nd St
Overland Park, KS 66223

Attorney Attendance (Megan Duma)

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39

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CD-BZA-2023-00143 – 12800 Holmes Rd

Chris McMurray Trust, owner of the property adjoining Limeview's property at 12800 Holmes Road, appeals the September 11, 2023 determination by Joe Rexwinkle that Limeview's submitted construction drawings for utility work are in conformance with the approved Limeview preliminary plat and that the tree preservation ordinance is not applicable because the preliminary plat was approved before the tree preservation ordinance went into effect. Sheet C1.30 of the approved preliminary plat dated Jan. 1, 2023 shows the sanitary sewer line connection outside of the Holmes Road right of way. Sheet C-110 of the Limeview sanitary sewer plans submitted April 2023 shows the sanitary sewer line in the Holmes Road right of way. The city's master street plan shows this section of Holmes to be 4 lanes in the future meaning Limeview's unilateral change in the sewer line location between the approved preliminary plat and the sanitary sewer plans will result in the sewer line being under the pavement of Holmes Road. Such a unilateral deviation by the developer, after the DRC was shown the sewer line to be outside of the Holmes Road right of way, on such a critical plan element constitutes an abandonment of the approved preliminary plat and/or requires the re-submittal of an application for approval of a new preliminary plat with the sewer line in the new proposed location of being in the city's right of way and likely ending up under the pavement of Holmes Road. That is the only way for the DRC or the CPC to determine whether to approve a preliminary plat with a sewer line proposed to be in the city's right of way and likely under the pavement of Holmes Road at some point in the future. And, because a new application for approval of a preliminary plat is required by Limeview, that application will necessarily come after the tree preservation ordinance went into effect meaning the provisions of the tree preservation ordinance (i.e., Sections 88-424-01 through 88-424-11, Tree Preservation and Protection) are applicable to the Limeview project at 12800 Holmes.

Owner: Limeview Development LLC
Applicant: John Roe (The Roe Law Firm LLC)
Attorney Attendance

6

40	Ahnna Nanoski	<p><u>CD-BZA-2023-00133 – 1321 Westport Rd</u> – A request to appeal zoning violations related to a nonconforming sign (vacant pole sign) on about .15 acres generally located at 1321 Westport Rd.</p> <p>Owner: Jjre of Kansas City LLC Applicant: Chris Mattix (Rouse Frets White Goss) Attorney Attendance Continue to 1/9/2024</p>	6
41	Ahnna Nanoski	<p><u>CD-BZA-2023-00142 – 131 E 39th St</u>– A request to appeal zoning violations related to a nonconforming sign (Fast Stop/Park 39 pole sign) on about .2 acres generally located at 131 E 39th St.</p> <p>Owner: HP Development Partners 5 LLC Applicant: Chip Walsh (Sustainable Development Partners of Kansas City) and David Brian (Brain Group) Property Owner Consent: Attached to Compass KC Continue to 1/9/2024</p>	4
42	Connor Tomlin	<p><u>CD-BZA-2023-00139 – 1218 E 99th St</u> – A request to approve a variance to the pool siting standards in an R-7.5 zoning, plus any additional variances on about 0.3 acres generally located at 1218 E 99th Street.</p> <p>Owner: Benjamin Hansen Applicant: Benjamin Hansen Property Owner Consent or Attendance: Attendance</p>	6
43	Connor Tomlin	<p><u>CD-BZA-2023-00145 – 5127 NE 71st Pl</u> – A request to approve a special exception to permit a 6 foot fence in an R-7.5 district, plus any additional variances on about 0.2 acres generally located at 5127 NE 71st Place</p> <p>Owner: Juli Ann Garber Applicant: Midtown KC Property Owner Consent or Attendance: Unknown</p>	2