



BOARD OF ZONING ADJUSTMENT DOCKET

March 12 2024

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	Stephanie Saldari	<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. Owner: Mary & Erie Lopez Applicant: Mario Leon Property Owner Attendance Continued from 10/10/2023, 11/14/23, 12/12/23, 2/13/24 Required Quorum: Ebbitts, Mixdorf, Gorenc, Moran, Wright	4
2	Stephanie Saldari	<u>CD-BZA-2024-00004 – 3504 Genessee St</u> – A request to approve a special exception for the height of a fence on the north side of the lot, plus any other needed special exceptions in an R-5 zoning district on about 0.3 acres generally located at 3504 Genessee Street. Owner: Mallory Henrich & Nathan Marion Applicant: Nathan Marion Property Owner Attendance Continued from 2/13/24	4
3.1	Stephanie Saldari	<u>CD-BZA-2023-00168 – 812 E Linwood Blvd</u> – A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 812 E Linwood Boulevard. Owner: Jordan Smith Applicant: David Bell Attorney Attendance Continued from 1/9/24	4

3.2	Stephanie Saldari	<p><u>CD-BZA-2023-00169 – 814 E Linwood Blvd</u> – A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 812 E Linwood Boulevard.</p> <p>Owner: Jordan Smith Applicant: David Bell Attorney Attendance Continued from 1/9/24</p>	4
4	Alec Gustafson	<p><u>CD-SUP-2024-00005 – 3329 Summit 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: Kansas City Life Ins. Applicant: Capital Electric, Chase Neal Property Owner Consent Form: Attached to CompassKC CPC Recommendation: Approval with Conditions</p>	4
5	Connor Tomlin	<p><u>CD-BZA-2024-00011 – 143 Lawn Ave</u> – A request to approve a variance to the setbacks of an accessory structure, plus any additional variances in about 0.1 acres generally located at 143 Lawn Avenue.</p> <p>Owner: Hector Guzman Applicant: Joseph Dreher Property Owner Attendance or Consent Form: Consent Form</p>	4
6	Ahnna Nanoski	<p><u>CD-BZA-2024-00016 – 1550 NE 44th St</u> – A request to appeal zoning violations related to an off-premise sign on about 16 acres generally located at 1550 NE 44th St.</p> <p>Owner: St. Pius X High School Applicant: Marcia Witherow and Toni Calcara (St. Pius X High School)</p>	4
7	Connor Tomlin	<p><u>CD-BZA-2023-00173 – 5144 Oak St</u> – A request to approve the maximum size of a wall sign, plus any additional variances on about 3.08 acres generally located at 5144 Oak Street.</p> <p>Owner: Church of the Resurrection – United Methodist Applicant: Rachel Gray (Schurle Signs) Consent Form or Property Owner Attendance: Consent Form Continued from 2/13/24</p>	6
8	Alec Gustafson	<p><u>CD-BZA-2024-00002 – 4801 Holly St</u> – A request to approve a variance to the set back standards in an R-6 zoning district, plus any other needed variances on about 0.15 acres generally located at 4801 Holly Street.</p> <p>Owner: James Hamilton Applicant: Bob Anderson Property Owner Attendance or Consent Form:</p>	6

9	Stephanie Saldari	<p><u>CD-BZA-2024-00017 – 5700 Central St</u> – A request to approve a variance to the accessory structure standards in a residential area to allow for a pool to encroach into the front yard, plus any other needed variances in an R-6 zoning and Wornall Homestead Overlay district on about 0.3 generally located at 5700 Central Street.</p> <p>Owner: Suzanne & Jeffrey Fox Applicant: Michael Blackledge Consent Form Submitted</p>	6
10	Ahnna Nanoski	<p><u>CD-BZA-2024-00008 – 7640 Wornall Rd</u> – A request to appeal zoning violations related to a non-conforming sign on about .8 acres generally located at 7640 Wornall Rd.</p> <p>Owner: Columbia 7640 Wornall Road LLC Applicant: Mark Untersee (Untersee & Associates) Attorney Attendance</p>	6
11	Olofu Agbaji	<p><u>CD-SUP-2023-00020 – 3400 Highland Ave</u> – A request to reapprove a Special Use Permit in District R-2.5 to allow for Public and Civic Uses (Office/Administrative) for the reuse of Franklin Elementary School as a Community Center and KCSD Operation offices, on about 4.5 acres generally located on the north side of E. 35th Street, between Highland Avenue on the east and Wayne Avenue on the west.</p> <p>Owner: Kansas City Public School District Applicant: ATTN: Whitney Morgan Property Owner Attendance CPC Recommendation: Approval With Conditions Continue to 4/9/24</p>	3
12	Stephanie Saldari	<p><u>CD-BZA-2024-00007 – 3101 Troost Ave</u> – A request to approve a variance to the outdoor lighting standards to meet international building code standards plus any other needed variances on about 0.1 acres generally located at 3101 Troost Avenue.</p> <p>Owner: Rs3101 Inc Applicant: Elvis Achelpohl Property Owner Attendance</p>	3
13	Olofu Agbaji	<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-2024-00015 – 2804 Blue Ridge Blvd</u> – 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</p> <p>Owner: Carlos & Daisy Quintanilla Applicant: Timothy Gates</p>	3

14	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-2024-00012 – 7815 E US 40 HWY</u> – A request to appeal zoning violations related to a non-conforming sign on about 4 acres generally located at 7815 E US 40 Hwy.</p> <p>Owner: Rotterdam Properties LLC Applicant: Eric Krikke</p>	3
15	Larisa Chambi	<p><u>CD-SUP-2023-00053 – 14001 NE M 210 HWY</u> – A request to approve a Special Use Permit for a 5,536-space parking lot for Warehousing, Wholesaling, Freight Movement on about 26.9 acres generally located south of US M 210 Highway and east of Birmingham Levee District Drive Road.</p> <p>Owner: Highway Materials LLC Applicant: Steve Warger, Warger Associates LLC Property Owner Attendance or Consent Form: In attendance CPC Recommendation: Approval with Conditions</p>	2
16	Stephanie Saldari	<p><u>CD-BZA-2024-00013 – 812 NW 68th PI</u> – A request to approve a variance to the residential vehicular standards to permit a larger percentage of impervious coverage on the front yard, plus any other needed variances on about 0.39 acres generally located at 812 NW 68th Place.</p> <p>Owner: Alusine Koroma & Jaffa Hawanatu Applicant: Roger Avalos Property Owner Attendance or Consent Form: Unknown</p>	2
17	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-2024-00006 – 8170 NW Prairie View Rd</u> – A request to appeal zoning violations related to a non-conforming sign on about .8 acres generally located at 8170 NW Prairie View Rd.</p> <p>Owner: HSF Kansas City Investors LLC Applicant: Andrew Zarda Attorney Attendance</p>	2
18	Connor Tomlin	<p><u>CD-BZA-2023-00176 – 3201 NW 100th St</u> – A request to approve a variance to the maximum size of a monument sign, plus any additional variances on about 118.25 acres generally located at 3201 NW 100th Street.</p> <p>Owner: Ashlar Homes LLC Applicant: Matthew Kist (Kimley-Horn) Property Owner Attendance Continued from 2/13/24</p>	1

19	Andrew Clarke	<p><u>CD-BZA-2024-00009 - 4450 NW Barry Rd</u> – A request to appeal the City Plan Commission decision regarding case no. CD-CPC-2023-00164 on about 1.5 acres generally located at NW Barry Rd and N. Green Hills Rd.</p> <p>Owner: Nizar Ali Rawjani Applicant: Eric Byrd Attorney Attendance</p>	1
20	Stephanie Saldari	<p><u>CD-BZA-2024-00010 - 5032 Tracy Ave</u> – A request to approve a variance to the Infill Residential setback standards to allow for an expansion the the back of the house, plus any other needed variances on about 0.19 acres generally located at 5032 Tracy Avenue.</p> <p>Owner & Applicant: Gail Marie Kelley Property Owner Attendance</p>	5