



BOARD OF ZONING ADJUSTMENT DOCKET

June 12, 2024
9:00 A.M.

The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, 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
A		Amending the Rules and Regulations Governing the Procedure of the Board of Zoning Adjustment - Kansas City, MO	
1	Genevieve Kohn	<p><u>CD-SUP-2024-00009 - 321 Ward Pkwy</u> - A request to approve a special use permit to allow a hotel adjacent to a designated parkway in district B3-5 on about 1 acre ge located at the southeast corner of Ward Parkway and Wornall Road.</p> <p>Owner: Lighthouse Properties II LLC Applicant: Jim McClure - Polsinelli Property Owner Attendance or Consent Form: Attendance CPC Recommendation: Approval with Conditions</p>	6
2	Genevieve Kohn	<p><u>CD-BZA-2024-00019 - 321 Ward Pkwy</u> - A request to approve variances to the boulevard and parkway setbacks, vehicular use area, parking garage, transparency, and fencing standards, as well as the lot and building standards required setbacks and short-term bicycle parking requirements in district B3-5 on about 1 acre generally located at 321-325 Ward Parkway, plus any other necessary variances.</p> <p>Owner: Lighthouse Properties II LLC Applicant: Jim McClure - Polsinelli Property Owner Attendance or Consent Form: Attendance</p>	6

3	Larisa Chambi	<p><u>CD-SUP-2024-00015 - 5600 Main St</u> - A request to approve a special use permit for a parking lot expansion in district R-6 (Residential 6) on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street.</p> <p>Owner: St. Teresa's Academy of KC Applicant: Roger Barrett Property Owner Attendance CPC Recommendation: Continue to July 10, 2024</p>	6
4	Stephanie Saldari	<p><u>CD-BZA-2024-00051 - 1400 W 50th St</u> - A request to approve a variance to permit an accessory structure in the front yard plus any other needed variances on about 0.39 acres generally located at 1400 W 50th Street.</p> <p>Owner & applicant: David Graves Property Owner Attendance or Consent Form: Property owner attendance. Continued from <u>5/15/24</u></p>	6
5	Stephanie Saldari	<p><u>CD-BZA-2024-00050 - 806 W 60th Ter</u> - A request to approve a variance to the interior side setback plus any other needed variances in an R-6 zoning district on about 0.24 acres generally located at 806 W 60th Terrace.</p> <p>Owner: Anne & Clayton Johnston Applicant: Michael Blackledge Property Owner Attendance or Consent Form: Consent Form Continued from <u>5/15/24</u></p>	6
6	Connor Tomlin	<p><u>CD-BZA-2024-00053 - 5921 Ward Pkwy</u> - A request to approve a special exception to permit a fence greater than 6 feet on a corner residential lot, plus any additional variances on about 1.52 acres generally located at 5921 Ward Parkway.</p> <p>Owner: Farhad and Lynda Azima Applicant: Luke Boyer Consent Form: Attached to the staff report Continued from <u>5/15/24</u></p>	6

7	Connor Tomlin	<p><u>CD-BZA-2024-00044 - 601 E 81st Ter</u> - A request to approve a special exception to permit a fence to be greater than 4 feet in height in the front yard of a residential lot, plus any additional variances on about 0.18 acres generally located at 601 E 81st Terrace.</p> <p>Owner: Eunice and Logan Ermovick Applicant: Eunice and Logan Ermovick Property Owner Attendance or Consent Form: Owner Attendance Continued from <u>5/15/24</u></p>	6
8	Ahnna Nanoski	<p><u>CD-BZA-2024-00047 - 12800 Holmes Rd</u> - A request to rehear appeal case CD-BZA-2023-00143 on about 5.6 acres generally located at 12800 Holmes Rd.</p> <p>Owner: Limeview Development LLC Applicant: John Roe Attorney Attendance Continued from <u>5/15/24</u></p>	6
9	Andrew Clarke	<p><u>CD-SUP-2024-00012 - 1125 Grand Blvd</u> -</p> <p>Owner: Jason Swords Applicant: David Waters Attorney Attendance CPC Recommendation: Approval with Conditions</p>	4
10	Larisa Chambi	<p><u>CD-SUP-2024-00016 - 2600 Belleview Ave</u> - A request to approve a special use permit for an event venue serving as a community center in district R-6 (Residential 6) on about 0.28 acres generally located at the southwest corner of West 26th Street and Belleview Avenue.</p> <p>Owner: Guadalupe Center Inc Applicant: Barrett Kroll Consent Form CPC Recommendation:</p>	4
11.1	Stephanie Saldari	<p><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.</p> <p>Owner: Jordan Smith Applicant: David Bell Attorney Attendance Continued from <u>1/9/24, 3/12/24, 4/9/24, 5/15/25</u> Continue to <u>8/14/2024</u></p>	4

11.2	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, 3/12/24, 4/9/24, 5/15/24 Continue to 8/14/2024</p>	4
12	Alec Gustafson	<p><u>CD-BZA-2024-00042 - 1729 West Pennway Ter</u> - A request to approve a variance of approximately 13.76 feet to the rear yard setback abutting a residential district, plus any additional variances on about .248 acres generally located at 1729 West Pennway.</p> <p>Owner: Justin Tanner Applicant: Ashley Foland Attorney Attendance Continued from 5/15/24</p>	4
13	Andrew Clarke	<p><u>CD-BZA-2024-00060 - 599 E Riverfront Rd</u> -</p> <p>Owner: Northpoint Development Applicant: Brian Benjamin Property Owner Attendance Continued from 5/15/24</p>	4
14	Connor Tomlin	<p><u>CD-BZA-2024-00045 - 4432 Troost Ave</u> - A request to approve a special exception for a fence to be greater than 4 feet in height on a vacant lot, plus any additional variances on about 0.12 acres generally located at 4432 Troost Avenue.</p> <p>Owner: Ernest Wedoff Applicant: Ernest Wedoff Property Owner Attendance or Consent Form: Owner Attendance Continued from 5/15/24</p>	4
15	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 .4 acres generally located at 208 Westport Rd.</p> <p>Owner: Lanc Investments LLC Applicant: Patrica Jensen Attorney Attendance Continued from 11/14/23, 2/13/2024, 5/15/24 CONTINUE TO 9/11/24</p>	4

16	Andrew Clarke	<p><u>CD-SUP-2024-00006 - 2641 Prospect Ave -</u></p> <p>Owner: Moon Real Estate, LLC Applicant: Riad Baghdadi Consent Form CPC Recommendation:</p>	3
17	Andrew Clarke	<p><u>CD-SUP-2024-00014 - 3026 Van Brunt Blvd -</u></p> <p>Owner: First Street Development Applicant: Aaron March Attorney Attendance CPC Recommendation:</p>	3
18	Ahnna Nanoski	<p><u>CD-BZA-2024-00031 - 5631 E US 40 Hwy -</u> A request to appeal zoning violations related to a gravel parking area on about 2.3 acres generally located at 5631 E US 40</p> <p>Owner: The Tow Lot LLC Applicant: Mark Meyer (Law Offices of Mark E Meyer LLC) Attorney Attendance Continued from 4/9/24, 5/15/24</p>	3
19	Connor Tomlin	<p><u>CD-BZA-2024-00041 - 1310 Paseo -</u> A request to approve a special exception to permit a fence to be greater than 4 feet in height on a vacant residential lot, plus any additional variances on about 0.16 acres generally located at 1310 Paseo.</p> <p>Owner: Jacques P Fransaw Applicant: Jacques P Fransaw Property Owner Attendance or Consent Form: Owner Attendance Continued from 5/15/24</p>	3
20	Alec Gustafson	<p><u>CD-BZA-2024-00020 - 7707 N Wabash Ave -</u> A request to approve a variance to the maximum width of a driveway, plus any additional variances on about 0.305 acres generally located at 7707 N Wabash Ave.</p> <p>Owner: Steve Sohl Applicant: Steve Sohl Property Owner Attendance or Consent Form: Owner Attendance Continued from: 4/9/24, 5/15/24</p>	2

21	Connor Tomlin	<p><u>CD-BZA-2024-00048 - 2308 NW 53rd Ter</u> - A request to approve a variance to the maximum size of an accessory dwelling unit to permit an accessory dwelling unit to be larger than code requirements, plus any additional variances on about 1.53 acres generally located at 2308 NW 53rd Terrace.</p> <p>Owner: Onyx Investments KC LLC Applicant: Larissa McClard, Onyx Investments KC LLC Property Owner Attendance or Consent Form: Property Owner Attendance. Continued from <u>5/15/24</u></p>	2
22	Genevieve Kohn	<p><u>CD-SUP-2021-00072 - 10001 E Bannister Rd</u> - A request to approve an extension to the special use permit approval due to lack of vesting per section 88-525-12 in district B1-1 on about 1.3 acres generally located at the southeast corner of Raytown Road and E Bannister Road.</p> <p>Owner: Beyond Petroleum LLC Applicant: The Roe Law Firm LLC Property Owner Attendance or Consent Form: Attendance</p>	5
23	Stephanie Saldari	<p><u>CD-BZA-2024-00054 - 11601 Orchard Rd</u> - A request to approve a variance to the interior side setback plus any other needed variances in an R-7.5 zoning district on about 0.44 acres generally located at 11601 Orchard Road.</p> <p>Owner: Sharla & Kenneth Riead Applicant: Roy Browne Property Owner Attendance or Consent Form: Unknown Continued from <u>5/15/24</u></p>	5
24	Stephanie Saldari	<p><u>CD-BZA-2024-00021 - 9350 Olmstead Rd</u> - A request to approve a variance to allow a gravel driveway plus any other needed variances in an R-7.5 zoning district on about 3.5 acres generally located at 9350 Olmstead Road.</p> <p>Owner & applicant: Andrew Madasz Property Owner Attendance Continued from <u>5/15/24</u></p>	5

25	Larisa Chambi	<p><u>CD-SUP-2024-00010 - 1951 NW 87th Ter</u> - A request to approve a special use permit for the expansion of a vehicular use area for an elementary school in district R-7.5 on about 14.6 acres generally located at NW 87th Terrace and N. Platte Purchase Drive.</p> <p>Owner: Platte County R-3 School District Applicant: Braden Taylor Consent Form CPC Recommendation: Approval with Conditions</p>	1
26	Stephanie Saldari	<p><u>CD-BZA-2024-00025 - 8430 N Indiana Ave</u> - A request to approve a variance to the monument sign setback standards, plus any other needed variances in an B2-2 zoning district on about 0.9 acres generally located at 8430 N Indiana Avenue.</p> <p>Owner: Ahx Real Estate LLC Applicant: Zach Steele Consent form submitted Continued from 4/9/24. 5/15/24 Required Quorum: Ebbitts, Gorenc, Hays, Meier, Wright.</p>	1
27	Stephanie Saldari	<p><u>CD-BZA-2024-00057 - 10900 NW Old Tiffany Springs</u> - A request to approve a variance to permit an accessory structure in the front yard plus any other needed variances in an AG-R zoning district on about 29.24 acres generally located at 10900 NW Old Tiffany Springs Road.</p> <p>Owner & Applicant: John Johnson Property Owner Attendance Continued from 5/15/24</p>	1
28	Stephanie Saldari	<p><u>CD-BZA-2024-00029 - 8301 NE 89th St</u> - A request to approve a variance to a driveway width plus any other needed variances in an R-7.5 zoning district on about 0.52 acres generally located at 8301 NE 89th Street.</p> <p>Owner & Applicant: Vincent Bonadonna Property Owner Attendance Continued from 5/15/24</p>	1
29	Ahna Nanoski	<p><u>CD-BZA-2024-00014 - 1208 W 39th St</u> - A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .1 acres generally located at 1208 W 39th St.</p> <p>Owner : 1208 39th LLC Applicant: Megan Duma Attorney Attendance</p>	4

30	Ahnna Nanoski	<p><u>CD-BZA-2024-00062 - 208 Westport Rd</u> - A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .67 acres generally located at 208 Westport Rd. Owner</p> <p>Owner: Applicant: Patrica Jensen Attorney Attendance CONTINUE TO 9/11/24</p>	4
31	Ahnna Nanoski	<p><u>CD-BZA-2024-00052 - 5005 N Brighton Ave</u> - A request to appeal determinations related to a denied Temporary Use Permit on about 2.29 acres generally located at 5005 N Brighton Ave.</p> <p>Owner: Trinity Christian Center Applicant: Randall Brack (Trinity Christian Center) Property Owner Consent</p>	2
32	Stephanie Saldari	<p><u>CD-BZA-2024-00065 - 4114 Scarriff Ave</u> - A request to approve a variance to the infill residential standards to allow for a driveway in the front yard plus any other needed variances on about 0.23 acres located at 4114 Scarriff Avenue.</p> <p>Owner: Au Thanh Truc Applicant: Lindell Sconce Property Owner Consent: Unknown</p>	4
33	Stephanie Saldari	<p><u>CD-BZA-2024-00066 - 6645 Edgevale Rd</u> - A request to approve a variance to the lot and building standards to expand the front setback plus any other needed variances on about 0.15 acres located on 6645 Edgevale Road.</p> <p>Owner: Kelli & Eric Riner Applicant: Laura Bauers Property Owner Consent: Unknown</p>	6