



BOARD OF ZONING ADJUSTMENT DOCKET

May 24th, 2022 Special Meeting

9:00 A.M.

First Published May 17, 2022

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The Board of Zoning Adjustment hearing will be virtual. Details regarding how to view the hearing and participate 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.

BZA CASES

Council District	Planner	Docket Item
4	JC	4

CD-BZA-2021-00157 – 130 E Linwood Blvd - A request to approve a rear setback variance in zoning district B3-2, plus any other necessary variances on about 0.44 acres generally located at 130 E Linwood Boulevard.

Owner: Gurpreet Sangha

Applicant: Jasmin Sangha

Affidavit or Meeting Attendance: Affidavit

BZA Quorum from 3/8/22: Bonuchi, Ebbitts, Gorenc, Otto
Continued from 2/8/22, 3/8/22

2	JC	14
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CD-BZA-2022-00045 – 5339 N Merrimac Ave- A request to approve a variance to accessory building siting requirements, plus any other necessary variances on about 1.94 acres generally located at 5339 N Merrimac Ave

Owner: Diane Hepburn

Applicant: Diane Hepburn

Affidavit or Meeting Attendance: Meeting Attendance

5	NM	15
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CD-BZA-2022-00046 – 5400 Wayne Ave- A request to approve a variance to the lot and building standards and all other necessary variances on about .13 acres in an R-6 district generally located at 5400 Wayne Ave

Owner: Eric Strack, Keystone KC Construction

Applicant: Core Urban Renew LLP

Affidavit or Meeting Attendance: Unknown

3	NM	16
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CD-BZA-2022-00047 – 350 Garfield Ave- A request to approve a variance to the lot and building standards and all other necessary variances on about .15 acres in an R-6 district generally located at 350 Garfield Ave.

Owner: Joshua Ross & Katie Ballard

Applicant: Astoria Design Build, LLC
Affidavit or Meeting Attendance: Unknown

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| 6 | JC | 17 | <p>CD-BZA-2022-00048 – 1001 W 59th Ter- A request to approve a rear yard setback variance, plus any other necessary variances on about 0.28 acres generally located at 1001 W 59th Ter</p> <p>Owner: Elizabeth Bennett and Brendan Franzoni
Applicant: John Wind
Affidavit or Meeting Attendance: Meeting Attendance</p> |
| 6 | NM | 18 | <p>CD-BZA-2022-00050 – 1239 W 61st St - A request to approve a variance to the lot and building standards and all other necessary variances on about .293 acres in an R-6 generally located at 1239 W 61st St</p> <p>Owner: Gary Head
Applicant: Tim Hauschild, NSPJ Architects
Affidavit or Meeting Attendance: Affidavit</p> |
| 1 | NM | 19.1 | <p>CD-BZA-2022-00051 – 2516 NE 34th Ter- A request to approve variances to the lot and building standards and all other necessary variances on about .34 acres in an R-7.5 district generally located at 2516 NE 34th Ter</p> <p>Owner: Diane Binckley
Applicant: Douglas Stone, Attorney and Diane Binckley
Affidavit or Meeting Attendance: Meeting Attendance</p> |
| 1 | NM | 19.2 | <p>CD-BZA-2022-00052 – 2517 NE 34th Ter- A request to approve variances to the lot and building standards and all other necessary variances on about .34 acres in an R-7.5 district generally located at 2517 NE 34th Ter</p> <p>Owner: Diane Binckley
Applicant: Douglas Stone, Attorney and Diane Binckley
Affidavit or Meeting Attendance: Meeting Attendance</p> |
| 3 | NM | 20 | <p>CD-BZA-2022-00053 – 4330 Forest Ave- A request to approve a variance to the maximum percentage of pavement in the front yard and all other necessary variances on about .094 acres in an R 1.5 district generally located at 4330 Forest Ave</p> <p>Owner: Mike Yancik, Elevate Design + Build LLC
Applicant: Sara Ladd, Elevate Design + Build LLC
Affidavit or Meeting Attendance: Unknown</p> |
| 4 | JC | 23 | <p>CD-BZA-2022-00058 – 4338 Terrace St- A request to approve variances to the rear and side yard setback requirements, plus any other necessary variances on about 0.086 acres generally located at 4338 Terrace St</p> <p>Owner: Lucinda Dill & John Lawrence
Applicant: Jacob Roach
Affidavit or Meeting Attendance: Affidavit</p> |

5	JC	25	<p>CD-BZA-2022-00019 – 8820 Indiana Ave - A request for rehearing regarding a previously dismissed appeal to the denial of a Certificate of Legal Non-Conforming Use in zoning district R-7.5 on about five acres generally located at 8820 Indiana Ave.</p> <p>Owner: Daniel Johnson Applicant: Michaela Hunter Affidavit or Meeting Attendance: Affidavit Continued from 4/12/22</p>
4	AN	27	<p>CD-BZA-2022-00025 – 3901 N Wayne Ave- A request to appeal city staff's determination related to multiple zoning violations related to pole signs on the subject site on about .9 acres generally located at 3901 N Wayne St.</p> <p>Owner: Randall Robb (Thistle Hill Development) Applicant: See above Affidavit or Meeting Attendance: Meeting Attendance</p>
	JC	29	Presentation of the 2021 BZA Annual Report
		30	Voting and election of Chair and Vice-chair