



Agenda Board of Zoning Adjustment

Tuesday, June 28, 2022

9:00 AM

<https://kcmo.gov/bza>

BOARD OF ZONING ADJUSTMENT DOCKET
June 28, 2022
9:00 A.M.

First Published June 23, 2022
Last Published June 23, 2022

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

2 AN 1 CD-SUP-2022-00006 – 10500 N Arrowhead - A request to approve a Special Use Permit for atemporary modular classroom in an R-7.5 (Residential) zoning district on about 35 acres generally located at 10500 N Arrowhead Trfy.

Owner: Northland Christian Education System

Applicant: Patrick Cassity (Renaissance Infrastructure Consulting) Affidavit or Meeting

Attendance: Affidavit

CPC Recommendation: Approval, Subject to Conditions

3 AN 2 CD-SUP-2022-00007 – 9500 E 47th St - A request to approve a Special Use Permit for a temporary land preparation site in an R-7.5 (Residential) zoning district on about 106.7 acres generally located at 9500 E 47th St.

Owner: Kristi Lillig

Applicant: Amy Grant (Polsinelli)

Affidavit or Meeting Attendance: Affidavit

Continue to 8/9/22

6 JC 3 CD-SUP-2022-00011 – 120 E 79th St - A request to approve a special use permit to allow for a short-term rental operation on about 0.12 acres of land generally located at 120 E. 79th Street.

Owner: Amy & Bryan Mohr Applicant: Theodore Anderson

Affidavit or Meeting Attendance: Meeting Attendance

Continue to 8/9/22

4 AC 4 CD-SUP-2022-00014 – 3931 Washington St - A request to approve a Special Use Permit for a hotel consisting of four (4) hotel rooms in District B3-2 (Community Business) on about .248 acres generally located at W. 39th Terrace and Broadway Boulevard.

Owner: Johnny Youssef Applicant: Johnny Youssef

Affidavit or Meeting Attendance: Meeting Attendance CPC Recommendation: Approval with Conditions Continue to 7/12/22

4 MB 5 CD-SUP-2022-00016 – 1729 Grand Blvd - request to approve a Special Use Permit on about 0.5 acres generally located at the southeast corner of East 17th Street and Grand Boulevard, to allow for drive-through facility on an Established Boulevard.

Owner: BOK Financial Applicant: Craig Scranton

Affidavit or Meeting Attendance: Meeting Attendance

CPC Recommendation: Approval with Conditions and Modifications

4 AN 6 CD-BZA-2022-00013 – 3922 Troost Ave- A request to approve a variance to the architectural material standards of the Troost Overlay District in the B3-2 district on about .19 acres. generally located at 3922 Troost Ave, plus any other necessary variances.

Owner: Troost Thrift Store Inc Applicant: Julia Hartman, Odimo

Affidavit or Meeting Attendance: Affidavit Continued from 3/8/22, 4/12/22, 5/10/22 Continue to 7/12/22

4 JC 7 CD-BZA-2022-00027 – 561 Harrison St- A request to approve a variance to density standards to allow for a five unit residential structure where a three unit residential structure exists in zoning district R-1.5 on about 7000 square feet generally located at 541 Harrison Street.

Owner: Hastings Holdings LLC

Applicant: Corey Henry, Chinnery Evans & Nail, P.C. Affidavit or Meeting Attendance: Affidavit Quorum from 5/10/22: Bonuchi, Ebbits, Gorenc, Mixdorf, Stiller Continued from 4/12/22,

5/10/22

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CD-BZA-2022-00030 – 6801 Holmes Rd- A request to approve a variance to the size and placement of a wall sign and all other necessary variances on about 12.673 acres generally located at 6801 Holmes Rd

Owner: University Academy Supporting Foundation Applicant: Albert Ray, Hollis and Miller Architects Affidavit or Meeting Attendance: Affidavit

Quorum from 4/12/22: Gorenc, Keleher, Mixdorf, Otto, Stiller Continued from 4/12/22, 5/10/22 Continue to 8/9/22

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CD-BZA-2021-00135 – 4516 Holly St- A request to approve a special exception for a wall in the front yard in the R-1.5 district on about .8

acres generally located at 4516 Holly St, plus any other necessary variances.

Owner: Cliff House Condo Association Applicant: Ronald Grego

Affidavit or Meeting Attendance: Unknown

Continued from 5/10/22 Continue to 8/9/22

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CD-BZA-2022-00040 – 5204 Spring St- A request to approve a variance to the required setback for an established driveway in the R-7.5 district on about 0.2acres generally located at 5204 Spring Street.

Owner: Reda Abdalla & Kalina Ibrahim

Applicant: Addison Bliss, Veritas Architecture and Design Affidavit or Meeting Attendance: Unknown

Continued from 5/10/22 Dismiss

5 NM 11 CD-BZA-2022-00044 – 5025 Lydia Ave- A request to approve variances to the lot and building standards, to reestablish the previous lot lines, and all other necessary variances on about .375 acres in an R-6 district generally located at 5025 Lydia Ave

Owner: Cubmex Property Partners LLC Applicant: Robert Young, RL Buford Affidavit or Meeting Attendance: Unknown Continued from 5/10/22

3 JC 12 CD-BZA-2022-00056 – 8308 E 47th Ter- A request to approve a variance to accessory building siting requirements, plus any other necessary variances on about 0.47 acres generally located at 8308 E 47th Ter

Owner: Donnie Goodell Applicant: Donnie Goodell
Affidavit or Meeting Attendance: Meeting Attendance
Continued from 5/10/22

4 AN 13 CD-BZA-2022-00057 – 3838 Broadway Blvd- A request to approve a variance to the Park and Boulevard Standards in a UR district on about .36 acres generally located at 3838 Broadway Blvd, plus any other necessary variances.

Owner: JSJD LLC
Applicant: Jacob Hodson (Olsson)
Affidavit or Meeting Attendance: Meeting Attendance
Continued from 5/10/22

6 JC 14 CD-BZA-2022-00059 – 9500 Wornall Rd- A request to approve a sign variance to allow for a monument sign, plus any other necessary variances on about 10 acres generally located at 9500 Wornall Road

Owner: Colonial Presbyterian Church Applicant: Michale Ryan
Affidavit or Meeting Attendance: Affidavit
Continue to 7/12/22

2 NM 15 CD-BZA-2022-00029 – 9005 N Central St- A request to approve variances to the accessory structures standards and all other necessary variances on about 1.915 acres generally located at 9005 N Central St.

Owner: John L Tush Trust Applicant: Brad Bolek
Affidavit or Meeting Attendance: Unknown

4 AN 16 CD-BZA-2022-00062 – 1231 W 57th St- A request to approve a variance to the maximum height of an accessory structure in the R-6 (Residential) district on about 4.5 acres generally located at 1231 W 57th St, plus any other necessary variances.

Owner: Jonathan Kemper

Applicant: Timothy Homburg (NSPJ Architects) Affidavit or Meeting Attendance: Affidavit

6 JC 17.1 CD-BZA-2022-00066 – 9301 E 147th St- A request to approve a front yard setback variance to allow for an existing structure and an addition, plus any other necessary variances on about 9.8 acres generally located at 9301 E 147th Street.

Owner: Boys Grow Corporation Applicant: Tim Duggan (Phronesis LLC)
Affidavit or Meeting Attendance: Attendance

6 JC 17.2 CD-BZA-2022-00069 – 9301 E 147th St- A request to approve a variance to gravel parking lot standards within an R-80 (Residential) district on about 9.8 acres generally located at 9301 E 147th St, plus any other necessary variances.

Owner: Boys Grow Corporation Applicant: Tim Duggan (Phronesis LLC)
Affidavit or Meeting Attendance: Attendance

6 NM 18 CD-BZA-2022-00070 – 616 W 114th Ter- A request to approve variances to the platted build line setbacks and all other necessary variances on about 0.382 acres generally located at 616 W 114th Ter.

Owner: Tracy L Pearce Applicant: Angelo Catenacci

Affidavit or Meeting Attendance: Meeting Attendance

1 JC 19 CD-BZA-2022-00072 – 8082 N Garfield Ave- A request to approve a front yard setback variance to allow for a new home, plus any other necessary variances on about 2.6 acres of land generally located at 8082 N Garfield Avenue.

Owner: Adam Bramley Applicant: Adam Bramley

Affidavit or Meeting Attendance: Attendance

6 NM 20 CD-BZA-2022-00074 – 6431 Pennsylvania Ave- A request to approve variance to the lot and building standards and all other necessary variances on about 0.164 acres generally located at 6431 Pennsylvania Ave.

Owner: Mary Beth Murray Applicant: Hans Thomas

Affidavit or Meeting Attendance: Unknown

2 NM 21 CD-BZA-2022-00075 – 801 NW 68th St- A request to approve a special exception to the height of a fence on a corner lot on about 0.266 acres generally located at 801 NW 68th St.

Owner: Brandon R Goodrich Applicant: See above

Affidavit or Meeting Attendance: Meeting Attendance

3 JC 22 CD-BZA-2022-00078 – 1300 Brush Creek Blvd- A request to approve a variance to side yard setback requirements to allow for the replacement of a deck, plus any other necessary variances on about 0.15 acres generally located at 1300 Brush Creek Boulevard.

Owner: Legacy Asset Group LLC Applicant: Tate Williams

Affidavit or Meeting Attendance: Affidavit

5 JC 23 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.

Owner: Daniel Johnson Applicant: Michaela Hunter

Affidavit or Meeting Attendance: Affidavit

Continued from 4/12/22, 5/24/22

4 AN 24 CD-BZA-2022-00020 – 118 E 46th St- A request to appeal staff's determination surrounding property violations related to un-permitted uses on about .5 acres generally located at 118 E 46th St.

Owner: Aaron Clemons

Applicant: Southmoreland Partners LLC

Affidavit or Meeting Attendance: Meeting Attendance

Continued from 4/12/22, 5/10/22 Continue to 7/12/22

4 AN 25 CD-BZA-2022-00043 – 4343 Oak St- A request to appeal staff's determination surrounding several property violations related to a Bed and Breakfast on about .5 acres generally located at 4343 Oak St.

Owner: 4343 Oak Street Investors LLC (Clemons Life) Applicant: Aaron Clemons (Clemons Life)

Affidavit or Meeting Attendance: Meeting Attendance

Continued from 5/10/22 Continue to 7/12/22

4 AN 26 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.

Owner: Randall Robb (Thistle Hill Development) Applicant: See above.

Affidavit or Meeting Attendance: Meeting Attendance

Continued from 5/24/22

1 AN 27 CD-BZA-2022-00017 – 4500 N Brighton Ave- A request to appeal staff's determination to deny a Certificate of Legal Nonconforming Use on about 1.5 acres generally located at 4500 N Brighton Ave.

Owner: Brent Cline Applicant: See Above

Affidavit or Meeting Attendance: Attorney Attendance

Continued from 4/12/22 Continue to 7/12/22 WITH FEE

4 AN 28 CD-BZA-2022-00061 – 4523 Wyoming St- A request to appeal City Staff's determination to approve a Short Term Rental Registration on about .08 acres generally located at 4523 Wyoming St.

Owner: Hybrid Holdings LLC Applicant: Amrita Burdick

Affidavit or Meeting Attendance: Attendance

3 AN 29 CD-BZA-2022-00024 – 4507 Blue Ridge Cutoff- A request to appeal staff's determination surrounding property violations related to the storage of commercial vehicles on about 9 acres generally located at 4507 Blue Ridge Cutoff.

Owner: Kristi Lillig

Applicant: Amy Grant (Polsinelli)

Affidavit or Meeting Attendance: Affidavit

Continued from 4/12/22 Continue to 8/9/22

Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311, 816-513-1313, TTY 513-1889 or by email at actioncenter@kcmo.org.