



Board of Zoning Adjustment Minutes

Hearing Date: November 14, 2023

414 E 12th Street, 26th Floor, Council Chamber
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: 1.1

CD-BZA-2023-00111 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.

Applicant: Tobin Kennedy

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 16 exhibits were admitted plus one additional named exhibit 17. The applicant team appeared and spoke about their requests. City attorney's Eluard Alegre offered clarification in reference to appeals. Board member Gorenc offered a motion for continuance, but no one seconded it. There was a second motion for denial and Board members voted to approve the denial.

Motion: Denied

Motioned by: Mixdorf

Seconded by: **Moran**

Voting Aye: Mixdorf, Moran, Wright, Ebbitts

Voting Nay: Gorenc

Abstaining: None

Docket Item: 1.10

CD-BZA-2023-00078 I [the property owner of 4817 N Fremont Ave] 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 did 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.

Applicant: Justin Sanchez

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. 21 exhibits were admitted, amending exhibit 13, revising exhibit 9. The attorney for the appeared spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied

Motioned by: Moran

Seconded by: Mixdorf

Voting Aye: Moran; Mixdorf; Wright

Voting Nay: Ebbitts; Gorenc

Abstaining: None

Docket Item: 1.11

CD-BZA-2023-00083 "I [the property owner of 3938 Forest Ave] 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."

Applicant: Matthew Rich of New Beginning Investments, LLC

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. 19 exhibits were admitted, amending exhibit 13, revising exhibit 9. The applicant team appeared and spoke about their requests. Board members discussed merits of the case and approved to uphold the appeal and reverse the decision of the staff. The case was approved.

Motion: Approved

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 1.12

CD-BZA-2023-00073 720 Main St - 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.

Applicant: Tyler Shirk

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. 18 exhibits were admitted. The applicant's attorney appeared and spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied

Motioned by: Moran

Seconded by: Mixdorf

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 1.13

CD-BZA-2023-00075 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.

Applicant: Cole Starin of Dayne Properties

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. 17 exhibits were admitted. The applicant team appeared and spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied
Motioned by: Moran
Seconded by: Mixdorf
Voting Aye: Moran; Ebbitts; Mixdorf; Wright
Voting Nay: Gorenc
Abstaining: None

Docket Item: 1.2
CD-BZA-2023-00113 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.

Applicant: Amber Wright

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 9 exhibits were admitted. The applicant team appeared and spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied
Motioned by: Mixdorf
Seconded by: Moran
Voting Aye: Moran; Gorenc; Mixdorf; Wright
Voting Nay: Ebbitts
Abstaining: None

Docket Item: 1.3
CD-BZA-2023-00068 1704 Jefferson - 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 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.

Applicant: Megan Duma of MD KC, LLC

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 24 exhibits were admitted revising exhibit 9. The applicant appeared and spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied
Motioned by: Moran
Seconded by: Mixdorf
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 1.4
CD-BZA-2023-00082 4037 Forest - "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 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."

Applicant: Dirk Younkin of Popandpinehome
Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. 21 exhibits were admitted. The applicant team appeared and spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied
Motioned by: Moran
Seconded by: Mixdorf
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 1.5

CD-BZA-2023-00080 2 Janssen PI - 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.

Applicant: Stephen Mitchell
Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. Ahnna Nanoski also stated that the staff is recommending dismissal since the zoning related decisions made regarding this STR has been approved. The applicant team spoke about the reasons for the appeal and attorney for the applicant informed that they consent to the dismissal. Board members approved to dismiss the case.

Motion: Dismissed
Motioned by: Moran
Seconded by: Mixdorf
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 1.6

CD-BZA-2023-00079 136 Kensington - 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 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.

Applicant: Jeanie Shook of River Jordan Realty

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. 19 exhibits were admitted. The applicant team appeared and spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied
Motioned by: Moran
Seconded by: Mixdorf
Voting Aye: Moran; Ebbitts; Mixdorf; Wright
Voting Nay: Gorenc
Abstaining: None

Docket Item: 1.7

CD-BZA-2023-00071 I [the property owner of 5026 N Topping 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 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.

Applicant: Harmony Brown

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. Ahnna Nanoski informed that exhibit 13 has been revised and exhibit 9 has been amended. 20 exhibits were admitted. The applicant team appeared and spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied
Motioned by: Moran
Seconded by: Mixdorf
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 1.8

CD-BZA-2023-00103 I [the property owner of 5028 N Topping 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 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.

Applicant:

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. 21 exhibits were admitted; amending exhibit 13, revising exhibit 9. The applicant team appeared and spoke about their requests. Board members discussed merits of the case and denied it.

Motion: Denied
Motioned by: Mixdorf
Seconded by: Moran

Voting Aye: Moran; Gorenc; Mixdorf; Wright
Voting Nay: Ebbitts
Abstaining: None

Docket Item: 1.9

CD-BZA-2023-00102 I [the property owner of 34 E 32nd St] 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.

Applicant: Amber Wright

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that the quorum has been re-established to include Ms. Wright. 21 exhibits were admitted. Ahnna Nanoski informed that the staff is recommending dismissal. The applicant team appeared and consented to the dismissal. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-BZA-2023-00084 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.

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."

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

Applicant: Adam Weindling

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 12-12-23. Board members approved to continue the case to 12-12-23.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2023-00057 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.

Applicant: Rita Pollack

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case, Connor Tomlin presented the case. Ahnna Nanoski stated that the new re-established quorum included Ms. Wright. 9 exhibits were admitted. The applicant and the engineer Patrick Doyle appeared and spoke about their requests. Board members discussed merits of the case and approved it subject to the submission of new drawings.

Motion: Approved
Motioned by: Gorenc
Seconded by: Moran
Voting Aye: Moran; Ebbitts; Gorenc; Wright
Voting Nay: Mixdorf
Abstaining: None

Docket Item: 4
CD-BZA-2023-00087 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.

Applicant: Joanna Morse

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case, Connor Tomlin presented the case, 9 exhibits were admitted. The applicant, Joanna Renee Morse, appeared and spoke about their requests. Board members discussed merits of the case and approved a 5' fence instead of 6'.

Motion: Approved
Motioned by: Moran
Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc
Voting Nay: Mixdorf
Abstaining: Wright

Docket Item: 5
CD-SUP-2023-00035 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.

Applicant: Brian Hochstein of MKEC Engineering, Inc.

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case, Andrew Clark presented the case; he stated that CPC recommended approval with conditions. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved
Motioned by: Mixdorf
Seconded by: Moran
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 6
CD-BZA-2023-00112 A request to appeal zoning violations related to a nonconforming sign (vacant pole sign) on about .3 acres generally located at 1106 Westport Rd.

Applicant: Sherry DeJanes of Sherry D. DeJanes, PC

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested dismissal since the revised notice has been sent out and there is no longer a reason to appeal. Board members approved to dismiss the case.

Motion: Dismissed
Motioned by: Moran
Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 7

CD-BZA-2023-00108 A request to appeal a notice of abandonment (termination of a pole sign) on about .5 acres generally located at 3441 Main St.

Applicant: Douglas Stone of LEWIS RICE

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested dismissal since the revised notice has been sent out and no longer has a reason to appeal. Board members approved to dismiss the case.

Motion: Dismissed
Motioned by: Moran
Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-BZA-2023-00109 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.

Applicant: Douglas Stone of LEWIS RICE

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested dismissal since the revised notice has been sent out and no longer has a reason to appeal. Board members approved to dismiss the case.

Motion: Dismissed
Motioned by: Moran
Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 9

CD-BZA-2023-00106 A request to appeal zoning violations related to a conforming sign (vacant pole sign) on about .15 generally located at 1321 Westport Rd.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested dismissal since the revised notice has been sent out and no longer has a reason to appeal. Board members approved to dismiss the case.

Motion: Dismissed
Motioned by: Moran
Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 10

CD-BZA-2023-00027 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.

Applicant: Michelle Wiehe of Green Meadows Land Development

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski also stated that the staff is recommending dismissal since the applicant failed to submit a building permit. The applicant appeared and spoke about their requests. Board members discussed merits of the case and dismissed it.

Motion: Denied
Motioned by: Mixdorf
Seconded by: Wright
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 11

CD-SUP-2023-00038 A request to approve a Special Use Permit for a hotel along a Boulevard on about .125 acres generally located at 1108 Grand Blvd.

Applicant: Pam Nowak of Metropolitan Build

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case; she stated that CPC recommendation was approval with conditions. 10 exhibits were admitted. The applicant team, Jay Simon and Dough Stone appeared and spoke about their requests. Board members discussed merits of the case and approved it in accordance to staff report and conditions therein.

Motion: Approved
Motioned by: Mixdorf
Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 12

CD-SUP-2023-00039 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.

Applicant: Robin Polk of Cook, Flatt & Strobel Engineers, P.A.

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case, Andrew Clark presented the case; he stated that CPC recommended approval with conditions. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved
Motioned by: Mixdorf
Seconded by: Wright

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 13

CD-SUP-2023-00045 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.

Applicant: Lauren Hickman of Exact Partners

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case and stated that CPC recommendation was approval with conditions. 9 exhibits were admitted. The applicant Lauren Jensen appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved
Motioned by: Mixdorf
Seconded by: Wright
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 14

CD-BZA-2023-00066 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.

Applicant: Michael Busby of TOTAL HOME SERVICE

Commissioners Present: Moran; Ebbitts; Mixdorf; Wright
Commissioners Absent: Gorenc
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case and stated that the applicant consented to the 4 members quorum. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved
Motioned by: Mixdorf
Seconded by: Moran
Voting Aye: Moran; Ebbitts; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 15

CD-BZA-2023-00118 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.

Applicant: Kris Kohrs of Precision Home Concepts

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 16

CD-BZA-2023-00119 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.

Applicant: Todd Tobin

Commissioners Present: Moran; Ebbitts; Mixdorf; Wright

Commissioners Absent: Gorenc

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case, Connor Tomlin presented the case. 9 exhibits were admitted. The applicant team, Todd Tobin and Riad Baghdadi appeared and spoke about their requests. Also for testimony in support appeared Gregg Lombardi former executive director of the Lykens Home Owners Association and executive director of Neighborhood Legal support of Kansas City. Board members discussed merits of the case and approved it noting changes to variances A and B.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Moran

Voting Aye: Moran; Ebbitts; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 17

CD-BZA-2023-00123 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.

Applicant: John Noblit of Noblit Didier Development LLC

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-BZA-2023-00124 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.

Applicant: Breahn Vokolek of Patton Wagner & Associates, P.C.

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 19

CD-BZA-2023-00125 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.

Applicant: William Orellana

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 20

CD-BZA-2023-00126 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.

Applicant: Isidro Roldan

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 21

CD-BZA-2023-00127 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.

Applicant: of BLACK JACK CONTRACTING LLC

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 22

CD-BZA-2023-00129 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.

Applicant: Mario Leon of Martell+Leon

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 23

CD-BZA-2023-00130 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.

Applicant: Kate Crossley

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 24

CD-BZA-2023-00038 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.

Applicant: Nicholas Self of Above All Construction

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 25.1

CD-BZA-2023-00147 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 generally located at 9909 N Amity Avenue.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:

Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 25.2

CD-BZA-2023-00148 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.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 26

CD-BZA-2023-00149 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.

Applicant: TOM SKRAM of REACHING SOLUTIONS LLC

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 27

CD-BZA-2023-00141 A request to appeal a notice of violation regarding window decal signage on about .1 acres generally located at 1603 Westport Rd.

Applicant: Jason Ballou

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 28

CD-SUP-2023-00017 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.

Applicant: Daniel Finn of Phelps Engineering, Inc.

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the rezoning for this property was not approved, therefore the Special Use Permit cannot be approved as well. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 29

CD-SUP-2023-00037 A request to approve a special use permit to allow a self-storage warehouse in an existing building in districts M1-5 and B4-5 on about 2.7 acres generally located on Gillham Plaza, north of Linwood Boulevard and south of E 31st Street.

Applicant: Zach Flitcroft of Blue Ribbon Capital

Commissioners Present: Moran; Ebbitts; Mixdorf; Wright

Commissioners Absent: Gorenc

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case, Larisa Chambi presented the case she stated that CPC recommended approval subject to conditions and that the commissioners extended the renewal of the SUP from 3 years to 10 years. 9 exhibits were admitted. The applicant team, Eli Johnson, Michael Kelly, Billy Hodes and Carrie Williams appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Wright

Voting Aye: Moran; Ebbitts; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 30

CD-SUP-2023-00043 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.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 31

CD-SUP-2023-00046 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 Street and Interstate 435.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 32

CD-SUP-2023-00047 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.

Applicant: Jeffrey Linville

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 33

CD-SUP-2022-00050 A request to approve a Special Use Permit to allow for Outdoor Vehicular Sales in District B3-2 on about 0.3 acres located at 7653 Troost Ave.

Applicant:

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 34

CD-BZA-2023-00096 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.

Applicant: Victor Caballero-Barron of Handyman 2 The Rescue LLC

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 35

CD-BZA-2023-00131 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.

Applicant: Andrew Madasz of EAST WING CONSTRUCTION LLC

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 36

CD-BZA-2023-00150 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.

Applicant: Roger Keyes of KEE LLC

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 37

CD-BZA-2023-00137 A request to appeal zoning violations related to a prohibited use (Adult Business) on about .4 acres generally located at 208 Westport Rd.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 2-13-24 to allow them to pursue a certificate of legal non-conforming use. Board members approved to continue the case to 2-13-24.

Motion: Continued Fee: NO
Motioned by: Moran

Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 38.1

CD-BZA-2023-00135 A request to appeal a decision made on plan number CD-AA-2023-00157 (Short Term Rental, Nonresident) on about .08 acres generally located at 1207 W 45th St.

Applicant: Alex Glenn

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 38.2

CD-BZA-2023-00134 A request to appeal a decision made on plan number CD-AA-2023-00134 (Short Term Rental, Nonresident) on about .08 acres generally located at 1207 W 45th St.

Applicant: Alex Glenn

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 39

CD-BZA-2023-00143 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.

Applicant: John Roe of The Roe Law Firm LLC

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 40

CD-BZA-2023-00133 A request to appeal zoning violations related to a nonconforming sign (vacant pole sign) on about .15 acres generally located at 1321 Westport Rd

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 1-9-24 in order for the applicant to pursue a deadline addressed in the Notice of Violation that was sent. Board members approved to continue the case to 1-9-24.

Motion: Continued Fee: NO
Motioned by: Moran
Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 41

CD-BZA-2023-00142 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.

Applicant: Chip Walsh of Sustainable Development Partners Kansas City

Commissioners Present: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested continuance to 1-9-24 to allow them pursue a deadline addressed in the notice of violation that was sent. Board members approved to continue the case to 1-9-24.

Motion: Continued Fee: NO
Motioned by: Moran
Seconded by: Gorenc
Voting Aye: Moran; Ebbitts; Gorenc; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 42

CD-BZA-2023-00139 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.

Applicant: Benjamin Hansen

Commissioners Present:
Commissioners Absent:
Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 43

CD-BZA-2023-00145 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.

Applicant: MIDTOWN HOME IMPROVEMENTS of MIDTOWN KC, INC.

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Automatically continued to 12-12-23 due to lack of time.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None