



Board of Zoning Adjustment Minutes

Hearing Date: March 15, 2024

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item:

CD-BZA-2024-00011 A request to approve a variance to the setbacks of an accessory structure, plus any additional variances on about 0.1 acres generally located at 143 Lawn Avenue.

Applicant: Joseph Dreher of Dreher construction

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Moran; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. 9 exhibits were admitted. Connor Tomlin presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item:

CD-SUP-2023-00053 A request to approve a Special Use Permit for a 5,536 parking lot for Warehousing, Wholesaling, Freight Movement (outdoor) on about 26.9 acres generally located south of US M 210 Highway and east of Birmingham Levee District Drive Rd.

Applicant: Steve Warger of Warger Associates LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Moran; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. 9 exhibits were admitted. Larisa Chambi presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item:

CD-BZA-2024-00012 A request to appeal zoning violations related to a non-conforming sign on about 4 acres generally located at 7815 E US 40 Hwy.

Applicant: Eric Krikke

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Moran; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 8 exhibits were admitted. The applicant appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and denied the appeal.

Motion:	Denied
Motioned by:	Mixdorf
Seconded by:	Meier
Voting Aye:	Ebbitts; Gorenc; Hays; Meier; Mixdorf
Voting Nay:	None
Abstaining:	None