



Board of Zoning Adjustment Minutes

Hearing Date: May 10, 2022

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

Docket Item: 1

CD-SUP-2021-00085 A request to approve a Special Use Permit in the M1-5 (Industrial) district to allow for the expansion of Limited Manufacturing, Production, and Industrial Services (New Horizons LLC) on about 1.6 acres generally located at 2316 Troost Ave.

Applicant: Jeffrey Schutzler of Pluribus Architectural Collaborative LLC

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Boardchair Ebbitt introduced the case. Ahnna Nanoski presented the case. The applicant team of attorney Chris Mattix, architects Jeffery Schutzler and Courtney Kounkel and owner Stephanie Isaacson appeared and spoke about their requests. They said they'd met with the Troost Coalition twice since the prior BZA hearing. They presented exhibit 14--updated plans and exhibit 15--floor plans with notes. The following appeared in support:

Ruben Alonso--nearby business owner, AltCap

Mackenzie Koepke--New Horizons employee

Mark Moberly--owner of nearby LaQuinta

Docket Item: 2

CD-SUP-2022-00005 A request to approve a Special Use Permit for an additional school building to be built, as well as any necessary variances on about 2.4 acres generally located at 121 N Quincy Avenue

Applicant: Taylor Maine of Garcia Architecture

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Boardchair Ebbitts introduced the case. Jared Clements presented the case. The applicant and Jeremy Lillig, Executive Director of the Bright Futures Academy, appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Bonuchi

Seconded by: Stiller

Docket Item: 3

CD-SUP-2022-00012 A request to approve a Special Use Permit to allow for the bed and breakfast use on about 0.42 acres generally located at 206 E 44th St

Applicant: Ryan Hiser of

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Boardchair Ebbitts introduced the case. Andrew Clarke presented the case for Genevieve Kohn. The applicants Ryan Hiser and David Tran appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Stiller

Seconded by: Mixdorf

Docket Item: 4

CD-BZA-2021-00157 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

Applicant: Jasmin Sangha of Hive Design Collaborative

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

Automatically continued to special hearing May 24, 2022 to establish a new quorum. This will allow board members Mixdorf and Stiller time to view the video of the case that was presented on March 8, 2022 since board member Otto has resigned. No vote could be taken.

Motion: Continued

Motioned by:

Seconded by:

Docket Item: 5

CD-BZA-2022-00013 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.

Applicant: Julia Hartman of Odimo

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to June 14, 2022 without a fee. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Bonuchi

Seconded by: Mixdorf

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Docket Item: 6

CD-BZA-2022-00027 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 561 Harrison Street

Applicant: Corey Henry of Chinnery Evans & Nail, P.C.

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: Yes

Boardchair Ebbitts introduced the case. Jared Clements presented the case. The applicant appeared and spoke about his clients' requests. City of KCMO Investigator Jim Duddy spoke about the original CLNU and violations on the property. The applicant requested a continuance to June 14, 2022 to present revised plans.

Board members discussed the merits of the case and continued it to June 14, 2022 without a fee.

Motion: Continued Fee: NO

Docket Item: 7

CD-BZA-2022-00030 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

Applicant: Albert Ray of Hollis and Miller Architects

Comissioners Present: Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board member Otto resigned. Board member Keleher not present. No vote needed. Case automatically continued to June 14, 2022.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Docket Item: 8.1

CD-BZA-2022-00032 A request to approve variances to the lot and building standards in an R-6 district to reestablish former lot lines on about .224 acres generally located at 2826 Summit St

Applicant: of Dale Scott

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Boardchair Ebbitts introduced the case. Najma Muhammad presented the case. The applicant team of Dale Scott and Chris Koch appeared and spoke about their requests. Richard Hernandez, President of the Westside Neighborhood Association was opposed. He said the information presented by the applicants was vague about their intentions. City Attorney Sarah Baxter spoke about combined lots.

Board members discussed the merits of the case and approved it.

Motion: Approved

Docket Item: 8.2

CD-BZA-2022-00033 A request to approve variances to the lot and building standards in an R-6 district to reestablish former lot lines on about .224 acres generally located at 2828 Summit St

Applicant: of Dale Scott

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Boardchair Ebbitts introduced the case. Najma Muhammad presented the case. The applicant team of Dale Scott and Chris Koch appeared and spoke about their requests. Richard Hernandez, President of the Westside Neighborhood Association was opposed. He said the information presented by the applicants was vague about their intentions. City Attorney Sarah Baxter spoke about combined lots.

Board members discussed the merits of the case and approved it.

Motion: Approved

Docket Item: 8.3

CD-BZA-2022-00034 A request to approve variances to the lot and building standards in an R-6 district to reestablish former lot lines on about .224 acres generally located at 2830 Summit St

Applicant: of Dale Scott

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Boardchair Ebbitts introduced the case. Najma Muhammad presented the case. The applicant team of Dale Scott and Chris Koch appeared and spoke about their requests. Richard Hernandez, President of the Westside Neighborhood Association was opposed. He said the information presented by the applicants was vague about their intentions. City Attorney Sarah Baxter spoke about combined lots.

Board members discussed the merits of the case and approved it.

Motion: Approved

Docket Item: 9

CD-BZA-2021-00135 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.

Applicant: Ronald Grego of Grego's Hardscape & Concrete, LLC

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to June 14, 2022 without a fee. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Bonuchi

Seconded by: Gorenc

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Docket Item: 10

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

Applicant: Addison Bliss of Veritas Architecture and Design

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to June 14, 2022 without a fee. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Bonuchi

Seconded by: Mixdorf

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Docket Item: 11

CD-BZA-2022-00041 A request to approve a variance to fencing requirements of the Main Street Overlay District in the B3-2 and R-1.5 district on about 4.4 acres generally located at 4041 Main St, plus any other necessary variances.

Applicant: Mark O'Hara of Hoerr Schaudt; Mary Miller of Hoerr Schaudt

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Boardchair Ebbitts introduced the case. Ahnna Nanoski presented the case. The applicant team of Mark O'Hara and Andrew Myler 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: Stiller

Docket Item: 12

CD-BZA-2022-00042 A request to approve a front yard setback variance, plus any other necessary variances on about 0.117 acres generally located at 4737 Holly St

Applicant: Cheryl Tulipana of

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Boardchair Ebbitts introduced the case. Jared Clements presented the case. The applicants Steven & Cheryl Tulipana 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: Bonuchi

Seconded by: Mixdorf

Docket Item: 13

CD-BZA-2022-00044 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

Applicant: Robert Young of rl buford

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to June 14, 2022 without a fee. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Docket Item: 14

CD-BZA-2022-00045 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

Applicant: Diane Hepburn of

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 15

CD-BZA-2022-00046 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

Applicant: Eric Strack of KEYSTONE KC, LLC

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 16

CD-BZA-2022-00047 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.

Applicant: of Astoria Design Build, LLC

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 17

CD-BZA-2022-00048 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

Applicant: SARAH KEMPF of PIPER-WIND ARCHITECTS INC

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 18

CD-BZA-2022-00050 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

Applicant: Tim Hauschild of NSPJ Architects

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 19.1

CD-BZA-2022-00051 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

Applicant: Diane Binckley of

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 19.2

CD-BZA-2022-00052 A request to approve a 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

Applicant: Diane Binckley of

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 20

CD-BZA-2022-00053 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

Applicant: Sara Ladd of Elevate Design + Build

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 21

CD-BZA-2022-00056 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

Applicant: donnie goodell of

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to June 14, 2022 without a fee. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Docketed Fee: NO

Motioned by: Gorenc

Seconded by: Bonuchi

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Docket Item: 22

CD-BZA-2022-00057 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.

Applicant: Jacob Hodson of Olsson

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to June 14, 2022 without a fee. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Bonuchi

Seconded by: Mixdorf

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Docket Item: 23

CD-BZA-2022-00058 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

Applicant: Lonnie Shanks of Jowler Creek Architecture; Jacob Roach of MARTANNE CONSTRUCTION LLC

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 24

CD-BZA-2021-00014 A request to approve an appeal of determination on about 3.7 acres zoned R-7.5 (Residential) generally located at 8300 N. Green Hills Road.

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

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to July 12, 2022 with a fee. No one appeared for testimony. Board members continued the case to July 12, 2022.

Motion: Continued - With Fee Fee: YES

Motioned by: Bonuchi

Seconded by: Mixdorf

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Docket Item: 25

CD-BZA-2022-00019 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

Applicant: Michaela Hunter of Milana Hunter Consulting LLC; Daniel Johnson of

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

Testimony: No

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 26

CD-BZA-2022-00020 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.

Applicant: Aaron Clemons of

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to June 14, 2022 without a fee. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Docket Item: 27

CD-BZA-2022-00025 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.

Applicant: Randall Robb of THISTLE HILL DEVELOPMENT INC

Comissioners Present:

Comissioners Absent:

Comissioners Recusing: None

Testimony: No

BZA Chair Ebbitts unavailable, so BZA ended at noon. Case automatically continued to May 24, 2022.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 28

CD-BZA-2022-00043 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.

Applicant: Aaron Clemons of

Comissioners Present: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller

Comissioners Absent: Keleher

Comissioners Recusing: None

Testimony: No

Board chair Ebbitts introduced the case. Ahnna Nanoski advised staff recommended a continuance to June 14, 2022 without a fee. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Bonuchi; Ebbitts; Gorenc; Mixdorf; Stiller