



Board of Zoning Adjustment Minutes

Hearing Date: May 24, 2022

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

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

Commissioners Present: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

New quorum established: Bonuchi, Ebbitts, Gorenc, Keleher & Stiller

Board Vice-Chair Keleher introduced the case. Jared Clements presented the case. Jasmin Sangha & Steve Bowling appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Bonuchi

Seconded by: Ebbitts

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

Commissioners Present: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Commissioners Absent:

Commissioners Recusing: None

Board Vice-Chair Keleher introduced the case. Jared Clements presented the case. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Ebbitts

Seconded by: Bonuchi

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

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board Vice-Chair Keleher introduced the case. Najma Muhammad presented the case. The applicant and the owner appeared and spoke about their requests. They submitted photos which were admitted as Exhibit 10. Karen Reilly appeared in support. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Bonuchi

Seconded by: Gorenc

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Motion: Approved

Motioned by: Bonuchi

Seconded by: Ebbitts

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

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board Vice-Chair Keleher introduced the case. Jared Clements presented the case. The applicant and the owner appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Ebbitts

Seconded by: Bonuchi

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

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board Vice-Chair Keleher introduced the case. Najma Muhammad presented the case. Clint Evans with NSPJ Architects appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Ebbitts

Secoded by: Bonuchi

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

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board Vice-Chair Keleher introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about her requests. She submitted images of the property that were admitted as Exhibit 10. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Ebbitts

Secoded by: Stiller

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board Vice-Chair Keleher introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about her requests. She submitted images of the property that were admitted as Exhibit 10. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Ebbitts

Secoded by: Stiller

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board Vice-Chair Keleher introduced the case. Najma Muhammad presented the case. Mike Yancik, Sara Ladd and Leyton Bruegman with Elevate Design + Build LLC appeared and spoke about their requests. Ms from the daycare behind the let was opposed. After discussion with board members, the applicant requested a dismissal. Board members dismissed the case.

Motion: Dismissed

Motioned by: Bonuchi

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board Vice-Chair Keleher introduced the case. Jared Clements presented the case. Applicants Jacob & Alex Roach and their contractor, Lonnie Shanks appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Ebbitts

Seconded by: Bonuchi

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: Bonuchi; Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Testimony: No

Vice-chairman Keleher introduced the case. Jared Clements advised staff recommended a continuance as the applicant failed to post their sign. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Ebbitts

Seconded by: Gorenc

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

Comissioners Absent:

Comissioners Recusing: None

Testimony: No

Vice-chairman Keleher introduced the case. Ahnna Nanoski requested a continuance as the applicant was still working on the case with Development Compliance staff. No one appeared for testimony. Board members continued the case to June 14, 2022.

Motion: Continued Fee: NO

Motioned by: Ebbitts

Seconded by: Bonuchi