



Board of Zoning Adjustment Minutes

Hearing Date: June 28, 2022

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

Docket Item: 1

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

Applicant: Patrick Cassity of Renaissance Infrastructure Consulting

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

Commissioners Absent:

Commissioners Recusing: None

Board chair Keleher introduced the case. Ahnna Nanoski presented the case. The applicant appeared and spoke about his 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: 2

CD-SUP-2022-00007 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.

Applicant: Amy Grant of Polsinelli PC

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

Commissioners Absent: Bonuchi

Commissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to August 9, 2022. No one appeared for testimony. Board members continued the case to August 9, 2022.

Motion: Continued Fee: NO

Motioned by: Stiller

Seconded by: Gorenc

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

Docket Item: 3

CD-SUP-2022-00011 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

Applicant: Theodore Anderson of The Real Estate Law Firm

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

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to August 9, 2022. No one appeared for testimony. Board members continued the case to August 9, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Secoded by: Gorenc

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

Docket Item: 4

CD-SUP-2022-00014 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.

Applicant: Kellee Madinger of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to July 12, 2022. No one appeared for testimony. Board members continued the case to July 12, 2022.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Secoded by: Ebbitts

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

Docket Item: 5

CD-SUP-2022-00016 A 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 a drive through facility on a Established Boulevard.

Applicant: Craig Scranton of BNIM

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

Comissioners Absent:

Comissioners Recusing: None

Board chair Keleher introduced the case. Ryan McCabe with BNIM and Craig Scranton appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Secoded by: Ebbitts

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

Docket Item: 6

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:

Comissioners Absent:

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to July 12, 2022. No one appeared for testimony. Board members continued the case to July 12, 2022.

Motion: Continued Fee: NO

Motioned by: Ebbitts

Secoded by: Gorenc

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

Docket Item: 7

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:

Comissioners Recusing: None

Board chair Keleher introduced the case. Jared Clements presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and recommended a continuance to allow the applicant time to revise his plans. The applicant agreed. Board members continued the case to July 12, 2022.

Motion: Continued

Motioned by: Mixdorf

Docket Item: 8

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: Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to August 9, 2022. No one appeared for testimony. Board members continued the case to August 9, 2022.

Motion: Continued Fee: NO

Motioned by: Gorenc

Secoded by: Stiller

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

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: Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to August 9, 2022. No one appeared for testimony. Board members continued the case to August 9, 2022.

Motion: Continued Fee: NO

Motioned by: Ebbitts

Secoded by: Stiller

Voting Aye: Ebbitts; Gorenc; Keleher; 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 0.2acres generally located at 5204 Spring Street.

Applicant: Addison Bliss of Veritas Architecture and Design

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

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Board chair Keleher introduced the case and stated it was to be dismissed. No one appeared for testimony. Board members dismissed the case.

Motion: Dismissed

Motioned by: Stiller

Secoded by: Gorenc

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

Docket Item: 11

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: Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board chair Keleher introduced the case. Najma Muhammad presented the case. The applicant Rob Young and owner, Pablo Marquez appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Secoded by: Ebbitts

Docket Item: 12

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; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board chair Keleher introduced the case. Jared Clements presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Seconded by: Gorenc

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

Docket Item: 13

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; Keleher; Mixdorf; Stiller

Comissioners Absent:

Comissioners Recusing: None

Board chair Keleher introduced the case. Ahnna Nanoski presented the case. Jacob Hodson with Olsson and 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

Seconded by: Stiller

Docket Item: 14

CD-BZA-2022-00059 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

Applicant: Michael Ryan of Greater Works LLC dba Forerunner Signs & Graphics

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

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated the case was to be continued to July 12, 2022. No one appeared for testimony. Board members continued the case to July 12, 2022.

Motion: Continued Fee: NO

Motioned by: Ebbitts

Seconded by: Gorenc

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

Docket Item: 15

CD-BZA-2022-00029 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

Applicant: Brad Bolek of FRANKENFELLER LLC

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

Comissioners Absent:

Comissioners Recusing: None

Board chair Keleher introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about his 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: 16

CD-BZA-2022-00062 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.

Applicant: Timothy Homburg of NSPJ Architects, P.A.

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

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. Ahnna Nanoski presented the case. The applicant appeared and spoke about his requests. Letters of support from neighbors were admitted as exhibit 10. Applicant's presentation was admitted as exhibit 11. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Ebbitts

Seconded by: Bonuchi

Docket Item: 17.1

CD-BZA-2022-00066 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

Applicant: Tim Duggan of Phronesis LLC

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

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. Jared Clements presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Bonuchi

Seconded by: Stiller

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

Docket Item: 17.2

CD-BZA-2022-00069 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.

Applicant: Tim Duggan of Phronesis LLC

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

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. Jared Clements presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Bonuchi

Seconded by: Stiller

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

Docket Item: 18

CD-BZA-2022-00070 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

Applicant: Angelo Catenacci of Catenacci Construction LLC

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

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Board chair Keleher introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Seconded by: Bonuchi

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

Docket Item: 19

CD-BZA-2022-00072 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

Applicant: Adam Bramley of

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

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Stiller

Seconded by: Mixdorf

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

Docket Item: 20

CD-BZA-2022-00074 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

Applicant: Hans Thomas of

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

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. Najma Muhammad presented the case. The applicant and her son, Casey Murray appeared and spoke about their requests. Letters of support were admitted as Exhibit 10. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Bonuchi

Seconded by: Stiller

Docket Item: 21

CD-BZA-2022-00075 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

Applicant: Brandon Goodrich of Self

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

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. Najma Muhammad presented the case. The applicant appeared and spoke about his requests. Board members discussed the merits of the case and approved his requests.

Motion: Approved

Motioned by: Stiller

Seconded by: Ebbitts

Voting Aye: Bonuchi; Ebbitts; Gorenc; Stiller

Docket Item: 22

CD-BZA-2022-00078 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

Applicant: Tate Williams of Cobuild LLC

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

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. Jared Clements presented the case. The applicant and Doug Ngumpsy with the Legacy Asset Group LLC 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: 23

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; Keleher; Stiller

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Testimony: Yes

Board 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 voted to set aside the dismissal, but continue the case to July 12, 2022. The continuance is to allow City Planning's Development Compliance Division time to re-inspect the property to confirm the trailer has been removed.

Motion: Continued Fee: NO

Motioned by: Bonuchi

Docket Item: 24

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: Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated the case was to be continued to July 12, 2022. No one appeared for testimony. Board members continued the case to July 12, 2022.

Motion: Docketed Fee: NO

Motioned by: Stiller

Seconded by: Gorenc

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

Docket Item: 25

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: Ebbitts; Gorenc; Keleher; Mixdorf; Stiller

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to July 12, 2022. No one appeared for testimony. Board members continued the case to July 12, 2022.

Motion: Continued Fee: NO

Motioned by: Ebbitts

Seconded by: Gorenc

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

Docket Item: 26

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; Stiller

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. The applicant didn't appear. Board members dismissed the case.

Motion: Dismissed

Motioned by: Ebbitts

Seconded by: Bonuchi

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

Voting Nay: None

Docket Item: 27

CD-BZA-2022-00017 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.

Applicant: Brent Cline of ; Lillian Mehler of Kessinger Law Firm, P.C.

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

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to July 12, 2022 with a fee. No one appeared for testimony. Board members continued the case to July 12, 2022 with a fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Ebbitts

Seconded by: Stiller

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

Docket Item: 28

CD-BZA-2022-00061 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.

Applicant: Amrita Burdick of

Comissioners Present: Ebbitts; Gorenc; Keleher; Stiller

Comissioners Absent: Mixdorf

Comissioners Recusing: None

Board chair Keleher introduced the case. Ahnna Nanoski presented the case. The applicant appeared and spoke about her requests. Supporting documents regarding the alleged forgery in the original case were admitted as Exhibits 10 & 11. Neighbor Roger Goldblatt appeared in support. Short term rental permit owner, Mike Funk stated how he obtained the questionable consent. Board members discussed the merits of the case, then left to have a closed session. Upon their return, they sustained the appeal and revoked the short term rental permit.

Motion: Approved

Docket Item: 29

CD-BZA-2022-00024 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.

Applicant: George EDDIE JAMES of JAMES SOBBA, LLC

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

Comissioners Absent: Bonuchi

Comissioners Recusing: None

Testimony: No

Board chair Keleher introduced the case and stated it was to be continued to August 9, 2022. No one appeared for testimony. Board members continued the case to August 9, 2022.

Motion: Continued Fee: NO

Motioned by:

Secoded by:

Voting Aye: None