

BOARD OF ZONING APPEALS

FEBRUARY 10, 2020

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:00 P.M.

- I. CALL TO ORDER**
- II. BOARD OF ZONING APPEALS STATEMENT**
- III. CONSIDERATION OF AGENDA**
- IV. ADJOURN**

BOARD OF ZONING APPEALS

AGENDA

MARCH 9, 2020

6:00 PM

A. Zoning Appeal Petitions

1. #ZA-20410-00001 Reference: 2367

Filed: 01/10/2020 Petitioner: TIMOTHY KEILMAN
Address: 7811 STOVER LN

SYNOPSIS: This appeal has been filed to build an addition onto the home by enclosing a one car garage. Sec. 27-454(e) states two off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one of which shall be in a garage or carport. Appellant is requesting zero (0) spaces for covered parking; a violation of one (1) space.

Located at approximately 7811 Stover Lane, Kansas City, Kansas.

2. #ZA-20410-00002 Reference: 2368

Filed: 01/21/2020 Petitioner: BETTY J. WRIGHT
Address: 2200 N 37TH ST

SYNOPSIS: This appeal has been filed to allow a 6-foot-tall privacy fence in the front yard. Section 8-223(a and b) states that an open fence of four feet in height is permitted anywhere on the property other than the sight distance triangle and a fence no more than six feet in height is permitted on side and rear property lines. Appellate is requesting to install a privacy fence that is 6 feet high along the side yard lines extending into the front yard; a violation of two feet of height and 40 percent open.

Located at 2200 North 37th Street, Kansas City, Kansas

A. Zoning Appeal Petitions

3. #ZA-20410-00003 Reference: 2369

Filed: 01/24/2020 Petitioner: EDWIN ALAN JONES
Address: 6636 WALKER AVE

SYNOPSIS: This appeal has been filed to allow a subdivision containing a lot that has a depth that exceeds three times the width of the lot. Sec. 27-280(b)(2) states that in subdivisions that are zoned residential or agricultural district, the depth of the lot, as measured as the average horizontal distance from the front street line to the rear lot line, shall not exceed three times the width. The lot width for this purpose is the maximum horizontal distance between side lot lines within 60 feet of the front street line. The subdivision proposed by the appellant consists of one lot, which, at its widest point is within 60 feet of the street line, measures fifty (50) feet wide. The appellant proposes that the lot will be an average of 315 in length, which exceeds the maximum allowable average length of 150 feet, a violation of 165 feet.

4. #ZA-20410-00004 Reference: 2370

Filed: 01/27/2020 Petitioner: RYAN DANLEY WITH COMFORT ENGINEERING
Address: 3317 STRONG AVE

SYNOPSIS: This appeal has been filed to allow a property to have fewer parking spaces than allowed by the building footprint-to-parking space ratio. Section 27-663(e) states CP-0 property outside of the designated central business district is required to provide paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. The commercial building on the property has a floor area of 1,980 square feet, and therefore has a parking requirement of 8 parking spaces. The appellant proposes a parking plan that designates four (4) parking spaces, a violation of four (4) parking spaces.

Total number of agenda items: 4

CITY PLANNING COMMISSION

MARCH 9, 2020

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:30 P.M.

- I. CALL TO ORDER**
- II. PLANNING COMMISSION STATEMENT**
- III. CONSIDERATION OF CONSENT AGENDA**
- IV. CONSIDERATION OF NON-CONSENT
AGENDA**
- V. REPORTS**
- VI. ADJOURN**

CITY PLANNING COMMISSION AGENDA

MARCH 9, 2020

6:30 PM

I. CALL TO ORDER

II. REPORTS

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE FEBRUARY 10, 2020 MINUTES

A. Special Use Permit Petitions

- | | | |
|--------------------|-------------|---|
| 1. #SP-20402-00003 | Reference: | SP-2020-18 |
| Filed: 01/24/2020 | Petitioner: | ANGELA M TURNER/SIMMONS SECURITY &
PROTECTION SERVICES, INC. |
| | Address: | 428 N 5TH ST |

SYNOPSIS: Renewal of a Special Use Permit (#SP-2019-30 - expires 4/25/2020) for an office space and private security guard company

- | | | |
|--------------------|-------------|--|
| 2. #SP-20402-00008 | Reference: | SP-2020-23 |
| Filed: 01/24/2020 | Petitioner: | BENJAMIN STEPHENS/COPART OF KANSAS INC |
| | Address: | 6130 KANSAS AVE |

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-32 - expired 10/26/2019) for a parking facility

B. Subdivision Petitions

IV. CONSENT AGENDA

B. Subdivision Petitions

1. **#SB-20404-00001** Reference: **JONES ADDITION**
Filed: **01/24/2020** Petitioner: **EDWIN JONES**
Address: **6636 WALKER AVE**

SYNOPSIS: Final Plat for two (2) residential lots at 6603 and 6636 Walker Avenue

C. Plan Review Petitions

1. **#PR-20405-00003** Reference: **PR-2020-5**
Filed: **01/24/2020** Petitioner: **ERIC GENTRY/PREMIER AUTOMOTIVE OF KANSAS CITY, LLC**
Address: **1720 N 100TH TER**

SYNOPSIS: Final Plan Review for a service bay addition

2. **#PR-20405-00004** Reference: **PR-2020-6**
Filed: **01/24/2020** Petitioner: **KORB MAXWELL/POLSINELLI PC**
Address: **8051 STATE AVE**

SYNOPSIS: Final Plan Review for upgrades to the existing Westfield Shopping Center

3. **#PR-20405-00005** Reference: **PR-2020-7**
Filed: **01/24/2020** Petitioner: **KEVIN SCHULZE/CASEY'S RETAIL COMPANY**
Address: **13000 STATE AVE**

SYNOPSIS: Final Plan Review for an addition to Casey's General store

IV. CONSENT AGENDA

C. Plan Review Petitions

4. #PR-20405-00006 Reference: PR-2020-8
Filed: 01/24/2020 Petitioner: MIKE HAMPTON/SCHWERDT DESIGN GROUP
Address: 7740 TAUROMEE AVE

SYNOPSIS: Final Plan for Wendy's exterior facade improvements

V. NON-CONSENT AGENDA

A. Special Use Permit Petitions

1. #SP-19402-00095 Reference: SP-2019-103
Filed: 09/23/2019 Petitioner: EVAN DOLBY
Address: 3140 S 28TH ST

SYNOPSIS: Special Use Permit (#SP-2017-4 - expired 3/30/2019) for a tire distribution center

2. #SP-19402-00096 Reference: SP-2019-104
Filed: 09/25/2019 Petitioner: RYAN DANLEY/COMFORT ENGINEERING LLC
Address: 3317 STRONG AVE

SYNOPSIS: Special Use Permit for a storage container for an office building

3. #SP-19402-00099 Reference: SP-2019-107
Filed: 09/27/2019 Petitioner: TOM IRISH/4101 POWELL INC
Address: 5831 STATE AVE

SYNOPSIS: Special Use Permit (#SP-2018-87 - expired 5/29/2019) for an earthen fill at 5700, 5832, 5900, 5831, 5831R and 5841 State Avenue and 1204 and 1215 North 59th Street

V. NON-CONSENT AGENDA

A. Special Use Permit Petitions

4. **#SP-19402-00116** Reference: **SP-2020-5**
Filed: **12/02/2019** Petitioner: **ADVANCE STORES CO INC**
Address: **21 S 18TH ST**

SYNOPSIS: Special Use Permit (#SP-2017-34 - expired 6/29/2019) for a parking lot

5. **#SP-20402-00001** Reference: **SP-2020-16**
Filed: **01/08/2020** Petitioner: **RALEIGH MILLER**
Address: **939 ORVILLE AVE**

SYNOPSIS: Home Occupation Special Use Permit for a short-term rental/AIRBNB

6. **#SP-20402-00006** Reference: **SP-2020-21**
Filed: **01/24/2020** Petitioner: **BRITTANY JONES/ARUKAH HEARTS MINISTRIES**
Address: **2912 N 47TH TER**

SYNOPSIS: Special Use Permit for a group home for 5 to 7 girls aged 13-17

7. **#SP-20402-00007** Reference: **SP-2020-22**
Filed: **01/24/2020** Petitioner: **DELORES DUPREE**
Address: **2621 S 27TH ST**

SYNOPSIS: Special Use Permit for a short-term rental/AIRBNB

B. Plan Review Petitions

V. NON-CONSENT AGENDA

B. Plan Review Petitions

1. **#PR-20405-00002** Reference: **PR-2020-4**
Filed: **01/24/2020** Petitioner: **CARTER MANN/MCDONALD'S USA, LLC**
Address: **605 S 7TH ST TRFY**

SYNOPSIS: Preliminary and Final Plan Review for demolition and construction of a McDonald's restaurant

Total number of agenda items: 15

VI. ADJOURN