DOCKET
BOARD OF ZONING ADJUSTMENT
August 23, 2011

Ms. Theresa Otto, Chair
Mr. Mike Keleher, Vice Chair
Ms. Charlene Luster
Mr. G. Thomas Poe

Mr. Mark Ebbitts, Alt. 1
Mr. Tom Stiller, Alt. 2
Mr. Richard Osborn, Alt. 3

Other Matters: A. The Board of Zoning Adjustment may hold a closed session for legal advice pursuant to Section 610.021 (1), RSMO.

Council District **12:30 P.M. – 26th Floor – Council Chambers**

CONTINUED CASE

1 SD 1. **Case No. 14211-A – 3410 & 3412 Morrell** – A single family lot located north of Morrell Avenue between Indiana Avenue and Bales Avenue, to consider a request for a variance to the minimum separation distance between an accessory building and a principal residential building located on an abutting lot, to allow for the construction of a detached garage, plus any other necessary variances. **(Continued from 06-28-11) (No Testimony – No Required Quorum)**

4 SD 2. **Case No. 14208-A – 1000 W. 67th Street** – A single family lot located north of NW 67th Street between Ward Parkway and Valley Road, to consider a request for a variance to allow for the encroachment of recreational equipment into the side yard of a residential district, plus any other necessary variances. **(Continued from 07-12-11) (Testimony Given 6-14-11 – Required Quorum: Otto, Luster, Poe, Keleher. Ebbitts, also hearing testimony: Stiller, Osborn)**

NEW CASE

4 SD 3. **Case No. 14219-A – 4700 Roanoke Parkway** – A multi family lot located at the southwest corner of W 47th Street and Roanoke Parkway, to consider a request for a variance to the minimum required front yard setback of a principal building in a residential district, a variance to the minimum required side yard setback of a principal building in a residential district, a variance to the restriction of parking within the front yard setback in a residential district, a variance to the minimum required side yard setback of a parking area in a residential district, a variance to the maximum percent of paving and vehicle use area in the front yard of a residential district, a variance to the maximum percent of paving and vehicle use area in the side yard of a residential district, and a variance to the minimum required off-street parking spaces serving a principal use in a residential district, plus any other necessary variances.

Council District **1:00 P.M. – 26th Floor – Council Chambers**

NEW CASES

4 SD 4. **Case No. 14222-A – 1610 Summit Street** – A vacant lot located on the west side of Summit Street between W. 16th Street and W. 17th Street, to consider a request for a variance to the minimum required rear yard setback for a principal structure in a residential district, and a variance to the minimum required side yard setback for a principal structure in a residential district, plus any other necessary variances.

4 SD 5. **Case No. 14220-A – 608 E. Armour Boulevard** – A multi family lot located between Cherry Street and Kenwood Avenue, to consider a request for a variance to the minimum required rear yard setback of a parking area in a residential district, a variance to the minimum required perimeter landscaping between a vehicular use area and right-of-way, a variance to the minimum required interior landscaping area of a parking lot, and a Special Exception to the maximum allowed height of a fence in the front yard of a residential lot, plus any other necessary variances.

4 SD 6. **Case No. 14221-A – 3425 Gillham Road** – A vacant lot located north of E. Armour Boulevard between Gillham Road and Locust Street, to consider a request for a variance to the minimum required front yard setback of a parking area in a residential district, a variance to the minimum required side yard setback of a parking area in a residential district, a variance to the minimum required perimeter landscaping between a vehicular use area and the right-of-way, and a variance to the minimum required interior landscaping area of a parking lot, plus any other necessary variances.

Council District **1:30 P.M. – 26th Floor – Council Chambers**

NEW CASE

5 OA 7. **Case No. 14213-SU-1 – 16401 Highway 40** – Generally located on the southeast corner of US Highway 40 and Lee's Summit Road - A request for a Special Use Permit to allow for a gas station and convenient store on about 3.06 acres, in District B3-2 (Community Business - 2). **To be continued**

CONTINUED CASE

6 JE 8. **Case No. 6667-A-36 – 601 West 103rd Street** – An appeal of a Notice of Violation stating, "Did own or maintain property that has temporary signs in a district zoned B3-2 (community business)". These signs are prohibited in all districts. **(Continued from 06-28-11) (No Testimony – No Required Quorum)**

Council District			
			1:30 P.M. – 26th Floor – Council Chambers
			CONTINUED CASES
6	JE	9.	**Case No. 7825-A-17 – 1151 West 104th Street** – An appeal of a Notice of Violation stating, "Did own or maintain property that has temporary signs in a district zoned C-2p (local retail business – planned district". These signs are prohibited in all districts. One special event temporary sign is allowed upon issuance of a permit. **(Continued from 06-28-11) (No Testimony – No Required Quorum)**
6	JE	10.	**Case No. 7825-A-18 – 1200 West 104th Street** – An appeal of a Notice of Violation stating, "Did own or maintain property that has temporary signs. These signs are prohibited in all districts". One special event temporary sign is allowed upon issuance of a permit. **(Continued from 06-28-11) (No Testimony – No Required Quorum)**
6	JE	11.	**Case No. 7825-A-19 – 1001 West 104th Street** – An appeal of a Notice of Violation stating, "Did own or maintain property that has temporary signs in a district zoned B3-2 (community business)". These signs are prohibited in all districts**. (Continued from 06-28-11) (No Testimony – No Required Quorum)**
6	JE	12.	**Case No. 10179-A-19 – 10401 Madison Avenue** – An appeal of a Notice of Violation stating, "Did own or maintain property that has temporary signs in a district zoned B3-2 (community business)". These signs are prohibited in all districts. **(Continued from 06-28-11) (No Testimony – No Required Quorum)**
6	JE	13.	**Case No. 10179-A-20 – 907 West 104th Street –** An appeal of a Notice of Violation stating, "Did own or maintain property that has temporary signs in a district zoned B3-2 (community business)". These signs are prohibited in all districts. **(Continued from 05-10-11) (No Testimony – No Required)**
6	JE	14.	**Case No. 10179-A-21 – 10330 Madison Avenue** – An appeal of a Notice of Violation stating, "Did own or maintain property that has temporary signs in a district B3-2 (community business)". These signs are prohibited in all districts. **(Continued from 05-10-11) (No Testimony – No Required Quorum)**

Council District		1:30 P.M. – 26th Floor – Council Chambers

CONTINUED CASES

6	JE	15.	**Case No. 14149-A – 1029 West 103rd Street** – An appeal of a Notice of Violation stating, "Did own or maintain property that has temporary signs in a district zoned B3-2 (community business)". These signs are prohibited in all districts. **(Continued from 06-28-11) (No Testimony – No Required Quorum)**

Council District		2:00 P.M. – 26th Floor – Council Chambers

REQUEST FOR REHEARING

2	OA	16.	**Case No. 14215-SU – 8307 N. Oak Trafficway - A request for a Re-Hearing** – a Special Use Permit to allow for a pawn shop on about 0.6 acres, in District B3-2 (Community Business - 2).

NEW CASE

4	SD	17.	**Case No. 12237-A-2** - about 2.5 acres (2.2 acres exclusive of right of way) generally bounded by E 34th Street on the north, Montgall Avenue on the east, Prospect Avenue on the west and extending approximately 360 feet south, to consider a request for a Special Exception to the maximum allowed height of a fence on a residential lot, plus any other necessary variances.

Any person with a disability desiring reasonable accomodations to participate in this meeting may contact the 311 Action Center at 311or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.