DOCKET
BOARD OF ZONING ADJUSTMENT
September 13, 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**

NEW CASES

6 SD 1. **Case No. 14230-A – 8009 E. 118th Street** – A single family lot located north of E. 118th Terrace between Smalley Avenue and Greenwood Road, to consider a request for a variance to the minimum required street side yard setback of an accessory structure in a residential district, to allow for the construction of a detached garage, plus any other necessary variances.

6 SD 2. **Case No. 14232-A – 513 E. 147th Street** – A single family lot located west of Holmes Road between E. 147th Street and E. Kenneth Road, to consider a request for a variance to the minimum required front yard setback of an accessory structure in a residential district, to allow for the construction of a maintenance shed, plus any other necessary variances.

4 SD 3. **Case No. 14228-A – 3717 Harrison Boulevard** – A duplex located north of Manheim Road between Harrison Boulevard and Troost Avenue, to consider a request for a variance to the minimum required side yard setback of a principal structure in a residential district and a variance to the minimum required separation distance between an accessory building and a principal residential building located on an abutting lot, to allow for the expansion of an existing residence, to allow an existing residence to remain and to allow for the construction of a detached garage, plus any other necessary variances.

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

NEW CASE

4 SD 4. **Case No. 13884-A-1 – 1743 Madison** – A vacant lot located north of W. 18th Street between Madison Avenue and Summit Street, to consider a request for a variance to the minimum required side yard setback of a principal structure in a residential district, to allow for the construction of a single family residence, plus any other necessary variances.

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

NEW CASE

3 SD 5. **Case No. 14229-A – 1831-1835 Independence Boulevard** – A commercial lot located south of Independence Boulevard between Woodland Avenue and Garfield Avenue, to consider a request for a variance to the amount of parking spaces required for an eating and drinking establishment and a variance to the number of bicycle parking spaces required for nonresidential development, plus any other necessary variances.

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

NEW CASE

4 SD 6. **Case No. 14227-A – 3727 Holmes** - A single family lot located north of Harrison Parkway between Holmes Street and Charlotte Street, to consider a request for a variance to the minimum required front yard setback of a principal structure in a residential district, a variance to the minimum required side yard setback of a principal structure in a residential district, and a variance to the minimum required rear yard setback of a principal structure in a residential district, to allow for the construction of an attached two-story deck and to allow an existing attached garage to remain, plus any other necessary variances.

CONTINUED CASE

4 SD 7. **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. (**Continued from 08-23-11 – No Testimony – No Required Quorum)**

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

CONTINUED CASE

4 JE 8. **Case No. 14172-A – 7130 Wornall Road –** A site generally located on the west side of Wornall Road, between Gregory Boulevard and 72nd Street in District B3-2 (Community Business (dash 2)) to consider a request for a variance to the minimum required setback of an existing setback for a monument sign from the property line, a request for a variance to the maximum allowable height of a monument sign from grade plus any other necessary variances. **(Continued from 07-26-11) (No Testimony – No Required Quorum)**

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

CONTINUED CASE

5 OA 9. **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). **(Continued from 08-23-11 – No Testimony – No Required Quorum)**

NEW CASES

2 JE 10. **Case No. 5905-SU-47** – About 9.2 acres generally located at the southeast corner of NW Barry Road and North St. Clair Avenue, to consider the approval of a Special Use Permit and Major Site Plan to allow for gasoline and fuel sales for the Hy Vee store in District B 2-2 (Neighborhood Business 2, dash 2) and also to allow for multiple principal buildings to be located on a single lot.

2 JE 11. **Case No. 14226-SU** – About 5 acres generally located at the southwest corner of NW 80th Street and NW Mace Road (7920 NW Mace Road), to consider the approval of a Special Use Permit for a Nursing Home in District R-80 (Residential 80).

6 JD 12. **Case No. 14225-SU** – A request to approve a Special Use Permit to allow a youth football complex on approximately 23 acres in District R-7.5 generally located at the southwest corner of I-470 and James A Reed Road.

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.