DOCKET
BOARD OF ZONING ADJUSTMENT
September 27, 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

5 SD 1. **Case No. 14238-A – 12017 E. 56th Street -** A single family lot located south of E. 56th Street between Westridge Road and Crysler Avenue, to consider a request for a Special Exception to the maximum allowed height of a fence located in the rear yard of a residential lot, to allow for an existing fence to remain, plus any other necessary variances. **(To be continued)**

4 SD 2. **Case No. 14240-A – 1750 Madison Avenue -** A single family lot located north of 18th Street between Belleview Avenue and Madison 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 front yard setback of a principal structure in a residential district, to allow for the expansion of an existing residence and to allow the existing residence to remain, plus any other necessary variances. . **(To be continued)**

CONTINUED CASE

6 SD 3. **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. **(Continued from 09-13-11 – Testimony Given) (Required Quorum: Otto, Keleher, Poe, Ebbitts, Stiller – also hearing testimony: Osborn)**

NEW CASE

4 SD 4. **Case No. 14231-A – 7540 Oak Street -** A single family lot located south of 75th Street between McGee Street and Oak Street, to consider a request for a variance to the minimum required rear yard setback of an accessory structure in a residential district, to allow for the construction of a detached garage, plus any other necessary variances.

Council District

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

NEW CASE

2 SD 5. **Case No. 12197-A-8 – 3405 NW 67th Court** - A townhouse located north of NW 67th Street between N. Gower Drive and NW 67th Court, to consider a request for a variance to the minimum required rear yard setback of a principal building in a residential district, to allow for the expansion of an attached deck, plus any other necessary variances.

Council District

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

CONTINUED CASE

6 SD 6. **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. **(Continued from 09-13-11 – Testimony Given) (Required Quorum: Otto, Keleher, Poe, Ebbitts, Stiller – also hearing testimony: Osborn)**

NEW CASES

3 SD 7. **Case No. 14236-A – 2424 & 2426 Tracy Avenue** - A single family lot located north of 25th Street between Forest Avenue and Tracy Avenue, to consider a request for a Special Exception to the maximum allowed height of a fence located in the front yard of a residential lot, to allow for the construction of a fence, plus any other necessary variances. **(To be continued**)

4 SD 8. **Case No. 14241-A – 850 W. 53rd Terrace** - A single family lot located north of 53rd Terrace between Belleview Avenue and Summit Street, to consider a request for a variance to the minimum required front yard setback of a principal building in a residential district, to allow for the expansion of a residence, plus any other necessary variances.

CONTINUED CASE

3 SD 9. **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. **(Continued from 09-13-11 – No Testimony – No Required Quorum)**

Council District			
			1:30 P.M. – 26th Floor – Council Chambers
			NEW CASES
1	SD	10.	**Case No. 14237-A – 4200 N. Chelsea Avenue** - A single family lot located north of N. 42nd Street between N. Lister Avenue and N. Chelsea Avenue, 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 reconstruction of an existing carport, plus any other necessary variances.
4	SD	11.	**Case No. 14239-A – 7730 Summit Street** - A single family lot located south of 77th Street between Madison Street 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 expansion of an existing home, plus any other necessary variances.

Council District			
			2:00 P.M. – 26th Floor – Council Chambers
			CONTINUED CASE
6	LS	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. **(Continued from 09-13-11 – No Testimony – No Required Quorum)**
			NEW CASES
3	OA	13.	**Case No. 14233-SU – 1728 E. 31st Street** -- A request for a Special Use Permit to allow for a Motor Vehicle Sales & Service (general) facility on about 0.45 acres, in District B3-2 (Community Business-2).
4	OA	14.	**Case No. 14234-SU – 4401 Gardener Avenue –** A request for a Special Use Permit to allow for a 4,800 square foot building on about 4 acres, in District M1-5 (Manufacturing - 5). Special use permit

OTHER MATTERS

Approval of the minutes from the meetings of January 11, 2011, and January 25. 2011.

For persons with disabilities needing reasonable accommodations please contact the City's Disabled Information Line at (816) 513-6556. If you need to use the Relay Service, please dial 711.