

DOCKET
BOARD OF ZONING ADJUSTMENT
May 13, 2008

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

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.
 - B. Election of Chair and Vice Chair

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

CONTINUED CASES

- 2 VH 1. **Case N. 12650-A-8 – The west side of Northwest Prairie View Road from Northwest Barry Road to Northwest 86th Street** – A request for a variance to the minimum required number of off-street parking spaces to allow for the construction of five commercial buildings, plus any other necessary variances. **(Continued from 04-22-08, to be re-advertized)**

NEW CASES

- 2 MD 2. **Case No. 13917-A – 6127-6127A Northwest Martin Drive** – An appeal of the Director of City Planning and Development’s decision that the property is in violation of the Zoning Ordinance by having an outdoor advertising sign located within a district zoned R-1b.
- 2 MD 3. **Case No. 13069-A-2 – 7 East 19th Street** – A request for a variance to the minimum number of required off-street parking spaces, to allow for a restaurant/bar/retail establishment, plus any other necessary variances.
- 2 MD 4. **Case No. 13911-A – 911 Pennsylvania Avenue** – A request for approval of an auxiliary parking lot to serve 801-805 Pennsylvania and a request for a variance to the minimum required front yard setback of a parking lot, plus any other necessary variances.

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

NEW CASE

- 3 MD 5. **Case No. 11864-A-1 – 2716 East 23rd Street** – A request for a variance to the minimum required front and rear yard setbacks of a principal structure and variance to the minimum number of required off-street parking spaces, to allow for the construction of an addition onto the existing Seaton Center, plus any other necessary variances. **(To be re-advertized)**

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

NEW CASES

- 3 MD 6. **Case No. 11864-A-2 – 2901-2907 East 22nd Street and 2205 Kansas Avenue** – A request for approval of an auxiliary parking lot to serve 2716 East 22nd Street and a variance to the requirement that an enclosure be at least 4 feet tall on all sides of a parking lot, plus any other necessary variances. **(To be continued)**
- 4 MD 7. **Case No. 13910-A – 4004 Charlotte Street** – A request for approval of an auxiliary parking lot to serve an existing multi family apartment building at 4000 Charlotte Street, a request for a variance to the minimum required front and side yard setbacks of a parking lot, all to allow for the construction of a parking lot, plus any other necessary variances.
- 2 VH 8. **Case No. 9178-A-2 – 6403 Northwest Roanridge Road** – A request for approval of an amendment to a church plan, and a variance to the minimum required rear yard setback of a principal structure, both to allow for the construction of an addition onto the existing church, plus any other necessary variances.

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

NEW CASES

- 3 VH 9. **Case No. 13913-A – 6413 East 16th Street** – A request for a variance to the minimum required front yard setback of a principal structure to allow for the construction of an addition onto an existing single-family residence, plus any other necessary variances.
- 1 VH 10. **Case No. 13914-A – 5143 North Bellaire Avenue** – A request for a variance to the minimum required side yard setbacks of a principal structure and for a variance to the minimum required lot width to allow an existing duplex to remain, plus any other necessary variances.
- 4 VH 11. **Case No. 13916-A – 5014B Walnut Street** – A request for a variance to the minimum required rear and side yard setbacks of a principal structure to allow the existing multi family residence to remain, a variance to the minimum required rear yard setback of a principal structure to allow for the construction of a deck, a variance to the minimum required side yard setback of an existing accessory structure and a variance to the minimum required rear yard setback of an existing accessory structure both to allow an existing accessory structure to remain, plus any other necessary variances. **(To be continued)**.

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

NEW CASES

- 5 VH 12. **Case No. 13912-A – 5019 Emery Avenue** – A request for a variance to the minimum required rear yard setback of a detached accessory structure to allow an existing detached garage to remain, plus any other necessary variances.
- 4 VH 13. **Case No. 13915-A – 5828 McGee Street** – A request for a variance to the minimum required side yard setback of a principal structure to allow the existing single family residence to remain and a request for a variance to the minimum required side yard setback of a principal structure to allow for the construction of an addition onto an existing single-family residence, plus any other necessary variances.

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

CONTINUED CASE

- 3 MD 14. **Case No. 13893-A – 4519 Independence Avenue** – An appeal to the decision of the Manager of Development Services to deny a Certificate of Legal Nonconformance for a check cashing establishment as a primary use and short term loans as the accessory use in a district zoned C-2. **(Continued from 03-25-08) (No Testimony – No Required Quorum)**

NEW CASES

- 3 MD 15. **Case No. 13893-A-1 – 4519 Independence Avenue** – A request for a variance from Section 80-230(6)(d), that the owner of any use made nonconforming by any text amendment shall have a period of one-year from the date the use is made nonconforming to obtain a certificate of legal nonconformance from the Director of City Planning and Development, plus any other necessary variances.
- 2 MD 16. **Case No. 11819-A-4 – 12300 North Arrowhead Trafficway** – A request for approval of an amendment to a church plan, a request for a variance to allow for more than one monument sign and a request for a variance to the maximum height of a monument sign, all to allow for the expansion of the existing church and parking lot, plus any other necessary variances.

OTHER MATTERS

Approval of Minutes for June 27, 2006, July 11, 2006, August 22, 2006, October 24, 2006, and November 14, 2006.



For persons with disabilities needing reasonable accommodations please contact the City's ADA Specialist at 816-513-2533. If you need to use the Relay Service, please dial 711 or 1-800-735-2966 (Missouri Relay TT for persons who are deaf and hard of hearing) at least 24 hours prior to the meeting or event.

VLW/cc